



**MINUTES OF THE REGULAR MEETING OF THE BOARD OF  
COMMISSIONERS OF THE JERSEY CITY REDEVELOPMENT  
AGENCY HELD ON THE 19th DAY OF FEBRUARY, 2013**

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The Board of Commissioners of the Jersey City Redevelopment Agency met in a Regular Meeting at 180 Ninth Street, Jersey City, New Jersey on Tuesday, February 19, 2013 at 6:00 p.m., the place and date duly established for the holding of such Meeting. The Chairman called the Meeting to order at 6:03 p.m., and upon roll call the following answered **present**:

**MICHAEL J. SOTTOLANO**

**PIYUSH M. AMIN**

**EVELYN FARMER**

**TIMOTHY N. MANSOUR (6:20)**

**RUSSELL J. VERDUCCI**

and the following were **absent: ROLANDO LAVARRO, JR. and JOHN SPINELLO**. The Chairman thereupon declared a quorum present. Also present at the Meeting were Robert P. Antonicello, Executive Director; John J. Curley, Esq., General Counsel; Barbara Amato, Secretary to the Board and secretary for the Meeting; Christopher Fiore, Assistant Executive Director, Ben Delisle, Director of Development; Mary Pat Noonan and Franklyn Ore, Project Managers; Eugene Paolino, Esq. and those listed on the attached Attendance Sheet.

Immediately following the Pledge of Allegiance the Executive Director announced that in accordance with the "Open Public Meetings Act," a copy of the Public Notice was sent to the Jersey Journal and to the City Clerk for the public's review and information.

Franklin Development Group is presenting on a workforce housing project. Oswin Hadley, attorney representing Franklin Development informed the Board that the project is located at 28 Bright Street and introduced Rob Richardi, architect and principal and Paul DiBellis, principal. Mr. Hadley noted that the project site is located between Barrow and Grove

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Streets and the facade of the building will be in keeping with the neighborhood. Mr. Richardi indicated it would consist of 48 residential units and one commercial unit on the ground floor which is intended to house the Agency. Mr. Richardi showed the Board the architectural plans and noted that 16 units would be 2-bedroom of 830 SF at approximately \$280,000; 32 units would be 1-bedroom. There would be 8 moderate priced units of 750 SR which would be at market rate or about \$125,000 and emerging markets at about \$255,000. He also indicated there would be no parking as to encourage use of the light rail system. Mr. Richardi noted that the site is located in a flood zone so they are raising the entire office area to the elevations anticipated which is five feet above.

The Executive Director indicated that the Agency acquired the site in a package from the City and noted that the Agency has been on the cutting edge of workforce housing. He also noted that the building will be LEEDs certified.

The Chairman then acknowledged the public speakers. Daniel Horgan, Esq. attorney for 88 Morgan Street Developers spoke with regard to the Agency's designation of Kushner Morgan Street, LLC noting that the designation does not comply with the court and asked the Board to put off voting on the item because it would be in everyone's best interest.

The Executive Director thanked the Board for attending the Jackson Green Groundbreaking Ceremony. He indicated that the first four homes are up and that the community is very excited. He also noted that it was one of the most attended ground-breakings ever and the project is moving quickly.

The Chairman noted that the Commissioners should have received their Agenda packages and asked if there were any questions, additions or comments. There being none, Chris Fiore enumerated the new items for the Board. The Director stated that it has been an almost endless journey to use Flexi Paves at the HUB, however, there was a successful bidder.

The Chairman the called for a motion on a Consent Agenda for Items #2 through #20, it was moved and seconded and unanimously voted. Accordingly, the following Resolutions were introduced and duly seconded:

**RESOLUTION OF THE BOARD OF COMMISSIONERS OF THE JERSEY CITY REDEVELOPMENT AGENCY APPROVING THE MINUTES OF THE REGULAR MEETING DATED JANUARY 15, 2013**

(See Resolution #2, dated February 19, 2013 attached hereto.)

**RESOLUTION OF THE BOARD OF COMMISSIONERS OF THE JERSEY CITY REDEVELOPMENT AGENCY AUTHORIZING CONTRACT NUMBER 12-02-MPN2 WITH J & B LANDSCAPE, INC. FOR YEARLY LANDSCAPING SERVICES AT THE BETZ-CERC**

(See Resolution #3, dated February 19, 2013 attached hereto.)

