



**MINUTES OF THE SPECIAL PUBLIC MEETING OF THE BOARD OF  
COMMISSIONERS OF THE JERSEY CITY REDEVELOPMENT  
AGENCY HELD ON THE 29<sup>th</sup> DAY OF OCTOBER 2024**

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The Board of Commissioners of the Jersey City Redevelopment Agency conducted a special public meeting, at 180 9<sup>th</sup> Street, Jersey City, New Jersey, on Tuesday, October 29<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, Douglas Carlucci (6:03 p.m.) Mary Pat Noonan, Victor Negron Jr, Denise Ridley and Daniel Rivera.**

The following Commissioners were **absent**: **Darwin Ona.** 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.

Chairman Rivera acknowledged the presentation listed on the evening's agenda. James McCann, Esq., of the law firm Connell Foley, LLP, introduced the applicant, Pulte Homes of NJ, LP. Mr. McCann stated that the applicant is seeking designation as the redeveloper for the property identified as Block 27503, Lot 15, commonly known by the street address 200 Chapel Avenue, located within the Caven Point Redevelopment Area. Mr. McCann further explained that Pulte Homes of NJ, LP intends to purchase the property from the current owner, which Mr. McCann described as Ironstate. Mr. McCann introduced Lauren Belardo, the senior civil engineer for the project from Langan Engineering. Ms. Belardo provided

an overview of the proposed development, which she stated will include 168 stacked townhouses within 18 buildings on a 9.5-acre vacant lot. She further stated that each unit will feature a private parking garage. The project also includes planned site improvements such as landscaping, roads, and sidewalks.

Commissioner Brown inquired about the location of the property. Ms. Belardo responded that the site is situated near the golf course.

With no more questions or presenters on the agenda, at 6:09 PM the Chairman called for a motion to begin the Open Public Comment segment of the meeting. The motion was seconded by Commissioner Negron. Commissioners Brown, Carlucci, Negron, Noonan, Ridley, 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, at 6:10 PM the Chairman called for a motion to close the Open Public Comment period, which was seconded by Commissioner Negron. The motion passed with all Commissioners— Brown, Carlucci, Negron, Noonan, Ridley, and Rivera —voting "AYE," and none voting "NAY."

Next, at 6:10 PM the Chairman requested a motion to enter into executive session. Commissioner Brown 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 6:52 PM, 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 packets 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 20 and 21. The Chairman called for a motion to approve the requested Items to be withdrawn from the Agenda, which was seconded by Commissioner Brown. The motion passed unanimously, with all Commissioners—Brown, Carlucci, Negron, Noonan, Ridley, 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 19, specifically to include an additional "WHEREAS" clause in the Resolution for a more comprehensive explanation and read into the record the following: WHEREAS, by Resolution No. 23-06-19, the Agency was authorized to enter into an amendment of the 2022 Contract (the "First Amendment") to authorize Arup to perform the Additional Services, for a total amount of additional fees and reimbursable expenses not to exceed One Hundred One Thousand Dollars (\$101,000.00), so that the new total amount of the 2022 Contract shall not exceed Three Hundred Seventy-Seven Thousand Dollars (\$377,000.00); and WHEREAS, the Second Amendment should have been amended by Nineteen Thousand Dollars (\$19,000) instead of Thirty-Eight Thousand Dollars (\$38,000.00), and WHEREAS, by Resolution 24-04-5 the JCRA was authorized to enter into an amendment to the 2022 Contract (the "Second Amendment") to authorize Arup to perform the 2024 Services, for a total amount of additional fees and reimbursable expenses not to exceed Thirty-Eight Thousand Dollars (\$38,000.00), so that the new total amount of the 2022 Contract would not exceed Four Hundred Fifteen Thousand Dollars (\$415,000.00).

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, Carlucci, Negron, Noonan, Ridley, and Rivera for Resolutions No. SP24-10-01 through SP24-10-28: with the exception of Item 20, Resolution No. SP24-10-20, and Item 21, Resolution No.SP24-10-21, 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 6:56 p.m.

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Secretary