



MINUTES OF THE SPECIAL MEETING OF THE BOARD OF
COMMISSIONERS OF THE JERSEY CITY REDEVELOPMENT
AGENCY HELD ON THE 24th DAY OF JULY 2023



The Board of Commissioners of the Jersey City Redevelopment Agency conducted a special meeting, at 180 9th Street, Jersey City, New Jersey, on Monday, July 24th, 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; Agency's Counsel, Nick Strasser, 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. Agency's Counsel corrected the presentation blub on tonight's agency, the proposed four-phase development at 328-342 Central Avenue, 352 Central Avenue, 81-109 Cambridge Avenue and 140-142 Griffith Street is on Block 2901 instead of Block 2109. In addition, lot 27.01 needs to be included.

At this time, Robert Richardi of Franklin Development Group, LLC. addressed the Board of Commissioners. Mr. Richardi explained that the project site is currently a parking lot and is seeking to split the project into 4 phases. Phase One (1) will consist of a 6-story residential building consisting of sixty three (63) senior affordable housing units including twenty (20) onsite parking spaces and 3,000SF of retail space.

Phase Two (2) will consist of a 5-story parking garage consisting of three hundred five (305) spaces. Phase Three (3) will consist of a 12-story building consisting of one hundred twenty one (121) residential units of which fifteen percent (15%) or eighteen (18) units will be affordable housing. Phase Three will also include 9,000SF of retail space. Phase Four (4) will consist of two (2) two-family homes with four (4)-onsite parking space. The developer requested an amendment to the Redevelopment Plan for the height limit to increase from seven stories to twelve stories to allow parking space.

Commissioner Carlucci asked Is Phase 2 just going to be a garage?

Vice Chairwoman Ridley asked if there a curb cut currently on Central Avenue that leads to the lot?

Mr. Paul DeBellis noted that the development team has met with the HCIA and were told that Hudson County will float the bonds for the garage. One hundred of the parking spaces will be available for long-term rentals. He recommended that the garage go one story higher to make it six stories. His experience in constructing senior housing is that seniors do not require many parking spaces.

Accordingly, Mr. Richardi replied yes.

Commissioner Brown asked if the buildings you built in Essex County senior affordable housing as well?

Mr. Richardi asked yes.

Commissioner Brown: Why would the ownership of the property be transferred to another LLC?

Mr. DeBellis replied it is done so the State of New Jersey can provide financing and doing so helps stabilize rents and keeps them affordable.

Vice Chairwoman Ridley asked when you come out of the garage, do you walk out to Cambridge to get to Central?

Mr. DeBellis answered, yes, but we can add a corridor to Central to make it easier to get to the retail. In addition, the City of Jersey City would adjust the cost to park in the garage.

Agency's Counsel asked is Franklin Development Group the being designated tonight?

Mr. DeBellis answered, yes and its assigns. Desmond is the parking consultant on the project.

Commissioner Carlucci asked if Franklin Development Group building the garage or is the City?

Mr. DeBellis responded, The City of Jersey City is.

There being no more questions, Chairman Rivera acknowledged that there were no more presentation on tonight's agenda.

There being no more presentations, the Open Public Comment portion of the meeting was declared.

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.

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 7:02 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.

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 #19, along with correction of presentation blurb mentioned earlier and the addition of Lot 27.01 in Resolution 23-07-04 and corrections Commissioner Brown identified errors in the minutes from June. 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, Carlucci, Negron, 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 7:04 p.m.

Secretary