



MINUTES OF THE REGULAR MEETING OF THE BOARD OF
COMMISSIONERS OF THE JERSEY CITY REDEVELOPMENT
AGENCY HELD ON THE 28th DAY OF NOVEMBER 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, November 28th, 2023 at 6:00 p.m. Commissioner Negrón called the Meeting to order at 6:03 p.m., and upon roll call the following answered **present**: Donald Brown, Victor Negrón Jr and Daniel Rivera.

And the following were **absent**: Douglas Carlucci, Darwin Ona, and Denise Ridley. Commissioner Negrón 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, J. Nicholas Strasser Esq.; Secretary to the Board, Jesamil Lozano; Agency staff members; and members of the public.

Immediately following the Pledge of Allegiance, Executive Director, Diana Jeffrey 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.

Director Jeffrey then proceeded to introduce and swear-in the new Commissioner, Mary Pat Noonan.

Immediately after Commissioner Noonan being sworn-in, Director Jeffrey proceeded to re-elect and swear-in Chairman Rivera.

In accordance with tonight's agenda, Chairman Rivera acknowledged the first presenter, Michael Higgins, Esq of the law firm Castano, Quigley & Cherami, LLC, introduced tonight's applicant 604 608 Communipaw, LLC. The applicant is seeking designation for the redevelopment of property located as

Block 17905, Lot 24 and 25, commonly known as 604-606 Communipaw Avenue. The proposed project will consist of a 6-story mixed used building consisting of 69 units, 18 parking spots and 1947 square feet of retail space. The proposed redevelopment will also include public improvements and 5% of affordable housing, as required in the Jackson Hill Redevelopment Plan. Mr. Higgins noted that the application is pending Jersey City Planning Board's approval. Mr. Higgins introduced project architect, Gerard Losurdo of MVMK ARCHITECTURE. Mr. Losurdo explained that the project would also consist of 18 parking spaces located behind the structure. The second of the structure will consist of two studio units, 7-1 bedrooms, 3-2 bedrooms, and 1-3 bedrooms. The following residential floors will include 2 studio units, 7-1 bedrooms, 4-2 bedrooms, and 1-3 bedrooms, along with a roof deck and green roof space.

Commissioner Brown questioned which type of unit would be affordable.

Mr. Higgins replied that a 3-bedroom unit would be designated at an affordable rate.

Commissioner Noonan questioned the size of an average square footage two-bedroom unit.

Mr. Higgins informed the Board that two-bedroom will average about 770 square feet.

Commissioner Brown asked what was currently on the lot.

Mr. Higgins explained that the lot is vacant and next to the lot is two floor brick building.

Accordingly, Chairman Rivera acknowledged the second presenter, Michael Higgins, Esq, of the law firm Castano, Quigley & Cherami, LLC, introduced tonight's applicant 605-607 Grove St Realty, LLC. The applicant is seeking designation for the redevelopment of property located as Block 7105, Lot 8 and 9, commonly known as 605-607 Grove Street. The proposed project will consist of a 12-story mixed used building with ground floor commercial space, 66 dwelling units and no parking spaces. The project will be unitizing a 15% Affordable Housing bonus, which will remove density requirements within the Zone. Mr. Higgins noted that the application is pending Jersey City Planning Board's approval. Mr. Higgins introduced William Weckenmann from Weckenmann Architecture, LLC. He explained that the property is

a 50 by 100 vacant lot. The first floor plan will include rental space, an amenity area and a lobby. Second through eleventh floor plan are the identical with six units per floor.

Commissioner Negrón asked how many units will be affordable.

Mr. Higgins replied that ten units will be affordable.

Commissioner Brown confirmed that the project does not include parking.

Mr. Higgins confirmed and explained that parking is not required within the plan.

Chairman Rivera asked if the structure will be overlapping into the sidewalk.

Mr. Weckenmann confirmed that the proposed project does meet the 15 feet sidewalk wide requirement.

Director Jeffrey asked how big is the lot.

Accordingly, Mr. Weckenmann replied 5,000 square feet

At this time, the Chairman acknowledged the last presenter on tonight's agenda, Delancy Development LLC Company. Donald M. Pepe, Esq from the law firm of SCARINCI and HOLLENBECK. Mr. Pepe explained that redeveloper is party to a joint venture agreement with Swaminarayan World Organization, Inc., Shriji Sankalp LLC, and Delancey Development. The applicant is seeking designation for the redevelopment of property identified on the official tax maps of the City as Block 8101, Lots 9, 10, and 11, commonly known as 417-427 Hoboken Avenue. The proposed project will consist of a 27-story mixed-use building consisting of approximately 44,975 square feet of office space, approximately 1,925 square feet of retail space, approximately 9,005 square feet of parking space, approximately 16,520 square feet of additional space, and approximately 584 units. The applicant is pending Planning Board's approval. At this time, Michael Lawson, Principal at Minno & Wasko Architects and Planners informed the Board that the dwelling units would range from studios to three bedrooms. The developers will be unitizing the Office Plan bonus provided within the Redevelopment Plan. Mr. Lawson also noted that there's no parking required.

Commissioner Noonan asked what for the square footage of the units.

Mr. Lawson stated that the studio units will range from 385-585 square feet, one bedrooms range from 640-725 square feet, two bedrooms range from 1,115-1,130 square feet and three bedrooms from 1,130-1,300 square feet. Mr. Lawson noted that parking is not required and no affordable units.

There being no more presentations on tonight's Agenda, the Open Public Comment portion of the meeting was declared at 6:35 p.m.

Accordingly, the following voted "AYE": Commissioners Brown, Rivera, Negrón, and Noonan; and the following voted "NAY": None. Chairman Rivera thereupon declared the Motion carried. At this time, Chairman asked if anyone from the public would like to address the Board of Commissioners.

In addition, 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 more members of the public indicated his or her desire to speak during Open Public Comment, even though members did pre-register. Therefore, the period for Open Public Comment was closed at 6:36 p.m.

Accordingly, the following voted "AYE": Commissioners Brown, Rivera, Negrón, and Noonan and the following voted "NAY": None.

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

Emerging from executive session at 7:14 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 Director Jeffrey required the following actions: amend Item #7, correcting the year 2023 to 2024, amend Item #9, remove the first "WHEREAS" on page 2, Item #6 to withdrawn, and to Item #11 to withdrawn. Accordingly, the following voted "AYE": Commissioners Brown, Rivera, Negron, and Noonan; and the following voted "NAY": None.

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 #23, including the amended and withdrawn Items. The motion was moved, seconded and approved unanimously.

Accordingly, the following voted "AYE": Commissioners Brown, Rivera, Negron, and Noonan; and the following voted "NAY": None. Vice Chairwoman Ridley 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, Rivera, Negron, and Noonan; and the following voted "NAY": None. Chairman Rivera thereupon declared the Motion carried and the Resolutions adopted as introduced.

At this time, Ms. Lozano noted that our next regularly scheduled meeting dated December 19th will begin at 5:00 p.m.

There being no further business to come before the Board of Commissioners, the meeting was adjourned at 7:17 p.m.

Secretary