



MINUTES OF THE REGULAR MEETING OF THE BOARD OF  
COMMISSIONERS OF THE JERSEY CITY REDEVELOPMENT  
AGENCY HELD ON THE 21st DAY OF JANUARY 2020

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The Board of Commissioners of the Jersey City Redevelopment Agency met for their Regular Board Meeting located at 180 Ninth Street, Jersey City, New Jersey on Tuesday, January 21st, 2020 at 6:00 p.m., the place and date duly established for the holding of such Meeting. The Vice Chairwoman called the Meeting to order at 6:09 p.m., and upon roll call the following answered **present**:

<b>Donald Brown</b>	<b>Douglas Carlucci</b>
<b>Erma Greene</b>	<b>Evelyn Jones</b>
<b>Darwin R. Ona</b>	<b>Denise Ridley</b>

And the following were **absent**: **Daniel Rivera** and **Denise Ridley**. The Vice Chairwoman thereupon declared a quorum present. Also present at the Meeting were Diana H. Jeffrey, Esq., Executive Director; Jesamil Lozano, Secretary to the Board and secretary for the Meeting; Jennifer Credidio, General Counsel; Elizabeth Vasquez, Fiscal Officer; Mary Pat Noonan, Senior Project Manager; Phil Orphanidis, Real Estate Manager; Jason Friedkin, Project Assistant; Laurie Romo, Accounts Clerk; Ramon Ponce, Project Assistant; Daniel Nazario, Project Assistant; Maria Aguilar-Ambrossi, Paralegal; Victoria Bonners, Legal Secretary; James Waddlenton; Public Information Assistant; 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.

The Vice Chairwoman acknowledged the presenters. Patrick Conlon, Esq., of the law firm Connell Foley, LLP, represented the applicant, York Street West, LLC. Mr. Conlon informed the Board of Commissioners that the applicant is seeking designation for the redevelopment of property located on Block 13805, Lots 4,5,6,7 and 8; corners of Center Street, York Street, Colgate Street and Bright Street within the Bates Street Redevelopment Area. The proposed project consist of the construction of a five (5) story mixed-use building with a total of 100 residential units. Mr. Conlon also informed the Board of Commissioners that the developer is currently the owner of the property. The proposed project will comply with the Bates Street Redevelopment Plan and authorized by the Master Developer. Mr. Conlon introduced the architect, Rob Larsen from C.P.T. Partnership. Mr. Larsen informed the Board that the proposed project also complies with the zoning regulations of the redevelopment plan. Mr. Larsen continued to explain that the resident lobby will be elevated about 3 to 4 feet from ground level due to flood concerns. The proposed project will also include a ground level retail space; drive up access; rooftop and ground flood amenities; 24 parking spaces; and 100 units residential consisting of 48 studios, 32-1 bedrooms and 20 2-bedroom.

Commissioner Brown asked the following: "Has York Street West, LLC met with the Master Developer?"

Mr. Conlon responded accordingly: "Yes, we have."

Commissioner Carlucci asked the following: "Are all the units at market rate?"

Mr. Conlon responded accordingly: "Yes."

Vice Chairwoman Jones inquired about the parking: "How many parking spaces are available?"

Mr. Larsen responded accordingly: "A total of 24 parking spaces"

The Vice Chairwoman acknowledged the second presenters. Bob Ancheta of Hampton Hill Architecture, informed the Board of Commissioners that the applicant is seeking designation for the redevelopment of property located on 336-340 Martin Luther King Drive within the Jackson Hill Redevelopment Area. Mr. Ancheta informed the Board that since the property is located one thousand feet from the Hudson Bergen Lightrail, the project will be considered to be within Transit Oriented District (T.O.D.), as which parking is not required. However, the project will include bike parking spaces. The proposed project consists of the construction of a six (6) story mixed-use building with commercial space, amenities space, and roof green spaces. The project will also have seven (7) units per floor for a total of residential 37 units, ranging from 1 bedrooms and studio units.

