



MINUTES OF THE REGULAR MEETING OF THE BOARD OF
COMMISSIONERS OF THE JERSEY CITY REDEVELOPMENT
AGENCY HELD ON THE 9TH DAY OF NOVEMBER 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, November 9, 2021 at 6:00 p.m. Chairman Rivera called the Meeting to order at 6:13 p.m., and upon roll call the following answered **present: Donald Brown, Douglas Carlucci, Victor Negron, Darwin Ona and Daniel Rivera.**

And the following were **absent: Erma Greene and Denise Ridley.** 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.

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.

In accordance with tonight's agenda, General Counsel Credidio acknowledged the first presenter, applicant, 612 Communipaw, LLC, for the development of property currently owned by the Agency located at Block 17905, Lots 18, 19, 20, 21 and 22 commonly known by the street address of 612-616 Communipaw Avenue and 91-93 Harrison Avenue, within the Jackson Hill Redevelopment Area. The Developer proposes

the construction of an apartment building consisting of a six (6) story mixed use building with fifty nine (59) residential units, with one (1) affordable unit, one (1) commercial space and zero (0) parking spaces, all in accordance with the permitted uses within the Jackson Hill Redevelopment Area. She proceeded to introduce Developer's attorney, Patrick Conlon, Esq., from Connell Foley, on behalf of Charles Harrington, Esq.

Mr. Conlon introduced Bob Ancheta, from Hampton Hill Architecture, who would be making the presentation for this project.

Mr. Ancheta started by saying this is a 12,248 square-foot parcel and that they plan to construct a six (6) story mixed use building; but he explained that even though their application states it is a fifty-nine (59) unit project, they are actually proposing sixty-seven (67) residential units with a ground floor commercial space, and pursuant to the requirements of the Redevelopment Plan, they are providing one (1) affordable unit.

Mr. Ancheta then passed on the rest of the presentation back to Mr. Conlon, who went on to present the Exhibits of the Project. He also explained there will be a commercial space on the ground floor along with amenities and seven (7) units in the rear; and on floors second through sixth, there will be twelve (12) units per floor. The breakdown of the units will be five (5) two-bedroom units, thirty-eight (38) one-bedroom units and twenty-four (24) studios, and one (1) commercial space. Before concluding his presentation, Mr. Conlon stated they are not seeking any deviations.

General Counsel Credidio thanked Mr. Conlon and asked if any members of the Board had any questions for him. Commissioner Brown inquired about the lack of parking on the project, to which Mr. Conlon responded that was correct. Commissioner Brown continued to make a point about a project with 67 units with no parking, in a congested area with very little public transportation. Mr. Conlon replied there are no parking spaces required and that the first floor has to be entirely a retail plan in order to

be eligible for the office space bonus; and that they will still try to sort it all out with the Planning Board, but they feel this building is not going to be marketed towards people who own cars.

Commissioner Brown explained there's very little transportation in that area; there are only two (2) buses running in that area, and if those people will have no cars, how are they going to commute out of town?

Mr. Ancheta replied they're expecting to rely on those buses, but as Mr. Conlon said, they still need to sort things out with the Planning Board. And he reiterated that the Redevelopment Plan only requires parking if there are more than six (6) phases. Commissioner Brown replied that he understands that, but he wanted to make a comment on the feasibility of having no parking in that area.

Chairman Rivera asked the presenters if they had spoken to the Council President of that Ward with respect to this project and did they mention the fact that there will be no parking available? Mr. Conlon replied he was not involved in any conversations with the Council President for this Ward and that he would imagine they would consult it when the plan was being authored. He said he understands there will be no vote on this matter tonight, and this issue is something they can certainly work out between tonight and the next meeting of this Board.

Commissioner Brown asked if this property was a JCRA property, to which Mr. Conlon replied it was correct. Commissioner Brown then asked when do they expect to be acquiring the property. Mr. Conlon replied that once the Board designates the developer, if it gets designated, they will immediately initiate negotiations to acquire the property. Commissioner Brown then thanked the presenters.

There being no more questions from the Commissioners to the presenters, General Counsel Credidio proceeded to introduce the next presenters, Uneek Inspiration, for

property located at 405 - 407 Ocean Avenue, seeking to create four (4) two-bedroom units of affordable housing with a ground level youth and teen resource center in one retail space and a restaurant with a culinary arts educational and training facility in the other retail space, again at property located on Block 25802, Lots 26 & 25 in the Ocean Bayview Redevelopment Area.

General Counsel Credidio introduced Mr. Eugene O'Connell, Esq., on behalf of the developer. Mr. O'Connell stated Uneek is non-profit, minority-owned corporation which has been working since 2010 in this area of Jersey City for at-risk children and adults with a myriad of things that they do: education, job training, fund raisers for coats, school supplies for children. And 405-407 Ocean Avenue is a unique opportunity for this corporation, because the property is existing, it has two (2) commercial units and four (4) residential units on the upper floors. Uneek here has the opportunity to create four (4) two-bedroom units of affordable housing at or below 65% of AMI for Jersey City, NJ. There's funding available for this affordable housing and Uneek has applied to the City for funding for the affordable units. Besides that, Uneek's vision for this property is to create the restaurant; and the restaurant will have a culinary arts educational and training facility within it so that it could take inner city children, young adults, teens, and teach them culinary arts so they can get employment in this field.

The second thing they want to do on the other commercial space is to create a resource center for youth and teens at risk with criminal justice issues and those services. There is funding available for this project. We do have a budget. We believe that the cost of rehabilitating this property will be around \$730,000 and we're in the process of obtaining all this funding. And if we are designated, we are ready to start from day one. He also welcomed the Commissioners to ask any questions they may have.

General Counsel Credidio noted there were questions for the presenter and no other presentations and asked if the Board would move on with the next business to go into Executive Session, to which Chairman Rivera responded in the positive. The following Resolution was introduced and duly seconded: the following voted "AYE": Commissioners Brown, Carlucci, Negron, Ona and Rivera, and the following voted "NAY": None. Accordingly, the Board went into closed session at 6:32 pm.

Emerging from Executive Session at 6:47 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 Chairman Rivera's permission to begin the public portion of the meeting. Chairman Rivera 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 6:51 pm.

General Counsel Credidio asked if there were any questions from any members of the Board regarding Items #1 through #17, with the exception of Item #6, which was withdrawn. 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 #17, with the exception of Item #6, 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, Negron, Ona 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 6:54 p.m.

Secretary