



MINUTES OF THE REGULAR MEETING OF THE BOARD OF  
COMMISSIONERS OF THE JERSEY CITY REDEVELOPMENT  
AGENCY HELD ON THE 21<sup>ST</sup> DAY OF DECEMBER 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, December 21, 2021 at 5:00 p.m. Chairman Rivera called the Meeting to order at 5:13 p.m., and upon roll call the following answered **present: Douglas Carlucci, Victor Negron, Denise Ridley and Daniel Rivera.**

And the following were **absent: Donald Brown, Erma Greene and Darwin Ona.** 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 informed the members of the Board that the first presenter for tonight's meeting, representatives of applicant, 701 Newark Avenue, LLC, had faced an inconvenience and needed to postpone its presentation until next month's meeting. Immediately after, General

---

Counsel Credidio introduced the first presentation for the evening, Point Capital Development, LLC, to make a presentation for the property identified as Block 17503, Lots 20-24, more commonly known by the street address of 118-128 Monitor Street. The concept is to build a mixed-use, multifamily apartment building that is linked to the two (2) adjacent multifamily apartment buildings, which will consist of 70 residential apartments on floors 2-8 with a mix of studio, one bed and two bedroom apartments. General Counsel Credidio introduced Mr. Robert Verdibello, Esq., who was representing Point Capital Development, LLC.

Mr. Vedibello stated the developer, Point Capital Development, LLC, has been in the area for quite some time and it is actually the developer of the two (2) adjacent buildings, 121 Garabrant and 132 Monitor Street. The intent of the project is to transform infill, vacant land into a mixed-use, multifamily apartment building that is linked to the two (2) adjacent multifamily apartment buildings at 132 Monitor St and 121 Garabrant St to form an interconnected community with shared services. Building on this infill vacant land will “complete” the block and the increased residential density, will act as a catalyst for the influx of new residents and businesses as well as add supply to the housing stock which generally lowers housing cost. Specifically, the building will consist of 70 residential apartments on floors 2-8 with a mix of studio, one bed and two bedroom apartments. The total project size is approximately 72,000 sf with 50,000 sf dedicated to residential and the balance to building infrastructure and resident amenity space, specifically circulation space and individual storage. Additional outdoor amenity space will consist of a roof deck and patio. Residents will be able to share the gym and lounge space of the adjacent buildings.

General Counsel Credidio thanked Mr. Verdibello and asked Chairman Rivera if any members of the Board had any questions for him, to which Chairman Rivera

responded in the negative and also thanked Mr. Verdibello. Vice-Chair Ridley inquired about any parking in site for the 70-unit project, to which Mr. Verdibello responded there will be the required parking by the Redevelopment Plan. General Counsel Credidio also noted the parking spots on the side corner of the presentation slides.

Executive Director Jeffrey addressed Mr. Verdibello and asked if parking was part of the “share services with the adjacent buildings” stated in their application? Mr. Verdibello said he would inquire about it, but went on to introduce Ms. Jennifer Palermo, the Architect for the Project. Ms. Palermo stated there will be no parking for this project as no parking is required in the Redevelopment Plan. But she explained there is parking on the adjacent two (2) buildings (121 Garabrant and 132 Monitor) and the plan is that all three (3) buildings will share those services. She also stated that the parking at 121 Garabrant is currently NOT fully utilized. Therefore, they have potential parking for this new project.

Chairman Rivera addressed the presenters to suggest they speak to the Council President of that Ward with respect to this project with regard to the lack of necessary parking for the project. Mr. Verdibello replied they are at the designation stage, but they will definitely get engaged with the community with regards to the project and their needs.

Chairman Rivera asked if they knew the exact number of parking spots available, to which Mr. Verdibello replied he does not have that data but will find out. Mr. Verdibello tried in vain to reach out to his client, Mr. John Fio Rito. Chairman Rivera suggested this could be revisited after the Executive Session.

General Counsel Credidio noted there being no other presentations, she 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 Carlucci, Negron, Ridley and Rivera, and the following voted "NAY": None. Accordingly, the Board went into closed session at 5:36 pm.

Emerging from Executive Session at 6:03 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 6:08 pm.

General Counsel Credidio asked if there were any questions from any members of the Board regarding Items #1 through #33, with the exception of Item #14, which was removed as it related to the designation of the first presenters, 701 Newark Ave, LLC, who requested to postpone to next month's meeting. 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, Chairman Rivera called for a Consent Agenda for Items #1 through #33, with the exception of Item #14, which were moved, seconded and voted unanimously. Accordingly, the following Resolutions were introduced and duly seconded: (attached)

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

Chairman Rivera thereupon declared the Motion carried and the Resolutions were adopted as introduced.

There being no further business to come before the Board of Commissioners, the meeting was adjourned at 6:10 p.m.

---

Secretary