



MINUTES OF THE REGULAR MEETING OF THE BOARD OF  
COMMISSIONERS OF THE JERSEY CITY REDEVELOPMENT AGENCY  
HELD ON THE 18<sup>th</sup> DAY OF MAY 2021

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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, May 18<sup>th</sup>, 2021 at 6:00 p.m. Chairman Rivera called the Meeting to order at 6:08 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, Counsel Credidio informed the public that Chairman River and Commissioner Ridley have been reappointed to their position on the Jersey City Board of Commissioners. At this time Chairman River and Commissioner Ridley swore to the following, "I, Chairman River/ Commissioner Ridley do solemnly swear (or affirm) that I will faithfully, impartially and justly perform all the duties of the office of Commissioner of the Jersey City Redevelopment to the best of my ability, and that I will support the Constitution of the United States and the Constitution of the State of New Jersey, and that I will bear true faith and allegiance to the same and to the Governments established in the United States and in this State, under the authority of the people."

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.

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In accordance with tonight's agenda, Chairman Rivera acknowledged the first presenters. Cynthia Blue, of Hampton Hall Architecture, introduced a proposed project on behalf of BLESC Housing Group. Ms. Blue informed the Board that BLESC Housing Group is a non-profit entity formed by law enforcement and first responders, who live within the community. The Redeveloper proposes to construct a building consisting of six (6) affordable housing units and approximately 3,383 square feet of ground floor commercial space for the use of after-school activities and community functions located on Block 22604, Lot 24, commonly known as 314-316 Martin Luther King Drive within the Jackson Hill Redevelopment Area. Lastly, Ms. Blue informed the Board that all units will be two-bedrooms at a monthly rate of \$1,421.00.

Commissioner Ridley asked Ms. Blue if the developer met with Councilman Jermaine D. Robinson on their proposed project. Mr. Blue explained that Councilman Robinson is aware of the project. However, the group has not officially met with the Councilman to discuss the project.

All of the Board of Commissioners agreed that the developer should meet with Councilman Robinson to discuss their proposed project. In addition, Chairman Rivera requested to participate in the meeting.

Commissioner Brown recognized that property is currently owned by the Agency and inquired about the transfer of the property. Ms. Blue informed Commissioner Brown that the property will be purchased. Director Jeffrey explained that the terms of the transfer will be discussed during the negotiation process of the Redeveloper Agreement.

There being no further questions for the presenters, Chairman Rivera acknowledged the next presenters. Nylema Nabbie, Esq. introduced her client Edwin Labron and Ciaran Kelly, members of Bright Sixboro Pica, LLC. Mr. Labron explained that his group is seeking designation for Block 13703, Lots 5,6,7,8,10,11,12,and 13, commonly known as 42, 44, 46-48 Center street, 205-217 Bright Street and 8 Brook Street located within the Bates Street Redevelopment Area. Mr. Kelly proposed the development of a mixed use, ten (10) story residential building

consisting of 128 residential units, thirty-two (32) studio, sixty-nine (69) one-bedroom, twenty-three (23) two-bedroom, and four (4) three-bedrooms. In addition, a two (2) level parking gage with 128 parking spaces, 12,000 square feet of commercial space and 3,830 square feet of common indoor recreational space.

Chairman River asked if the developer had met with Councilman Jermaine D. Robinson. Mr. Kelly informed the Board that his team has not met with Councilman Robinson. Chairman River advised the developer to meet with the Councilman.

Commissioner Brown asked if there were any unresolved issues related to the property.

Mr. Kelly explained that at this time there are no unresolved issues related the property.

There being no further questions for the presenters, Chairman Rivera acknowledged the next presenters. Ronald Shaljian, Esq., of Schumann Hanlon Margulies, LLC, introduced the Board of Commissioners to his client, who is seeking designation for Block 11501, Lot 39, commonly known as 1-19 Laurel Court, 2-20 Laurel Court, 1-19 Saddlewood Court, 2-20 Saddlewood Court & 384 Manila Avenue within the Laurel Saddlewood Redevelopment Area. Charles Epstein, developer, informed the Board that no current home-owners are being asked to relocate or forced out of their home. Mr. Epstein informed the Board there has been numerus changes to the original plan, including only developing one tower vs two. The proposed project will consist of a mixed used development that will include 810 residential units, which will include studio, one bedrooms, two bedrooms, and three bedrooms units. In addition, the project will include a public school, a park, retail space and approximately 295 parking spaces.

Chairman Rivera is looking forward to this development.

Vice Chairwoman inquired about the timeline of the project.

Mr. Epstein informed the Board that the development team hope to have shovels in the ground by next year.

Chairman Rivera acknowledged the next presenters. Mr. Ruben Dalana, owner of the properties, proposed to rehab the structure located on Block 24002, Lot 48, commonly known as 101 Bidwell Avenue and Block 23101, Lot 50, commonly known as 116 Grant Avenue within the Scatter Site Redevelopment Plan.

Commissioner Ridley requested more information about the project.

Mr. Dalana stated that projects will consist of a two family residential. The properties will include a unit consisting of four (4) bedrooms and the second unit will consist of two (2) bedrooms.

Commissioner Carlucci asked what actions will the Board be taking.

Director Jeffrey explained that the Board will be designating the applicant for both properties.

Commissioner Brown asked if the units will be at a market rate or low income affordable housing.

Mr. Dalana responded that the units will be at a market rate.

Constantine Bardis, Esq., who represents Mr. Dalana, informed the Board that the buyer of house will adhere to the FHA Loan requirements.

Director Jeffrey explained that once the projects is completed, the properties will be remove from the Scatter Site Redevelopment Area.

Director Jeffrey noted that the last presenters will not be addressing the Board tonight. Route 440 Developers, LLC failed to submit all necessary requirements. As a result, Item # 17 is required to be withdrawn.

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.

Numerous Laurel Court residents went on record supporting the proposal, the public speaking portion of the meeting adjourned at 6:59 pm. Accordingly, the Board went into closed session. The following Resolution was introduced and duly seconded: the following voted "AYE": Commissioners Brown, Carlucci, Jones, Ona, Ridley and Rivera and the following voted "NAY": None.

Emerging from Executive Session at 7:06 pm, General Counsel Credidio made it known that discussions involving litigation, contract negotiations and personnel took place; no formal action was taken.

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

At this time, Director Jeffrey requested to withdraw Items #6, 17 and 27. Lastly, it was requested to revisit Item #9 so the applicant can have an opportunity to meet with Councilman Robinson.

There being no further requests, comments, and/or questions, Chairman Rivera called for a Consent Agenda for Items #1 through #27, with the exception to withdraw Items #6, 17 and 27, which were moved, seconded and voted unanimously. Accordingly, the following Resolutions were introduced and duly seconded: (attached)

Accordingly, the following voted "AYE": Commissioners Brown, Carlucci, Jones, 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 7:46 p.m.

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Secretary