Commissioner Brown inquired about the rate of the unit: "Will these units be market rate?"

Mr. Ancheta responded accordingly: "Yes."

The Vice Chairwoman acknowledged the last presenters. Patrick Lesblizer of Brick City, PC, made a presentation to the Board for the construction of a four (4) story residential project to contain approximately four (4) residential units on property located at 454 Palisade Ave. Mr. Lesblizer indicated that all residential units are two (2) bedroom units and 2 units per floor. The proposed project will include a ground level coffee shop and a handicap unit, all in which are in accordance with the permitted uses within the Scatter Site Redevelopment Plan.

There being no public speakers, the Board went into closed session. Accordingly, the following Resolution was introduced and duly seconded:

**RESOLUTION OF THE BOARD OF COMMISSIONERS OF THE JERSEY CITY  
REDEVELOPMENT AGENCY APPROVING GOING INTO EXECUTIVE SESSION TO  
DISCUSS CERTAIN MATTERS**

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(See Resolution #1 December 17, 2019 attached hereto.)

Accordingly, the following voted "AYE": Commissioners Brown, Carlucci, Green, Jones and Ona and the following voted "NAY": None. The Vice Chairwoman thereupon declared the Motion carried and the Resolution adopted as introduced.

Emerging from Executive Session at 6:58 p.m. , General Counsel Credidio made it known that discussions involving litigation, contract negotiations and personnel took place; no formal action was taken.

The Vice Chairwoman noted that the Commissioners should have received their Agenda packages and asked if there were any questions, additions or comments.

Executive Director Jeffrey requested to amend Resolution Item #16 to the following:

**RESOLUTION OF THE BOARD OF COMMISSIONERS OF THE JERSEY CITY REDEVELOPMENT AGENCY AUTHORIZING THE EXECUTION OF A PROFESSIONAL SERVICES CONTRACT WITH T&M ASSOCIATES FOR ENGINEERING DESIGN WORK FOR PROPERTY IDENTIFIED AS BLOCK 27804, LOT 13 AND BLOCK 28401, LOT 40A/K/A IN THE MORRIS CANAL GREENWAY COUNTRY VILLAGE AREA**

There being no further questions, the Vice Chairwoman called for a Consent Agenda for Items #2 through #19, which were moved, seconded and voted unanimously. 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 SPECIAL MEETING DATED DECEMBER 17, 2019**

(See Resolution #2 January 21, 2020 attached hereto.)

**RESOLUTION OF THE BOARD OF COMMISSIONERS OF THE JERSEY CITY REDEVELOPMENT AGENCY APPROVING THE MINUTES OF EXECUTIVE SESSION DATED DECEMBER 17, 2019**

(See Resolution #3 January 21, 2020 attached hereto.)

**RESOLUTION OF THE BOARD OF COMMISSIONERS OF THE JERSEY CITY REDEVELOPMENT AGENCY CONDITIONALLY DESIGNATING YORK STREET WEST LLC AS THE DESIGNATED SUB-REDEVELOPER OF BLOCK 13805, LOTS 4, 5, 6, 7 and 8 WITHIN THE BATES STREET REDEVELOPMENT AREA**

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(See Resolution #4 January 21, 2020 attached hereto.)

**RESOLUTION OF THE BOARD OF COMMISSIONERS OF THE JERSEY CITY REDEVELOPMENT AGENCY AUTHORIZING PROFESSIONAL SERVICES AGREEMENT NO. 20-01-MPN2 WITH POTOMAC HUDSON ENVIRONMENTAL, INC. FOR ENVIRONMENTAL CONSULTING AND LICENSED SITE REMEDIATION PROFESSIONAL SERVICES FOR THE BAYFRONT I REDEVELOPMENT AREA**

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(See Resolution #5 January 21, 2020 attached hereto.)

