



MINUTES OF THE REGULAR MEETING OF THE BOARD OF
COMMISSIONERS OF THE JERSEY CITY REDEVELOPMENT AGENCY
HELD ON THE 15th DAY OF MARCH, 2022



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, March 15th, 2022 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, Darwin Ona, Victor Negron Jr., 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 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, in the absence of Executive Director Jeffrey, General Counsel Credidio announced that, in accordance with the Open Public Meetings Act and Guidance for Remote Public Meetings issued by the Department of Community 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.

Ms. Credidio noted that there was a request to withdraw Item #15, entitled "Resolution of the Board of Commissioners of the Jersey City Redevelopment Agency Authorizing the Termination of a Redevelopment Agreement with 199 Stegman Realty, LLC as Redeveloper of Certain Property Located at Block 25101, Lot 6, Commonly Known As 199 Stegman Street within the Turnkey Redevelopment Area" from tonight's Agenda. Ms. Credidio noted that a motion will be needed to withdraw Item #15 during the implementation portion of tonight's meeting.

In accordance with tonight's agenda, Ms. Credidio acknowledged 612 Communipaw, LLC to make a presentation. Ms. Credidio noted that the applicant previously made a presentation to the Board during our regularly scheduled November Meeting. After taking into consideration the Board Member's comments and recommendations, 612 Communipaw, LLC wished to present their updated proposal. Charles Harrington, Esq., of the law firm Connell Foley, represented the applicants, who are seeking Board approval for the development of property currently owned by the Agency located at Block 17905, Lots 18, 19, 20, 21 and 22, commonly known as

612-616 Communipaw Avenue within the Jackson Hill Redevelopment Area. Mr. Harrington further explained that the Board originally recommended that the project included parking spaces. Mr. Harrington noted that the updated proposal complies with the Board's recommendation. The project has been amended to consist of a six (6) story building with fifty-nine (59) residential units including one (1) affordable moderate income unit. Mr. Harrington noted that as a result of including an affordable moderate unit, the Redevelopment Plan allows an additional story. Additionally, four (4) work force units, which are not required by the Redevelopment Plan, will be included. The amended plans also include a twenty (20) parking space garage.

Mr. Harrington introduced Bob Ancheta of Hampton Hill Architecture. Mr. Ancheta also noted that the project also includes commercial space and a ground level parking garage that is accessible through Harrison Avenue. Accordingly, Mr. Ancheta explained that modifications were made to provide access to the underground parking garage. In addition to parking, the ground level will also host the garbage room and sprinkler system. The building elevators will also be accessible through the ground floor. Mr. Ancheta explained that there were no amendments to the floor plans, second through third will remain residential with twelve (12) units on each floor and the fourth through sixth floors will consist of ten (10) units per floor. The units will consist of 8- two bedrooms, 43- one bedrooms, and 8-studio units. Furthermore, the roof deck will still act as a common space and additional amenities space. Lastly, Mr. Ancheta noted the façade will also remind the same.

Ms. Credidio inquired if the parking stalls will be standard size or compact and if EV Charging stations will be offered?

Accordingly, Mr. Ancheta explained that the parking stalls will be standard size and no EV parking space is included in the plan. Mr. Harrington added that EV parking can be included if needed.

Ms. Credidio clarified that one (1) affordable moderate income unit is required by the Redevelopment Plan and the additional four (4) work force units are not required by the Redevelopment Plan.

Mr. Harrington confirmed.

Accordingly, Vice-Chairwoman Ridley inquired about the style of balconies. Will the balconies be full size or Juliet style?

Mr. Ancheta confirmed that the balconies will be a mixture. Alongside Communipaw Avenue there'll be one full size balcony and three inserted balconies, which will extend about a foot outwards. The same mixture of balconies will also be alongside Harrison Avenue.

There being no further questions for the presenters, the portion of Open Comments was declared.

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 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. Speakers who were participating by telephone and would like to speak during public comment could "raise your hand" by pressing *9.

Madam Secretary Lozano informed the Board that no members of the public preregistered to address the Commissioners.

Member of the Morris Canal Community Development Corporation ("MCCDC"), Jerome Choice spoke on Item 11 of February's Agenda entitled "A Resolution of the Board of Commissioners of the Jersey City Redevelopment Agency Authorizing Termination of the Redevelopment Agreement with Morris Canal Community Development Corporation for Block 20001, Lots 16, 18-22, Commonly Known As 408-420 Communipaw Avenue, within the Morris Canal Redevelopment Area" (Reso. 22-02-11). Mr. Choice requested that Board reconsider Reso. 22-02-11 and redesignate MCCDC to develop the property. Mr. Choice clarified that he understands that there was a delay on the development but explained that the circumstances that were beyond their control that led to the delay. Mr. Choice stated that they sent a timeline to the Agency outlining the same.