**RESOLUTION OF THE BOARD OF COMMISSIONERS OF THE JERSEY CITY REDEVELOPMENT AGENCY AUTHORIZING ENTERING INTO CONTRACT NO. 13-02-MPN1 WITH MATHUSEK SPORTS FLOORS FOR REFINISHING THE GYMNASIUM FLOOR AT THE BETZ CERC FACILITY**

(See Resolution #4, dated February 19, 2013 attached hereto.)

**RESOLUTION OF THE BOARD OF COMMISSIONERS OF THE JERSEY CITY REDEVELOPMENT AGENCY AMENDING RESOLUTION WHICH DESIGNATED RUSHMANDILLON PROJECTS, LLC AT 268 VARICK STREET AND APPROVING A REDEVELOPMENT AGREEMENT WITHIN THE BRIGHT & VARICK REDEVELOPMENT AREA**

(See Resolution #5, dated February 19, 2013 attached hereto.)

**RESOLUTION OF THE BOARD OF COMMISSIONERS OF THE JERSEY CITY REDEVELOPMENT AGENCY EXTENDING THE DESIGNATION OF PPG INDUSTRIES, INC. (OR ITS WHOLLY OWNED SUBSIDIARY TO BE FORMED) AS REDEVELOPER OF PROPERTY WITHIN THE CANAL CROSSING REDEVELOPMENT AREA DESIGNATED AS BLOCK 21510, LOTS1-11 ON THE TAX MAP OF THE CITY OF JERSEY CITY**

(See Resolution #6, dated February 19, 2013 attached hereto.)

**RESOLUTION OF THE BOARD OF COMMISSIONERS OF THE JERSEY CITY REDEVELOPMENT AGENCY AMENDING A PREVIOUS RESOLUTION WHICH DESIGNATED MORGAN STREET DEVELOPERS URBAN RENEWAL COMPANY, LLC AS THE REDEVELOPER FOR PROPERTY LOCATED AT BLOCK 75, LOT 154 AND APPROVING A REDEVELOPMENT AGREEMENT WITHIN THE EXCHANGE PLACE NORTH REDEVELOPMENT AREA**

(See Resolution #7, dated February 19, 2013 attached hereto.)

**RESOLUTION OF THE BOARD OF COMMISSIONERS OF THE JERSEY CITY REDEVELOPMENT AGENCY APPROVING A FIRST AMENDMENT TO A REDEVELOPMENT AGREEMENT WITH TRFDP-JACKSON GREEN, LLC FOR PROPERTY LOCATED IN THE MARTIN LUTHER KING DRIVE REDEVELOPMENT AREA**

(See Resolution #8, dated February 19, 2013 attached hereto.)

**RESOLUTION OF THE BOARD OF COMMISSIONERS OF THE JERSEY CITY REDEVELOPMENT AGENCY AMENDING RESOLUTION WHICH DESIGNATED ONE, LLC AS THE REDEVELOPER FOR THE PROPERTY LOCATED AT 355-361 MARTIN LUTHER KING DRIVE WITHIN THE MARTIN LUTHER KING DRIVE REDEVELOPMENT AREA**

(See Resolution #9, dated February 19, 2013 attached hereto.)

**RESOLUTION OF THE BOARD OF COMMISSIONERS OF THE JERSEY CITY REDEVELOPMENT AGENCY AUTHORIZING ENTERING CONTRACTO NO 13-02-fo4 WITH WATERS AND BUGSBY GENERAL CONTRACTORS TO INSTALL FLEXI-PAVE TREE GRATES ON PROPERTY LOCATED AT BLOCK 21201, LOT 17 IN THE MARTIN LUTHER DRIVE REDEVELOPMENT AREA**

(See Resolution #10, dated February 19, 2013 attached hereto.)

**RESOLUTION OF THE BOARD OF COMMISSIONERS OF THE JERSEY CITY REDEVELOPMENT AGENCY AUTHORIZING REJECTING BIDS RECEIVED FOR PROPERTY ON BLOCK 21201, LOT 17 KNOWN AS 360-398 MARTIN LUTHER KING DRIVE IN THE MARTIN LUTHER KING DRIVE REDEVELOPMENT AREA**

(See Resolution #11, dated February 19, 2013 attached hereto.)