**RESOLUTION OF THE BOARD OF COMMISSIONERS OF THE JERSEY CITY REDEVELOPMENT AGENCY AUTHORIZING THE AWARD OF AN EXTRAORDINARY UNSPECIFIABLE SERVICES CONTRACT NO. 20-01-MPN3 TO STOCK DEVELOPMENT GROUP, INC. TO PROVIDE SPECIALIZED SERVICES IN CONNECTION WITH THE REDEVELOPMENT OF THE BAYFRONT I REDEVELOPMENT AREA**

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(See Resolution #6 January 21, 2020 attached hereto.)

**RESOLUTION OF THE BOARD OF COMMISSIONERS OF THE JERSEY CITY REDEVELOPMENT AGENCY AUTHORIZING A PROFESSIONAL SERVICES AGREEMENT NO. 20-01-MPN4 WITH PERKINS EASTMAN FOR ARCHITECTURAL SERVICES WITH RESPECT TO THE BAYFRONT I REDEVELOPMENT AREA**

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(See Resolution #7 January 21, 2020 attached hereto.)

**RESOLUTION OF THE BOARD OF COMMISSIONERS OF THE JERSEY CITY REDEVELOPMENT AGENCY AUTHORIZING EXECUTION OF A PROFESSIONAL SERVICES NO. 19-10-MPN18 WITH SWA GROUP FOR LANDSCAPE ARCHITECT SERVICES IN THE BAYFRONT I REDEVELOPMENT AREA**

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(See Resolution #8 January 21, 2020 attached hereto.)

**RESOLUTION OF THE BOARD OF COMMISSIONERS OF THE JERSEY CITY REDEVELOPMENT AGENCY AUTHORIZING A LEASE AGREEMENT WITH SOUTH HUDSON CIVIC ASSOCIATION FOR COMMERCIAL SPACE AT PROPERTY IDENTIFIED AS BLOCK 22602, LOT 6, COMMONLY KNOWN AS 665 OCEAN AVENUE WITHIN THE JACKSON HILL REDEVELOPMENT AREA**

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(See Resolution #9 January 21, 2020 attached hereto.)

**RESOLUTION OF THE BOARD OF COMMISSIONERS OF THE JERSEY CITY REDEVELOPMENT AGENCY AUTHORIZING PROFESSIONAL SERVICES AGREEMENT #20-01-PO1 WITH T&M ASSOCIATES FOR ENGINEERING SERVICES FOR THE REPAIR OF A COLLAPSED SIDEWALK AT 326-330 MARTIN LUTHER KING DRIVE WITHIN THE JACKSON HILL REDEVELOPMENT AREA**

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(See Resolution #10 January 21, 2020 attached hereto.)

**RESOLUTION OF THE BOARD OF COMMISSIONERS OF THE JERSEY CITY REDEVELOPMENT AGENCY AUTHORIZING A CONTRACT 20-01-RN1 WITH ALARM AND COMMUNICATION TECHNOLOGIES INC. FOR FIRE ALARM SERVICES AT AGENCY-OWNED PROPERTY LOCATED AT 292 MARTIN LUTHER KING JR. DRIVE WITHIN THE JACKSON HILL REDEVELOPMENT AREA**

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(See Resolution #11 January 21, 2020 attached hereto.)

**RESOLUTION OF THE BOARD OF COMMISSIONERS OF THE JERSEY CITY REDEVELOPMENT AGENCY AUTHORIZING THE EXTENSION OF THE CONDITIONAL DESIGNATION OF 30 JOURNAL SQUARE PARTNERS LLC AS REDEVELOPER FOR CERTAIN PROPERTY IDENTIFIED AS BLOCK 10702, LOTS 4, 6, 7, 8, 9, 10, 11, 12, 13, 14 AND 15 WITHIN THE JOURNAL SQUARE 2060 REDEVELOPMENT AREA**

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(See Resolution #12 January 21, 2020 attached hereto.)

