



MINUTES OF THE REGULAR MEETING OF THE BOARD OF  
COMMISSIONERS OF THE JERSEY CITY REDEVELOPMENT  
AGENCY HELD ON THE 16<sup>th</sup> DAY OF JUNE 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, June 16<sup>th</sup>, 2020 at 6:00 p.m. The Chairman called the Meeting to order at 06:02 p.m., and upon roll call the following answered **present: Donald Brown, Douglas Carlucci, Evelyn Jones, Denise Ridley, and Daniel Rivera.**

And the following were **absent: Erma Greene and Darwin Ona.** 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.

The Chairman acknowledged the presenters. Pennrose, LLC and Omni America, LLC who made a presentation to the Board of their plan for the construction of residential buildings on Pads 16 and 22 in the Bayfront I Redevelopment Area. Following Pennrose's presentation, BRP Development

Corporation, LLC presented to the Board their plan for the construction of residential buildings on Pads 15 and 21 in the Bayfront I Redevelopment Area.

There being no questions for the presenters, Chairman Rivera acknowledged Homestead Assemblage, LLC who made a presentation to the Board for the development of property identified as Block 7905, Lots 20, 21, 22 and 23, commonly known as 618 Pavonia Avenue, 616 Pavonia Avenue and 33-35 Van Reipen Avenue ("Phase 4 Property"), Block 7902, Lots 46, 47, 48 and 49, commonly known as 32-38 Cottage Street ("Phase 5 Property"), and Block 7904, Lots 1 and 2, commonly known as 29 Van Reipen Avenue ("Phase 6 Property"), to develop and construct Phases 4, 5 and 6 of their Project. The Redeveloper proposes to develop, finance and construct on the Phase 4 Property a 27 story mixed-use building with approximately 432 residential units, approximately 1,544 square feet of retail space, 9,981 square feet of retail services, 6,480 square feet of restaurant café space, and 9,985 square feet of office space; on the Phase 5 Property a 27 story mixed-use building with approximately 440 residential units, approximately 2,189 square feet of retail space, and 16,357 square feet of office space; and on the Phase 6 Property a 27 story mixed-use building with approximately 744 residential units, approximately 10,538 square feet of retail space, and 30,877 square feet of office space, with the Redeveloper dedicating property for the Homestead Place Extension on all three (3) Phases, all in accordance with the permitted uses within the Journal Square 2060 Redevelopment Area.

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There being no questions for the presenters, Chairman Rivera acknowledged 66 Somme St RE Associates, LLC, who made a presentation to the Board for the redevelopment of an existing building for use as a dental office on property located on Block 29805, Lots 18 & 19 commonly known as 165 Ocean Avenue, in accordance with the permitted uses within the Ocean Avenue South Redevelopment Area.

At this time 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.

Jeff Kaplowitz, Jersey City resident and member of the Bayfront Advisory Team, expressed his hesitations on the development of the Bayfront Site. However, after joining the Advisory Team and working alongside the JCRA, Mr. Kaplowitz became aware on the benefits the City will gain from this master plan. Mr. Kaplowitz congratulated the JCRA for its hard work.

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Councilwoman Avrey also expressed her gratitude and excitement for the development of the Bayfront Site.

Chairman Rivera acknowledged the second public speaker, June Jones. Ms. Jones addressed the Board of Commissioners on the development of Berry Lane Park. Ms. Jones requested that the Agency please share information and obey the Community's request. Director Jeffrey commented on Ms. Jones' wishes.

There being no further questions, the Chairman called for a Consent Agenda for Items #1 through #20, 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, 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 7:25 p.m.

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Secretary