



MINUTES OF THE REGULAR MEETING OF THE BOARD OF  
COMMISSIONERS OF THE JERSEY CITY REDEVELOPMENT  
AGENCY HELD ON THE 17<sup>th</sup> DAY OF SEPTEMBER 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, September 17<sup>th</sup>, 2024 at 6:00 p.m. Chairman Rivera called the Meeting to order at 6:00 p.m., and upon roll call the following answered **present**: Donald Brown, Mary Pat Noonan, Victor Negron Jr, Darwin Ona and Daniel Rivera.

The following Commissioners were **absent**: Denise Ridley and Douglas Carlucci. 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, Madam 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, Chairman Rivera acknowledged the presentation on tonight's agenda. Richard Garber, the architect from GRO Architects, introduced NL Cohen Acquisitions, LP and 200 Pacific Management LLC, collectively referred to as Cohen Pacific. Mr. Garber explained that the redeveloper is seeking designation for the property identified as Block 21503, Lot 28, located at 184-200 Pacific Avenue within the Canal Crossing Redevelopment Area. The proposed development will feature a six-story mixed-use building, including 57 parking spaces and ground-floor retail. Additionally, the project will provide 15% affordable housing, totaling approximately 27 units. The project will include 59 one-bedroom units, 55 two-bedroom units, 19 three-bedroom units, and 49 studio apartments.

With no questions or comments for the presenter, the Chairman proceeded to the next item on the agenda. George Garcia, Esq., introduced the Board of Commissioners to his client, 248 Erie Owner LLC, who is seeking designation for the redevelopment of property identified as Block 7105, Lots 1, 2 and 3 commonly known by the street address 248 Erie Street and 209-215 15th Street within the Jersey Avenue Light Rail Redevelopment Area. Michael Lawson, Principal at Minno & Wasko Architects and Planners, outlined plans for a 16-story mixed-use development featuring 264 residential units, ranging from one to two bedrooms. As part of the Jersey Avenue Light Rail Redevelopment Plan, 15% of these units, equating to 40 units, will be designated as affordable housing. The project will also feature 150 hotel rooms, 50 parking spaces, retail space on the ground floor, and tenant amenities, including a rooftop deck. Mr. Lawson outlined the development's façade, suggesting the integration of part of the existing Salvation Army Building into the new design, along with related site enhancements. He also mentioned that while there is no parking requirement within the Jersey Avenue Light Rail Redevelopment Area, the project would still provide 50 parking spaces located on the adjoining lot. Additionally, it is conveniently located near mass transit.

Commissioner Noonan inquired about the specific mass transit options available near the development site.

Mr. Lawson replied that there is a bus line available nearby.

The Chairman pointed out that parking is a significant issue in the area and that the lack of parking for hotel guests could pose a problem and suggested that additional parking should be considered.

Commissioner Brown asked whether this development aligns well with the nearby St. Lucy's project.

Mr. Garcia responded that this development would blend well with the St. Lucy's project.

The Chairman advised the developers to meet with Councilman Solomon and the Holland Garden Community Group to avoid potential issues. He noted their strong commitment to their recreation center

and emphasized that this development is within their neighborhood, highlighting the importance of discussing parking concerns.

Mr. Garcia agreed.

The final presentation on tonight's agenda was delivered by GLC Jersey City, LLC, introduced by John Stolz. Mr. Stolz informed the Board that the development team is seeking designation for properties located at Block 24305, Lots 1.01, 2, 3, 4, 5, 6, and 7, commonly known as 125, 105, 95, 85, and 79 Theodore Conrad Drive, situated within the Liberty Harbor Redevelopment Area. The project will involve environmental cleanup of the vacant lot and the construction of two logistic warehouses. Warehouse #1 will feature 132 parking spaces, 30 loading dock spaces, and a total building area of 304,898 square feet. Warehouse #2 will offer 660 parking spaces, 18 loading dock spaces, and approximately 122,232 square feet of space. This development aims to create job opportunities for local residents.

With no more presenters on tonight's agenda, the Chairman called for a motion to begin the Open Public Comment segment of the meeting at 6:27 PM. The motion was seconded by Commissioner Ona. Commissioners Brown, Negron, Noonan, Ona, and Rivera voted "AYE," with no votes in opposition. Chairman Rivera declared the motion carried.

Chairman Rivera then invited members of the public to address the Board of Commissioners. 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.

As there were no public speakers, the Chairman called for a motion to close the Open Public Comment period at 6:28 PM, which was seconded by Commissioner Brown. The motion passed with all Commissioners—Brown, Negron, Noonan, Ona, and Rivera—voting "AYE," and none voting "NAY."

Next, the Chairman requested a motion to enter executive session at 6:29 PM. Commissioner Negron seconded this motion, and again, all Commissioners voted "AYE," with no other votes. The Board then entered executive session.

After emerging from executive session at 6:46 p.m., General Counsel Nick Strasser announced that discussions took place regarding litigation, contract negotiations, and matters protected by attorney-client privilege; no formal actions were taken.

Chairman Rivera indicated that the Commissioners should have received their agenda packages and inquired if there were any questions, additions, or comments. The Board of Commissioners had no questions or comments.

At this point, Executive Director Jeffrey requested the withdrawal of Item Numbers 3, 4, and 13. The Chairman called for a motion to approve these amendments, which was seconded by Commissioner Brown. The motion passed unanimously, with all Commissioners—Brown, Negron, Noonan, Ona, and Rivera—voting "AYE" and none voting "NAY." The items were therefore withdrawn from the Consent Agenda.

Executive Director Jeffrey also requested an amendment to Item Number 11, specifically to remove the 4th WHEREAS clause from the Resolution. The Chairman sought a motion to approve this amendment, which was seconded by Commissioner Noonan. This motion also passed unanimously, with all Commissioners voting "AYE" and none voting "NAY." The item was amended accordingly.

Chairman Rivera then called for a motion to establish a Consent Agenda. Finally, he sought a motion to implement the Consent Agenda, thereby approving all Resolutions.

Accordingly, the following voted "AYE" Brown, Negron, Noonan, Ona, and Rivera for Resolutions No. 24-09-01 through 24-08-24: with the exception of Resolutions No. 24-09-03, No. 24-09-04, and No.24-09-13, which were withdrawn from the agenda. Chairman Rivera thereupon declared the Motion carried.

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

The motion was moved, seconded and approved unanimously.

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 7:30 p.m.

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Secretary