



MINUTES OF THE REGULAR MEETING OF THE BOARD OF
COMMISSIONERS OF THE JERSEY CITY REDEVELOPMENT AGENCY
HELD ON THE 19th DAY OF JANUARY 2021



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, January 19, 2021 at 6:00 p.m. Chairman Rivera called the Meeting to order at 6:09 p.m., and upon roll call the following answered **present: Donald Brown, Douglas Carlucci, Evelyn Jones, Darwin Ona, Denise Ridley and Daniel Rivera.**

And the following were **absent: Erma Greene.** Chairman Rivera 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.

Chairman Rivera acknowledged the presenters. George Garcia, Esq., introduced the Board of Commissioners to his client, 500 Summit Avenue Mazal, LLC. Mr. Garcia informed the Board that his client is seeking Board Approval for the designation of a development project located within the Journal Square 2060 Redevelopment Area. Mr. Garcia indicated that after a settlement agreement with The City, his client agreed to the construction of various community improvements in connections with the development of the project. In addition, there has been several meetings with the community. Mr. Garcia introduced Theresa Genovese, of CetraRubby Architects. Ms. Genovese explained that the applicant intends to construct a 42 story, 902 units residential tower. Ms. Genovese further explains, that the community desired a park with available parking. The park will

approximately be .08 acre park, an 8,500 square foot new community center, dog run and a pedestrian's walkway. The walkway, which will connect Summit Avenue to Baldwin Avenue, will include improvements to the curb, planting of new street trees, decorative lighting, bike racks, and site furniture on Baldwin Avenue. Mr. Garcia concluded that the community is supportive of this project and once his client becomes designated, a meeting will be scheduled with the community group and the Councilman Boggiano to finalize the Master Plan.

Commissioner Ridley inquired about whether the railroad tracks run parallel to the park.

Accordingly, Ms. Genovese explained that the park and the rail will run parallel.

There being no further questions for the presenters, Chairman Rivera acknowledged 975 Garfield, LLC. Charles J. Harrington, Esq., of Connell Foley, LLC, introduced the Board of Commissioners to his client, who is seeking designation for Block 19702, Lot 14, located within the Morris Canal Redevelopment Area. Mr. Harrington's client proposed to construct a five (5) story mixed-used building containing ninety-one (91) units nine (9) which will be affordable, fifty (50) parking spaces, ground floor commercial and tenant amenities located at 975 Garfield Avenue. The project will utilize the Affordable Housing Bonus of the Redevelopment Plan to permit the proposed fourth (4th) and fifth (5th) floor, the additional floor will provided the nine (9) affordable units. Additionally, a contribution of \$175,000.00 is required by his clients for improvement of Berry Lane Park. Eli Martin of LWDMR Architecture, explained that the project will consist of twenty (20) studios, forty-two (42) one bedroom and twenty-nine (29) two bedroom units. Mr. Martin continued to display images and floor plans of the project to the Board. Lastly, Mr. Harrington stated that a minimum of five (5) units will be moderate affordable units and the remaining units shall consist of work force housing.

General Counsel questioned whether the developer met with the City's Affordable Housing Department.

Accordingly, Mr. Harrington informed the Board that his client has yet to meet with the City's Affordable Housing Department. However, his team will reach out to them.

General Counsel noted that on the January Agenda there appears to be an error, the project will consist of a five (5) story mixed-use rental building, not a nine (9) story.

The Chair Rivera claimed that he likes the proposed project. However, he hopes the future residents are fully aware that they will be living across from an extremely active park.

There being no further questions or comments for the presenters, Chairman Rivera acknowledged 417 Communipaw OZ, LLC. Charles Heydt, from Dresdner Robin, addressed the Board of Commissioners for the proposal on property located on Block 18901, Lots 23 and 29, commonly known as 417 Communipaw Avenue and 139 Woodward Street within the Morris Canal Redevelopment Plan. The lot is approximately 3.37 acres and was historically used as a Steel Tech Facility. The proposed project will consist of a 22,000 square feet community recreation center directly adjacent to Berry Lane Park. The development will also include the construction of a residential complex with seventeen (17) stories at its center with step downs on both sides to eleven (11) stories, then eight (8) stories, consisting of four hundred nine (409) units. The structure will be utilized for multifamily living units, retail, restaurant, office spaces, business incubators, school/daycare, recreation centers and open space. Louis Mont of Skyline Development explained that after two years, they were able to obtain the necessary zoning changes that will allow for density to offer all the elements in this project. Mr. Mont claimed that there has been numerous meetings with the community on this project and the needs they desire. Lastly, Mr. Mont informed the Board of the projects he has taken part in throughout the City.

Commissioner Brown requested further confirmation that all the concerns and fears of the community activist group has been addressed and resolved.

Mr. Mont replied that the concerns had been addressed but had not been entirely resolved due to the circumstances that the community activist group is comprised of a small stakeholder group who remain committed to the desire for the land to be purchased by the City and incorporated wholly into Berry Lane Park. However, the property owners have continued discussions with the Redevelopment Agency and the City and will move forward with the proposed redevelopment project.

Chairman Rivera acknowledged the last presenters of the night. Scott Heiart of Carlin Ward introduced the Board of Commissioners to his clients, Caprihouse LLC. Mr. Heiart explained that his clients purchased a single-family brownstone, located on Block 12903, Lot 13, commonly known as 4 Mercer Street within the Scatter Site Redevelopment Plan, in 2016 for \$1.2 million. In September 2017, the developers received approvals from the Planning Board and from the Historic Preservation Commission for a full gut interior renovation, and to convert the property to a one (1) family four (4) bedroom four and half (4 ½) bath home and restoration of the brick facade. In the interim period, his clients have been in the process of restoring the brownstone and are currently 90% done with the project. Mr. Heiart is seeking designation for this project to prevent any condemnation actions.

Chairman Rivera informed the developer that in 1971, Chairman Rivera's family lived at the property.

There being no other presenters, 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 and may indicate their wish to speak now by utilizing 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 by 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. Speakers who were participating by telephone and would like to speak during public comment could "raise your hand" by pressing *9.

There being no more public speakers, the Board went into closed session. Accordingly, the following Resolution was introduced and duly seconded: the following voted "AYE": Commissioners Brown, Carlucci, Farmer, Ona, Ridley and Rivera and the following voted "NAY": None.

Emerging from Executive Session at 7:53 pm, General Counsel Credidio made it known that discussions involving litigation, contract negotiations and personnel took place; no formal action was taken.

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

There being no further questions, Chairman Rivera called for a Consent Agenda for Items #1 through #22, which were moved, seconded and voted unanimously. Accordingly, the following Resolutions were introduced and duly seconded: (attached)

Accordingly, the following voted "AYE": Commissioners Brown, Brown, Carlucci, Ona, Ridley and Rivera; and the following voted "NAY": None. Chairman Rivera 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 7:55 p.m.

Secretary