



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



The Board of Commissioners of the Jersey City Redevelopment Agency conducted today's meeting as a virtual audio conference on the Zoom platform on Tuesday, April 21st, 2020 at 6:00 p.m. The Chairman called the Meeting to order at 06:01 p.m., and upon roll call the following answered **present**: **Donald Brown, Douglas Carlucci, Evelyn Jones, Denise Ridley, Erma Greene, Darwin Ona and Daniel Rivera.**

And the following were **absent: none.** The Chairman 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; Agency's staff; and Members of the public.

Immediately following the Pledge of Allegiance the Executive Director announced that, in accordance with the Open Public Meetings Act and Guidance for Remote Public Meetings issued on March 23, 2020 by the Department of Consumer Affairs, public notice of today's meeting was posted on the Agency's website and was sent to the City Clerk for the public's review.

At this time the Chairman Rivera asked if anyone from the public would like to address the Board of Commissioners. General Counsel advised that members of the public who wished to speak during today's meeting were encouraged to pre-register with the Agency's administrator or to submit comments

by email in advance. If they did not pre-register, they would still be permitted to speak. Members of the public may indicate their wish to speak now by following these instructions: If they did not pre-register and would like to comment during the public portion of the meeting, they were to please use the “raise your hand” icon to indicate their desire to speak. If they were participating in today’s meeting through a web browser, they could raise their hands by opening the chat feature in the Zoom conference window. First selecting the “raise my hand” icon, and then commenting in the chat box with a typewritten message that includes their last name and home address. If they were participating by telephone and would like to speak during public comment, they could “raise your hand” by pressing *9.

There being no public speakers, the Board continued.

The Chairman acknowledged that the presenters. One Grove Property LLC made a presentation to the Board for the construction of a mixed-use building consisting of up to twelve (12) stories, plus an attic story above, in a LEED certified building, with up to 148 residential units and up to 74 parking spaces with a mix of commercial within the Liberty Harbor Redevelopment Area.

There being no questions for the presenters, the Chairman acknowledged the second presenters. 829 Garfield Holdings LP made a presentation to the Board for the construction for a five-story mixed-use building surrounding an interior parking lot, consisting of approximately 110 units, approximately 79 off-street parking spaces positioned on the ground floor to serve the residents of the building, and approximately 10,919 square feet of ground-floor commercial space, along with green space on Carteret Avenue within the Canal Crossing Redevelopment Area.

Chairman Rivera indicated that the project will be a great addition to Ward F and the developers should meet with Ward F's Councilman.

There being no further questions or comments, the Chairman called the following presenters. Ironstate Development, LLC made a presentation to the Board for the construction of an eighteen story mixed-used building, consisting of approximately 466 market rate residential units and 52 affordable residential units, approximately 73 self-parking spots or 102 parking spots with stackers, and approximately 12,500 square feet of retail square on the ground floor within the Journal Square 2060 Redevelopment Area.

Commissioner Carlucci inquired about the percentage of units that will be affordable.

Dennis Giuliano, of Ironstate Development, LLC, responded accordingly, 10% of the units will be affordable.

Commissioner Brown asked if additional parking will be available. Mr. Giuliano informed the Board that the Redevelopment Area does not require parking.

Chairman Rivera advised Mr. Giuliano to meet with the Council person of the Ward.

Chairman Rivera called the last presenters. 1033 Communipaw Avenue LLC made a presentation to the Board for the construction a mixed-use project to include a light industrial distribution center consisting of a proposed 84,000 square feet; an industrial flex, office and retail

space consisting of a proposed 18,000 square feet; office and retail space consisting of a proposed 16,000 square feet; a waterfront walkway; and a 14-acre waterfront park within the Western Gateway and Marine Industrial Redevelopment Area.

Commissioner Ridley expressed her excitement for the development of the area since it's been vacant for decades. Commissioner Ridley inquired about traffic within the area.

Gordon Gemma, of Panepinto Properties, Inc., informed the Board that a D.O.T./Traffic study was conducted.

A member of the public, Patrick Kelleher, requested to comment on presentation. Mr. Kelleher advised the developers that a Labor Agreement will be in place.

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

There being no questions, the Chairman called for a Consent Agenda for Items #1 through #15, which was moved, seconded and voted unanimously. Accordingly, the following Resolutions were introduced and duly seconded: (Attached)

Accordingly, the following voted "AYE": Commissioners Brown, Carlucci, Jones, Greene, Ona, Rivera, and Ridley; 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 Commissioners, the meeting was adjourned at 7:01 a.m.

Secretary