Resident of the Lafayette Area and member of MCCDC, Deneine Morant also wished to address the Board on Reso. 22-02-11. Ms. Morant noted that she has been a member of MCCDC since 2004. She said that MCCDC has been designated for three projects throughout the City, 100 Monitor, 317-319 Pacific Avenue and 408-420 Communipaw Avenue. Ms. Morant expressed that she was upset when the designation was terminated and the project was taken away from the community. Ms. Morant further states that the members of MCCDC have dedicated personal time and finances to this development and requested that the Board reconsider Reso. 22-02-11. In addition, Ms. Morant asked that her group meet with the Agency to discuss the issues that might have led to the termination of the designation.

Jeanne Daly also requested that the Board reconsider Reso. 22-02-11. Ms. Daly expressed that she believed that the termination was a form of retaliation and it was a disgrace. In addition, Ms. Daly inquired about Item 14 on tonight's agenda, entitled "Resolution of the Board of Commissioners of the Jersey City Redevelopment Agency Authorizing Payment of Maintenance Fees for Units 2A, 2B, 2C, 2D and 2G Located at Block 11612 Lot 2 Commonly

Known as 311 Washington Street within the Powerhouse Arts District Redevelopment Area". She inquired about the payments for maintenance of the units, was anyone currently living in the units, are the units being rented, and are they allocated to support affordable housing.

Ms. Credidio clarified that there's no one living in the units. However, the five units are currently pending transfer, these transfers have been approved by the Board. Lastly, Ms. Credidio explained that condo fees are in anticipation of the transfers and that the agency went through a process to select purchasers.

Ms. Daly also asked if the funds will be allocated to affordable units. Ms. Credidio explained that she does not have the answer to her question but this matter can be revisited during next month's meeting.

Executive Director and Founder of MCCDC, June Jones, spoke in opposition to Reso. 22-02-11. Ms. Jones stated that MCCDC took part in establishing and creating the Morris Canal Redevelopment Plan. She said that the Redevelopment Plan was created with the participation of the community because there was an agreement through the United States Environmental Protection Agency in 1997, the purpose of which was to clean up all contaminated properties within the Morris Canal Redevelopment Area. Ms. Jones stated that part of the agreement states that the JCRA must include the community in the clean-up process. With the input of the community, Ms. Jones believes that the neighborhood will prosper and will benefit the community. Ms. Jones invited the Board to visit the group's main office and to demonstrate that MCCDC is fully capable of managing and developing a building. In addition, Ms. Jones stated that MCCDC was designated because of the EPA Brownfield Pilot Program. Furthermore, Ms. Jones stated that when the RFP was issued, MCCDC partnered with Landmark Developers. Ms. Jones believes that the change in Executive Director caused an issue with moving forward with the project. Ms. Jones stated that correspondence was sent to the Board of Commissioners illustrating the project timeline. Ms. Jones questioned

whether this information was shared with the Commissioners prior to adopting Reso. 22-02-11. Ms. Jones asked the Commissioners to read the timeline and understand when and why the issue occurs. Ms. Jones stated that environmental issues caused by the Agency caused delay. Ms. Jones stated that a meeting with the Agency should have occurred and stated that the termination was retaliation. Lastly, Ms. Jones requested that the Board reconsider Reso. 22-02-11 and suggested that the Agency is confusing the Berry Lane Park project when claiming that MCCDC was been designated for 19 years. She stated that the MCCDC project was mischaracterized and that the termination was unjustified.

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, 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.

There being no requests, comments, and/or questions, a motion was made to withdraw Item #15, which was moved, seconded and voted unanimously. A motion was made to amend Item #21, establishing the Personnel List for the Agency, by removing the item relating to a change in title. This motion was moved, seconded and voted unanimously. Chairman Rivera called for a motion to establish a Consent Agenda for Items #1 through #22, with the exception of Item #15 that was withdrawn and the amendment to Item #21. The motion was moved, seconded and voted unanimously.

Accordingly, the following Resolutions were introduced and duly seconded: (attached)

Finally, Chairman Rivera called for a motion to implement the Consent Agenda. 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 8:09 p.m.

Secretary