



MINUTES OF THE REGULAR MEETING OF THE BOARD OF  
COMMISSIONERS OF THE JERSEY CITY REDEVELOPMENT  
AGENCY HELD ON THE 19<sup>th</sup> DAY OF MARCH 2024

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The Board of Commissioners of the Jersey City Redevelopment Agency conducted a regularly scheduled meeting, at 180 9<sup>th</sup> Street, Jersey City, New Jersey, on Tuesday, March 19<sup>th</sup> at 6:00 p.m. Chairman Rivera called the Meeting to order at 6:02 p.m., and upon roll call the following answered **present**: **Donald Brown, Douglas Carlucci (6:08 p.m.), Darwin Ona, Mary Pat Noonan, Denise Ridley and Daniel Rivera.**

And the following were **absent**: **Victor Negron Jr.** Chairman Rivera thereupon declared a quorum present. Also present at the Meeting were: Madam Executive Director, Diana Jeffrey; Assistant Executive Director, Christopher Fiore; Counsel, J. Nicholas Strasser Esq.; and 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.

In accordance with tonight's agenda, Chairman Rivera acknowledged the first presenter, Lamont Carter of 174 Newark Ave Holding, LLC who introduced the proposed development. The applicant is seeking designation for the redevelopment of property identified as Block 11401, Lot 13.02 commonly known as 174 Newark Avenue within the 174 Newark Avenue Redevelopment Plan. Mr. Carter is proposing to develop a five story multi-family luxury building containing ten units, which 15% or two (2) of the units will be affordable and consisting of 8,250 square feet of leasable space with 2,814 square feet of ground floor retail space. Mr. Carter noted that the developer has committed to seek Minority- and/or Women-owned Business Enterprises at 20% to 50% workforce rate. Additionally, the project would also

support local business participation and vendors at 100% to provide an onsite supervisor, leasing agents, restaurant staff, and more. The project will also include basement storage for bikes, rooftop amenities and a ground level restaurant. Mr. Carter noted that the 174 Newark Ave Redevelopment Plan does not require parking. The restaurant would be developed on two levels, the ground level and at a sublevel. The developer hopes to have the opportunity to provide mixed-income housing to the Jersey City artists' community.

At this time, Commissioner Noonan requested clarification of the location of the restaurant.

In which Mr. Carter confirmed that portion of the restaurant would be located at the ground level and another portion at the sublevel. The sublevel will host the seating area of the restaurant.

Commissioner Noonan questioned if there is a means of egress from the sublevel.

Mr. Carter explained that a stair tower from the sublevel to the ground level will allow egress.

Commissioner Noonan questioned if there will be an exit from the sublevel directly to the street.

Mr. Carter replied no.

Commissioner Brown inquired about the other groups that are not Minority- and/or Women-owned Business Enterprise.

Mr. Carter explained that the opportunities will be available to other types of business enterprises.

There being no more presentations on tonight's Agenda, the Open Public Comment portion of the meeting was declared at 6:12 p.m.

Accordingly, the following voted "AYE": Commissioners Brown, Carlucci, Ona, Ridley, Rivera, 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. Therefore, the period for Open Public Comment was closed at 6:17 p.m.

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

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

Emerging from executive session at 6:40 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 requested to substitute Item #6 for an updated Resolution. The substitution Resolution now requires the Redeveloper to perform the removal of the underground storage tank and related remediation prior to closing subject to a credit against the purchase price of the Property up to One Hundred Thousand Dollars (\$100,000.00). Originally the Resolution stated that the One Hundred Thousand Dollars (\$100,000.00) be held in escrow from the (\$430,000.00) to pay for the removal of the storage tank.

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

Accordingly, the following voted "AYE": Commissioners Brown, Carlucci, Ona, Ridley, Rivera, and Noonan; 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, Ona, Rivera, Ridley, and Noonan; 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 6:42 p.m.

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Secretary