



MINUTES OF THE REGULAR MEETING OF THE BOARD OF
COMMISSIONERS OF THE JERSEY CITY REDEVELOPMENT
AGENCY HELD ON THE 18th DAY OF JUNE 2024



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 18 at 6:00 p.m. Vice Chair Ridley called the Meeting to order at 6:02 p.m., and upon roll call the following answered **present**: **Douglas Carlucci, Darwin Ona, Victor Negron Jr, Mary Pat Noonan, and Denise Ridley.**

The following Commissioners were **absent**: **Donald Brown and Daniel Rivera.** Vice Chair Ridley thereupon declared a quorum present. Also present at the Meeting were: Madam Executive Director, Diana Jeffrey; Assistant Executive Director, Christopher Fiore; General Counsel, J. Nicholas Strasser Esq.; and Acting Secretary to the Board, Robert Napiorski; 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.

At this time, Vice Chair Ridley acknowledged the presentations on tonight's Agenda. Jim McCann, Esq. from the firm Connell Foley, LLP introduced the applicant, Montgomery Greene Owner LLC, who is seeking designation for the redevelopment of property identified as Block 11606, Lot 1, commonly known as 72 Montgomery Street in the 11606 Redevelopment Area. The proposed project will consist of the development of a 57-story mixed used building, approximately 188 parking spots, 3,000 square feet of commercial space, approximately 3,500 square feet of publicly accessible, privately-owned and operated open space plaza on the corner of Greene Street and Christopher Columbus Drive, the East Property, together with onsite and offsite improvements. The project will include 600 residential units, of which five

hundred and ten (510) units will be market rate, and fifteen (15%) of the total units, or ninety (90) units, will be affordable housing in accordance with the 11606 Redevelopment Plan. The project will is located on the Battery View Property. The Developer will also enter into an agreement with the City to maintain open space property in perpetuity.

Commissioner Noonan asked for the breakdown of the units.

Mr. McCann replied that most of the units would be one and two bedroom and a “handful” of 3 bedroom, which will be deemed affordable.

Vice Chair Ridley asked for the unit count.

Mr. McCann answered 600 units.

“Will there be enough parking available?” asked Commissioner Noonan.

“Yes, because there is no parking minimum due to the proximity to multiple modes of mass transit,” Mr. McCann responded.

Commissioner Carlucci asked how many floors the new building would have.

Mr. McCann replied that the building would have 57 floors.

Vice Chair Ridley requested that the senior citizens in the current building do not lose any access to the property during and after construction

Mr. McCann will speak to the owner and manager.

The next presentation on tonight’s Agenda, 107 Morgan Street, LLC, was introduced by Tom Leane, Esq. from the firm Connell Foley, LLP. 107 Morgan Street Development LLC, is seeking designation for the redevelopment of property identified as at Block 11612, Lot 1, commonly known as 107 Morgan Street within the Powerhouse Arts District Redevelopment Area. The proposed project will consist of a thirty-five (35) story mixed-use project containing 624 rental apartments, 165 parking spaces, tenant amenities, 18,377 sq. ft. of ground floor retail/gallery space and an exterior, open-air arcade. Brian Barry from Lcor, provided the Board with additional information on the company’s history and partnerships.

Paul Albano, from SLCR Architects, detailed the project's 3 phases design. Additionally, 29 units will be located on the lower floors, 7 to 10 will be designed as setback levels, required by Zoning, amenities and roof top space will be located on floors 34 and 35.

Commissioner Noonan asked what did "2BR+" meaning.

Mr. Albano explained that "+" stands for a bonus room that does not have windows but is ventilated.

"Will there be three- bedroom units on every floor?" questioned Commission Noonan.

Floors 7 to 10 will have one- three-bedroom unit and the remaining will be located throughout the building and there will be total of seven-three-bedroom units.

"Will the 6th level host the laundry room?" asked Commission Noonan.

"Yes. The construction will also include a large laundry room."

There being no more questions, the Vice Chair Ridley acknowledged the last presentation on tonight's Agenda. Charles J. Harrington, Esq. from the firm Connell Foley, LLP, introduced JKM Development, LLC. JKM Development, LLC, is seeking designation for the redevelopment of an APRA property located at Block 3001, Lot 22, commonly known as 461 Palisade Ave within the Scatter Site Redevelopment Area. The proposed project will consist of the rehabilitation of the existing structure to accommodate a four-story (4) multifamily property with three (3) residential units and one (1) ground floor retail unit. Owners of JKM Development LLC, Kate Mabin and Josh McCormack addressed the Board. Both Kate and Josh have 15 years' experience in redevelopment and construction work.

Commissioner Noonan asked, "What are the cross streets around the property?"

Mr. Harrington explained that the property is located between Griffith and Bowers Street in Jersey City Heights.

"Will these units be market rate?" asked Commissioner Noonan.

"Yes." replied Kate.

“And the units will be geared towards families?”

“Yes. That’s what we envision.”

Director Jeffrey asked if the neighboring property, 463 Palisade Ave, is in bad condition.

“The building is in bad shape and is being occupied. We will build a new dividing wall.”

There being no more questions for the presenters, the Board of Commissioner voted to enter into the Open Public Comment portion of the meeting at 6:36pm.

In which, the following voted "AYE": Commissioners Carlucci, Ona, Ridley, Negron, and Noonan; and the following voted "NAY": None. Vice Chair Ridley thereupon declared the Motion carried. At this time, Vice Chair asked if anyone from the public would like to address the Board of Commissioners.

In addition, General Counsel Nick Strasser 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.

Dana Rone and Addison Valencia indicated their desire to speak during Open Public Comment. Ms. Rone addressed the Board and Director Jeffrey about her designation for property located at 284 MLK. Director Jeffrey informed Ms. Rone that the Agency would get back to her. There being no more public speakers, the period for Open Public Comment was closed.

The following voted "AYE": Commissioners Carlucci, Ona, Ridley, Negron, and Noonan and the following voted "NAY": None.

At this time, The Board of Commissioners then voted to enter executive session at 6:41 p.m. The following voted "AYE": Commissioners Carlucci, Ona, Ridley, Negron, and Noonan and the following voted "NAY": None. Accordingly, the Board entered into executive session.

Emerging from executive session at 7:12 p.m., General Counsel Nick Strasser made it known that discussions involving litigation, contract negotiations and matters within the attorney-client privilege took place; no formal action was taken.

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

Accordingly, the following voted "AYE": Commissioners Carlucci, Ona, Ridley, Negron, and Noonan; and the following voted "NAY": None. Vice Chair thereupon declared the Motion carried.

There being no requests, comments, and/or questions about the agenda, Vice Chair Ridley called for a motion to establish a Consent Agenda for Items #1 through #18. The motion was moved, seconded and approved unanimously.

Accordingly, the following voted "AYE": Commissioners Carlucci, Ona, Ridley, Negron, and Noonan; and the following voted "NAY": None. Vice Chair Ridley thereupon declared the Motion carried.

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

Finally, Vice Chair Ridley called for a motion to implement the Consent Agenda. Accordingly, the following voted "AYE": Commissioners Carlucci, Ona, Ridley, Negron and Noonan; and the following voted "NAY": None.

Vice Chair Ridley 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 7:14 p.m.

Secretary