**RESOLUTION OF THE BOARD OF COMMISSIONERS OF THE JERSEY CITY REDEVELOPMENT AGENCY AUTHORIZING AN AMENDMENT TO THE LOAN AGREEMENT WITH HUDSON COUNTY ECONOMIC DEVELOPMENT CORPORATION WITHIN THE MORRIS CANAL REDEVELOPMENT AREA**

(See Resolution #12, dated February 19, 2013 attached hereto.)

**RESOLUTION OF THE BOARD OF COMMISSIONERS OF THE JERSEY CITY REDEVELOPMENT AGENCY AUTHORIZING A FIFTH AMENDMENT TO CONTRACT NUMBER 10-10-BD12 WITH DRESDNER ROBIN ENVIRONMENTAL MANAGEMENT, INC. FOR ENVIRONMENTAL SERVICES IN THE MORRIS CANAL REDEVELOPMENT AREA**

(See Resolution #13, dated February 19, 2013 attached hereto.)

**RESOLUTION OF THE BOARD OF COMMISSIONERS OF THE JERSEY CITY REDEVELOPMENT AGENCY AUTHORIZING A FIRST AMENDMENT TO CONTRACT NUMBER 12-06-BD8 WITH DRESDNER ROBIN ENVIRONMENTAL MANAGEMENT, INC. FOR ENVIRONMENTAL SERVICES IN THE MORRIS CANAL REDEVELOPMENT AREA**

(See Resolution #14, dated February 19, 2013 attached hereto.)

**RESOLUTION OF THE BOARD OF COMMISSIONERS OF THE JERSEY CITY REDEVELOPMENT AGENCY AUTHORIZING CHANGE ORDER NO. 3 TO CONTRACT NUMBER 12-05-BD5 WITH CREAMER ENVIRONMENTAL, INC. FOR SERVICES IN THE MORRIS CANAL REDEVELOPMENT AREA**

(See Resolution #15, dated February 19, 2013 attached hereto.)

**RESOLUTION OF THE BOARD OF COMMISSIONERS OF THE JERSEY CITY REDEVELOPMENT AGENCY APPROVING THE ACCOUNTS/INVOICES PAYABLE LIST AS OF FEBRUARY 19, 2013**

(See Resolution #16, dated February 19, 2013 attached hereto.)

**RESOLUTION OF THE BOARD OF COMMISSIONERS OF THE JERSEY CITY REDEVELOPMENT AGENCY APPROVING A CONTRACT WITH MOISHE'S MOVING SYSTEMS FOR THE AGENCY'S MOVE FROM 30 MONTGOMERY STREET**

(See Resolution #17, dated February 19, 2013 attached hereto.)

**RESOLUTION OF THE BOARD OF COMMISSIONERS OF THE JERSEY CITY REDEVELOPMENT AGENCY DESIGNATING FRANKLIN DEVELOPMENT GROUP, LLC AS DEVELOPER FOR PROPERTY WITHIN THE BRIGHT STREET REDEVELOPMENT AREA**

(See Resolution #18, dated February 19, 2013 attached hereto.)

**RESOLUTION OF THE BOARD OF COMMISSIONERS OF THE  
JERSEY CITY REDEVELOPMENT AGENCY DESIGNATING TRFDP  
- JACKSON GREEN, LLC AS THE REDEVELOPER FOR  
PROPERTY LOCATED WITHIN THE MARTIN LUTHER KING  
DRIVE REDEVELOPMENT AREA**

(See Resolution #19, dated February 19, 2013 attached hereto.)

Accordingly, the following voted "AYE": Commissioners Amin, Farmer, Mansour, Sottolano, and Verducci; and the following voted "NAY": None. The Chairman thereupon declared the Motion carried and the Resolutions adopted as introduced.

There being no further business to come before the Board of Commissioner, upon Motion of Commissioner Farmer, seconded by Chairman Sottolano, the meeting was adjourned at 6:30 pm.

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Secretary