



MINUTES OF THE REGULAR MEETING OF THE BOARD OF
COMMISSIONERS OF THE JERSEY CITY REDEVELOPMENT
AGENCY HELD ON THE 19TH DAY OF OCTOBER 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, October 19, 2021 at 6:00 p.m. General Counsel Credidio called the Meeting to order at 6:10 p.m., and upon roll call the following answered **present: Donald Brown, Douglas Carlucci, Victor Negron and Denise Ridley.**

And the following were **absent: Erma Greene, Darwin Ona and Daniel Rivera.** Robert Napiorski, Acting Secretary for the Meeting, thereupon declared a quorum present. Also present at the Meeting were Diana H. Jeffrey, Esq., Executive Director; Hjordys Espinal, Acting Secretary to the Board; Robert Napiorski, Acting Secretary for the Meeting; Jennifer Credidio, General Counsel; Agency's staff; and Members of the public.

In the absence of Chairman Rivera, General Counsel Credidio proceeded to request the election of a Chairman Pro Temp for the remainder of the evening session and thus inquired about any nomination. Commissioner Ridley nominated Commissioner Brown, and the motion was seconded by Commissioner Carlucci. Mr. Napiorski then proceeded to call the roll for a vote.

Accordingly, the following voted "AYE": Chairman Pro Temp Brown, Commissioner Carlucci, Commissioner Negron and Commissioner Ridley. Mr. Napiorski thereupon declared a quorum present.

General Counsel Credidio asked Chairman Pro Temp Brown to lead us in the Pledge of Allegiance. 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.

General Counsel Credidio then announced the next item on the Agenda was to elect a Vice Chair and asked Chairman Pro Temp Brown to call for nominations, which Chairman Pro Temp Brown proceeded to do. General Counsel Credidio stated this was a nomination to hold the post of Vice Chair for the remainder of their organizational year to replace Vice Chair Jones, who had left. Chair Pro Temp Brown again asked if there were any nominations. Commissioner Carlucci nominated Commissioner Ridley and this motion was seconded by Commissioner Negron. General Counsel Credidio asked if there were any other nominations and there being none, General Counsel Credidio asked Chair Pro Temp Brown to close the nominations and Mr. Napiorski to call the roll for a vote.

Accordingly, the following voted "AYE": Chairman Pro Temp Brown, Commissioner Carlucci, Commissioner Negron and Commissioner Ridley.

In accordance with tonight's agenda, General Counsel Credidio acknowledged the first presenter, Mr. Adonis White, representing the applicant, 21 Contracting, LLC, for the development of property currently owned by the Agency located at Block 25604, Lot 8, commonly known by the street address of 185 Dwight Street. The Developer proposes the construction of a two-family house, all in accordance with the permitted uses within the Turnkey Redevelopment Area. She proceeded to introduce Developer's attorney, Eugene O'Connell, Esq.

Mr. O'Connell stated he represents 21 Contracting, LLC and Mr. Adonis White, the operating member, who is a minority company, and he has done enormous work in

the City of Jersey City over the years and is very capable of performing this redevelopment project. Mr. O'Connell then introduced their architect, Bob Ancheta, who would be making the presentation for this Turnkey Redevelopment Area two-family house project.

Mr. Ancheta started describing the location of the project at 185 Dwight Street, between MLK Drive and Ocean Avenue. He stated this is currently an undersized lot roughly less than 17 feet wide and 102 feet deep, with a total of about 1700 square feet, where 2500 feet is the minimum within the Turnkey Redevelopment Area. He stated they are proposing a two-family dwelling and that they are conforming most of the standards, except for the required 5 feet total backyard. And that being a very, very narrow lot, both properties on either side do have their own set-backs from the property line. So, it would not be an issue of attaching to one side of the lot.

Mr. Ancheta continued to say that on the ground floor they are proposing two (2) parking spaces (tandem spaces), behind which is the first Unit, having the kitchen, a half-bath and access to a rear yard. That rear first Unit is duplex to the second floor, wherein we have two (2) bedrooms and a share bathroom. Along the front, access from grade, from the sidewalk, as you go up the stairs you have Unit 2. Up-front will be the living-room, kitchen, and half-bath. Up on the third floor, duplex to it, we do have three (3) bedrooms and two (2) baths on that floor. Just as a summary of the units, Unit 1 is a two-bedroom, 1 ½ bath, 892 square-foot unit; Unit #2, total of 1,384 square feet with three (3) bedrooms and 2 ½ baths. The second Unit will have its own private access to the roof-deck. Up-front we are proposing a modern look of brick masonry on the ground floor, with metal panels and a mix of glass, brick, and the metal panels as the main theme for the building. Behind, on the rear yard, is vinyl panels, vinyl siding facing the rear yard. And that would be our presentation of the project.

General Counsel Credidio noted there were no other presentations and asked if the Board would move on with the next business to go into Executive Session, to which Commissioner Brown responded in the positive. The following Resolution was introduced and duly seconded: the following voted "AYE": Commissioners Brown, Carlucci, Negrón and Ridley and the following voted "NAY": None. Accordingly, the Board went into closed session at 6:24 pm.

Emerging from Executive Session at 6:48 pm, General Counsel Credidio made it known that discussions involving litigation, contract negotiations and personnel took place; no formal action was taken.

General Counsel Credidio then requested Vice Chair Ridley's permission to begin the public portion of the meeting. Vice Chair Ridley consented and a motion to open the meeting to the public was voted on.

General Counsel Credidio 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.

General Counsel Credidio asked Mr. Napiorski if they had received any pre-registrations from any members of the public to which Mr. Napiorski replied in the negative.

General Counsel Credidio noted that 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 Public Speakers, the public speaking portion of the meeting adjourned at 6:55 pm.

General Counsel Credidio asked if there were any questions from any members of the Board regarding Items #1 through #20. There being no questions, General Counsel Credidio asked if the Board members wanted to move to establish a Consent Agenda.

There being no further requests, comments, and/or questions, Vice Chair Ridley called for a Consent Agenda for Items #1 through #20, which were moved, seconded, and voted unanimously. Accordingly, the following Resolutions were introduced and duly seconded: (attached)

At that moment and before entering a Consent Agenda, Madam Executive Director made a clarification needed with regard to Item #4, which referred to the Agency “vehicles” being able to fuel at DPW. She specified the Agency only has “one” vehicle; therefore, it should not be in plural and no other vehicle of any Agency employee should be entitled or misinterpreted as being entitled to fuel at DPW.

Accordingly, the following voted "AYE": Commissioners Brown, Carlucci, Negron and Ridley; and the following voted "NAY": None.

Madam Vice Chair Ridley 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 6:58 p.m.

Secretary