



MINUTES OF THE REGULAR MEETING OF THE BOARD OF
COMMISSIONERS OF THE JERSEY CITY REDEVELOPMENT AGENCY
HELD ON THE 18th DAY OF JANUARY



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 18th, 2022 at 6:00 p.m. Chairman Rivera called the Meeting to order at 6:27 p.m., and upon roll call the following answered **present: Donald Brown, Douglas Carlucci, Victor Negron Jr., 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.

In accordance with tonight's agenda, General Counsel Credidio acknowledged and introduced the Sip Avenue Journal Square JC, LLC. Chris J. Murphy Esq., of the law firm Murphy Schiller and Wilkes, LLP, represented the applicants. Mr. Murphy informed the Board that the applicant is seeking Board approval for construction of a mixed-use eighteen (18) story building, containing approximately 422 residential units and with approximately 138 parking spaces at property located on Block 10602/Lots 10,11,12,13,14,15 and 16, in accordance with the permitted uses within The Journal Square 2060 Redevelopment Plan. Mr. Murphy introduced Keith Peacock from K&A Architect. Mr. Peacock decided all aspects of architectural design and construction of the project. Mr. Murphy explained that the project will provide a 10% inclusionary affordable unit program that will

comply with local, county, state and federal guidelines and requirements. The affordable units will be a mixture of 1,2,and 3 bedrooms. In addition, the project will fulfill the requirement of the usage of Union Labors for both the construction and maintenance aspects of the project.

Chairman suggested that the developer meet with the Councilman of the Ward.

Developer, Richard Sciarretta will coordinate to meet Councilman.

General Counsel Credidio asked if there will be any deviations to the plan.

Mr. Peacock clarified that a height deviation will be requested.

Accordingly, the Board went into closed session. The following Resolution was introduced and duly seconded: the following voted "AYE": Commissioners Brown, Carlucci, Negron, Ona, Ridley and Rivera and the following voted "NAY": None.

Emerging from Executive Session at 7:23 pm, General Counsel Credidio made it known that discussions involving litigation, contract negotiations and personnel took place; no formal action was taken.

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.

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

There being no requests, comments, and/or questions, Chairman Rivera called for a Consent Agenda for Items #1 through #16, 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, 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 7:29 p.m.

Secretary