**RESOLUTION OF THE BOARD OF COMMISSIONERS OF THE JERSEY CITY REDEVELOPMENT AGENCY AUTHORIZING A PROFESSIONAL SERVICES AGREEMENT NO. 20-01-MPN1 WITH POTOMAC-HUDSON ENVIRONMENTAL INC. FOR ENVIRONMENTAL ENGINEERING SERVICES AT 125 MONITOR STREET WITHIN THE MORRIS CANAL REDEVELOPMENT AREA**

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(See Resolution #13 January 21, 2020 attached hereto.)

**RESOLUTION OF THE BOARD OF COMMISSIONERS OF THE JERSEY CITY REDEVELOPMENT AGENCY AUTHORIZING A FIRST AMENDMENT TO CONTRACT NO. 19-05-DN2 (PAVILION) AND A FIRST AMENDMENT TO CONTRACT NO. 19-05-DN3 (SKATE PARK), BOTH WITH CME ASSOCIATES, FOR ENGINEERING SERVICES AT BERRY LANE PARK WITHIN THE MORRIS CANAL REDEVELOPMENT AREA**

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(See Resolution #14 January 21, 2020 attached hereto.)

**RESOLUTION OF THE BOARD OF COMMISSIONERS OF THE JERSEY CITY REDEVELOPMENT AGENCY AUTHORIZING EXECUTION OF A FIRST AMENDMENT TO CONTRACT NO. 19-08-DN6 WITH DRESDNER ROBIN FOR PROFESSIONAL ENVIRONMENTAL SERVICES AT BERRY LANE PARK WITHIN THE MORRIS CANAL REDEVELOPMENT AREA**

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(See Resolution #15 January 21, 2020 attached hereto.)

**RESOLUTION OF THE BOARD OF COMMISSIONERS OF THE JERSEY CITY REDEVELOPMENT AGENCY AUTHORIZING THE EXECUTION OF A PROFESSIONAL SERVICES CONTRACT WITH T&M ASSOCIATES FOR ENGINEERING DESIGN WORK FOR PROPERTY IDENTIFIED AS BLOCK 27804, LOT 13 AND BLOCK 28401, LOT 40A/K/A IN THE MORRIS CANAL GREENWAY COUNTRY VILLAGE AREA**

**(AMENDED):** See Resolution #16 January 21, 2020 attached hereto.)

**RESOLUTION OF THE BOARD OF COMMISSIONERS OF THE JERSEY CITY REDEVELOPMENT AGENCY QUALIFYING THE WITHIN LAW FIRMS AND AUTHORIZING THE AWARD OF SPECIAL LEGAL SERVICE CONTRACTS WITH ERIC M. BERNSTEIN & ASSOCIATES, LLC; GLUCKWALRATH, LLP; ARCHER & GREINER, PC; KINNEY, LISOVICZ, REILLY & WOLFF PC; LAW OFFICES OF WANDA CHIN MONAHAN LLC; McMANIMON, SCOTLAND & BAUMANN, LLC; APRUZZESE, McDERMOTT, MASTRO & MURPHY, P.C.; AND CASTANO QUIGLEY, LLC TO PROVIDE PROFESSIONAL LEGAL SERVICES**

(See Resolution #17 January 21, 2020 attached hereto.)

**Approval of Accounts/Invoice Payable List as of January 21, 2020**

(See Resolution #18 January 21, 2020 attached hereto.)

**Approval of Personnel List as of January 21, 2020**

(See Resolution #19 January 21, 2020 attached hereto.)

Accordingly, the following voted "AYE": Commissioners Brown, Carlucci, Green, Jones and Ona; and the following voted "NAY": None. The Vice Chairwoman thereupon declared the Motion carried and the Resolutions adopted as introduced.

There being no further business to come before the Board of Commissioners, the meeting was adjourned at 7:01 p.m.

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Secretary