



**MINUTES OF THE REGULAR MEETING OF THE BOARD OF
COMMISSIONERS OF THE JERSEY CITY REDEVELOPMENT
AGENCY HELD ON THE 17th DAY OF DECEMBER 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, December 17th, 2024 at 5:00 p.m. Chairman Rivera called the Meeting to order at 5:04 p.m., and upon roll call the following answered **present**: Donald Brown, Douglas Carlucci, Mary Pat Noonan, Darwin Ona and Daniel Rivera.

The following Commissioners were **absent**: Denise Ridley and 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, Joseph P. Baumann Jr. 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.

In accordance with the evening's agenda, Chairman Rivera introduced Thomas Leane, Esq., of Connell Foley, LLP, who presented on behalf of Ziggy Division Realty, LLC. Ziggy Division Realty, LLC is seeking designation as the redeveloper for two properties. The first property, referred to as the Phase I Property, is identified as Block 9802, Lot 34, commonly known by the street address 386-388 Seventh Street. The second, referred to as the Phase II Property, includes Block 9801, Lots 7 and 11, commonly known by the street address 29 and 33-39 Division Street. These properties are being proposed for redevelopment together.

The Redeveloper proposes to construct a new eight-story residential building on the Phase I Property. The building will include 32 dwelling units, totaling approximately 33,384 square feet, as well as 6 ground-floor parking spaces covering approximately 3,177 square feet. Additionally, the Redeveloper plans to make a monetary contribution toward the improvements of Enos Jones Park, which would include installing new sidewalks and street trees, and providing a tree along the curb line at the heavily trafficked intersection of Eighth and Division Streets across from Enos Jones Park. The Redeveloper has also initiated discussions with the JCMUA to explore cost-sharing options for the installation of a new combined sewer within the Division Street right-of-way. This Phase of the project will take advantage of Zone 2 Midrise Transition Zone - Bonus C. Moreover, the property will include 23 one-bedroom units and 8 two-bedroom units.

The Redeveloper proposes to construct an eight-story residential building on the Phase II Property. The building will feature 115 dwelling units, totaling approximately 92,505 square feet, and 34 parking spaces covering roughly 14,738 square feet. As part of the project Phase II Property, the Redeveloper will make a monetary contribution toward the improvements of Enos Jones Park, by installing new sidewalks and street trees at the busy intersection of Eighth and Division Streets across from the park, and collaborate with the JCMUA on cost-sharing for the installation of a new combined sewer within the Division Street right-of-way. This Phase of the project will take advantage of Zone 2 Midrise Transition Zone - Bonus D. Moreover, the property will include 91 one-bedroom units, 7 one-bedrooms with a den area, 16 two-bedroom units and 2 three-bedrooms.

Commissioner Noonan inquired about the sizes of the units.

The project's architect replied that the units will range from 731 to 1,280 square feet

Chairman Rivera noted that the project is located across from a major baseball field and advised the Redeveloper to consider the potential impact of fly balls being hit in that direction.

Mr. Leane stated that the Redeveloper will address this concern as part of the park improvements by incorporating netting to mitigate the impact of fly balls.

Commissioner Noonan inquired about the plans for the existing boxing gym, to which Mr. Leane responded that the Redeveloper intends to demolish the site.

With no questions or comments for the presenter, the Chairman proceeded to the next item on the agenda. Ralph Salerno from Tag Development, LLC, made a presentation for the redevelopment of property identified as Block 10602, Lots 10, 11, 12, 13, 14, 15 and 16 commonly known by the street address 168 Sip Avenue and identified in the tax records as 150-164 Sip Avenue and 28 Tonnelle Avenue within the Journal Square 2060 Redevelopment Area. The Redeveloper proposes to construct a 30-story luxury rental apartment building consisting of 713 rental units, including 10% (73 units) designated as affordable housing. The development will feature 48,342 square feet of amenity space, including a rooftop amenity area, 27,720 square feet of retail space, 118 parking spaces (18 of which will be equipped for electric vehicle charging), and 326 bicycle storage spaces.

Commissioner Noonan asked how many three-bedroom units would be included in the development. Mr. Salerno responded that 32 units are planned.

The final presentation on tonight's agenda was delivered by BNE Acquisitions, LLC made a presentation for the redevelopment of property identified as Block 10103, Lots 1-10, located at 468-480 Manila Avenue. The Redeveloper proposes constructing a six-story building within the Luis Munoz Marin Boulevard Redevelopment Area. The development will include 38 units, all of which will be three-bedroom apartments, along with 40 parking spaces.

Will all the units be rental? Asked Commissioner Noonan. The redeveloper replied that hasn't been decided.

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 5:34 PM. The motion was seconded by Commissioner Carlucci.

Commissioners Brown, 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 Joseph Baumann 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 5:35 PM, which was seconded by Commissioner Ona. The motion passed with all Commissioners—Brown, Noonan, Ona, and Rivera—voting "AYE," and none voting "NAY."

Next, the Chairman requested a motion to enter executive session at 5:35 PM. Commissioner Noonan 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 6:32 p.m., General Counsel Joseph Baumann announced that discussions took place regarding personnel, 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 14 and 22. The Chairman called for a motion to approve these withdrawn, which was seconded by Commissioner Brown. The motion passed unanimously, with all Commissioners—Brown, 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 #19, specifically to include the law firm name, Malamut & Associates, LLC of Cherry Hill, NJ, to the Title of 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, Noonan, Ona, and Rivera for Resolutions No. 24-12-01 through 24-12-21: with the exception of Resolutions No. No. 24-12-14, and No.24-12-22, 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 6:35 p.m.

Secretary