



MINUTES OF THE REGULAR MEETING OF THE BOARD OF
COMMISSIONERS OF THE JERSEY CITY REDEVELOPMENT
AGENCY HELD ON THE 20th DAY OF JUNE 2023



The Board of Commissioners of the Jersey City Redevelopment Agency conducted a regularly scheduled meeting, at 180 9th Street, Jersey City, New Jersey, on Tuesday, June 20th, 2023 at 6:00 p.m. Chairman Rivera called the Meeting to order at 6:05 p.m., and upon roll call the following answered **present**: Donald Brown, Douglas Carlucci, Erma Greene, and 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: Madam Executive Director, Diana Jeffrey; Duty Executive Director, Christopher Fiore; Secretary to the Board and Counsel, Jennifer Credidio Esq.; Project Manager, Robert Napiorski; Agency staff members; and members of the public.

Immediately following the Pledge of Allegiance, Duty Executive Director Fiore announced that, in accordance with the Open Public Meetings Act and Guidance for Public Meetings issued by the Department of Community Affairs, public notice of today's meeting was posted on the Agency's website, posted at the Agency's offices and was sent to the City Clerk, the Star Ledger, and Jersey Journal for the public's review.

The Chairman Rivera acknowledged the first presentation on today's Agenda. Charles Harrington, Esq., of the law firm Connell Foley, represented the applicant, Property Northern United International Corporation. Mr. Harrington is seeking designation for the redevelopment of property located at Block 25001, Lot 68.01, commonly known as 174-178 Martin Luther King Drive in the Jackson Hill Redevelopment Area. The proposed development will consist of a five-story building consisting of forty-three (43) apartments of which five (5) will be affordable units and three commercial spaces of approximately 42,743 square feet.

Vice-Chairwoman Ridley asked if the project will include parking.

Mr. Ki of Hampton Hill Architect explained that the project will include 16 on-site parking spaces.

There being no more questions, Chairman Rivera acknowledged the next applicant, Property GND Pacific Holdings LLC. Charles Harrington, Esq., of the law firm Connell Foley also represented the applicant. Mr. Harrington explained that the developer is seeking designation for the redevelopment of the property located Block 21509, Lot 3, commonly known as 33 Pacific Ave in the Canal Crossing Redevelopment Area. The proposed project will consist of a five-story building with ninety-nine (99) units of which fifteen percent (15%) of the residential units or fifteen (15) of the units will be affordable housing, and three (3) commercial storefronts.

Commissioner Brown asked if the property is under remediation.

Mr. Parmar informed the Board Members that the property has been remediated.

Lastly, Halladay Plaza LLC made a presentation before the Board for the construction of a six-story building with sixty-six (66) units of which six (6) units will be affordable housing, and sixty (60) will be market rate, and approximately 5,630 square feet of retail/restaurant space, 23,550 square feet of office space, and approximately forty (40) garage parking spaces for property located at Block 21502, Lot 18 & 19, commonly known as 106-126 Halladay St in the Canal Crossing Redevelopment Area. Furthermore, the project will also include ground floor retail with second floor flex office space and residential units on the above floors. The project will also include 40 parking spaces.

Jennifer Credidio Esq. inquired about the office space. Accordingly, the developer explained that the office space will be constructed but are not sure what kind of office space it will be.

Commissioners Negron asked if the developers plan to make the street into a two-way street. The developer plans on improving and widening the streets.

Director Jeffrey asked about the amount of affordable housing. The developer explained that the project meets the requirements of the Redevelopment Plan.

There being no more presentations, the Open Public Comment portion of the meeting was declared at 6:30 p.m.

Accordingly, the following voted "AYE": Commissioners Brown, Carlucci, Negron, Ona, Rivera and Ridley; 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.

Counsel advised that members of the public who wish 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.

No members of the public pre-registered to address the Commissioners. Counsel invited the public to indicate their wish to speak.

No member of the public indicated their desire to speak during Open Public Comment. Therefore, the period for Open Public Comment was closed at 6:31 p.m.

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

The Board of Commissioners then voted to enter executive session. The following voted "AYE": Commissioners Brown, Carlucci, Negron, Ona, Rivera and Ridley; and the following voted "NAY": None. Accordingly, the Board entered executive session.

Emerging from executive session at 6:58 p.m., Counsel made it known that discussions involving litigation, contract negotiations, personnel, and matters within the attorney-client privilege took place; no formal action was taken.

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

At this time, Duty Executive Director Fiore requested to amend Item #6 from tonight's Consent Agenda to include 23,550 square feet of office space. Accordingly, the following voted "AYE": Commissioners Brown, Carlucci, Negron, Ona, Rivera and Ridley; and the following voted "NAY": None. Chairman Rivera thereupon declared the Motion carried.

There being no requests, comments, and/or questions about the agenda, Chairman Rivera called for a motion to establish a Consent Agenda for Items #1 through #16, including amending Item #6. The motion was moved, seconded and approved unanimously.

Accordingly, the following voted "AYE": Commissioners Brown, Carlucci, Negron, Ona, Rivera and Ridley; and the following voted "NAY": None. Chairman Rivera thereupon declared the Motion carried.

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, Ona, Rivera and Ridley; and the following voted "NAY": None. Chairman 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 7:00 p.m.

Secretary