



**MINUTES OF THE REGULAR MEETING OF THE BOARD OF
COMMISSIONERS OF THE JERSEY CITY REDEVELOPMENT
AGENCY HELD ON THE 17th DAY OF NOVEMBER 2025**



The Board of Commissioners of the Jersey City Redevelopment Agency conducted a regularly scheduled meeting, at 180 9th Street, Jersey City, New Jersey, on Monday, November 17, 2025 at 6:00 p.m. Chairman Rivera called the Meeting to order at 6:01 p.m., and upon roll call the following answered **present: Douglas Carlucci (6:05 PM), Mary Pat Noonan, Mira Prinz- Arey, and Daniel Rivera.**

The following Commissioners were **absent: Victor Negron Jr., Darwin Ona and Denise Ridley.** Secretary Lozano thereupon declared a quorum present. Also present at the Meeting were: Madam Executive Director, Diana Jeffrey; Deputy Director, Christopher Fiore; Secretary to the Board, Jesamil Lozano; General Counsel, Shoshana Schiff Esq.; 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 Bergen Record and El Especialito for the public's review.

In accordance with the evening's agenda, Chairman Rivera introduced Charles Harrington of Connell Foley LLP, who presented on behalf of Namdar Group LLC. The Redeveloper proposes the development of a fifty-one-story mixed-use tower consisting of ground-floor retail space, 1,518 residential units, of which ten percent (10%), or 152 units, will be designated as affordable housing, and 150 public parking spaces. The project is proposed redevelopment for the property identified as Block 6701, Lot 6.01 (formerly Lots 6, 7, 8, 9, 10, 11, and 12), and commonly known as 416–424 Hoboken Avenue, located within the Journal Square 2060 Redevelopment Plan Area. Mr. Harrington noted that the project is classified as a Zone 3 development and will be known as Bergen Arch Plaza.

There being no questions for Mr. Harrington, Chairman Rivera proceeded to the next presentation.

Chairman Rivera again introduced Charles Harrington of Connell Foley LLP, who presented a second project on behalf of Namdar Group LLC. The Redeveloper proposes a forty-seven-story mixed-use building featuring ground-floor retail space; twenty-five hotel rooms on the second and third floors¹ and 983 residential units on the upper floors, ten percent (10%) of which—totaling ninety-eight units—will be designated as affordable housing. The project also includes related tenant amenity spaces. The property is identified as Block 8001, Lots 24, 25, 26, 27, 28, and 29, and is commonly known as 544–558 Summit Avenue, within the Journal Square 2060 Redevelopment Plan Area. Mr. Harrington added that this project is also classified as a Zone 3 development and will establish a pedestrian connection between Lott Street and the Homestead project.

Commissioner Noonan inquired whether the project would include any parking facilities. Mr. Harrington responded that the project does not include parking.

Charles Harrington of Connell Foley LLP presented the final project of the evening on behalf of Namdar Group LLC. The Redeveloper proposes the construction of a fifty-one-story mixed-use tower containing ground-floor retail space; thirty-four hotel rooms located on the second and third floors; and 1,599 residential units, ten percent (10%) of which, totaling 160 units, will be designated as affordable housing. The project also includes a four-story parking structure providing 151 parking spaces, as well as related tenant amenity spaces. The property is identified as Block 6502, Lot 13.02, and commonly known as 3000 John F. Kennedy Boulevard, within the Journal Square 2060 Redevelopment Plan Area.

Mr. Harrington explained that the property had been transferred from the St. John's Redevelopment Plan to the Journal Square 2060 Redevelopment Plan to facilitate the objectives of this redevelopment project. He further noted that the proposed development is fully compliant with the standards and objectives of the City's Redevelopment Plan.

Commissioner Noonan inquired about the proposed parking program and asked whether the Redeveloper had engaged in discussions with PATH or conducted a transit impact study. She expressed

¹ Mr. Harrington later corrected that the project does not include hotel use.

concern that the proposed numbers of spots in the projects appeared insufficient to accommodate the anticipated tenant population associated with a project of this scale.

Mr. Harrington informed the Commissioner that such consultations or studies had not yet been conducted.

Commissioner Noonan reiterated her concerns, stating that the PATH service would be unable to accommodate the significant number of additional commuters generated by the development.

Mr. Harrington responded that PATH may be able to add additional train cars during peak morning hours but emphasized that the project remains in an early phase of the redevelopment process, and such analyses would be forthcoming as the project advances.

Next on the evening's agenda, Thomas Leane of Connell Foley LLP delivered a presentation on behalf of Pacific Opportunity Fund LLC. The Redeveloper is seeking designation for property located at Block 17506, Lot 12, commonly known as 414–414A Pacific Avenue, as well as for the property under contract at Block 17506, Lot 13, commonly known as 420–420A Pacific Avenue, both situated within the Lafayette Park Redevelopment Plan Area.

Mr. Leane outlined the Redeveloper's proposal to construct an eight-story mixed-use building comprising of fifty-two residential dwelling units, of which six units, totaling nine bedrooms, or approximately fifteen percent, will be designated as affordable housing in accordance with the City's Affordable Housing regulations. The development program also includes four on-site residential parking spaces, twenty-seven bicycle parking spaces, approximately 1,818 square feet of ground-floor retail space, and associated site and streetscape improvements.

Mr. Leane further provided a detailed unit breakdown for the Board's consideration: twenty-one studios, nineteen one-bedroom units, five one-bedroom units with dens, and seven two-bedroom units. He noted that the affordable housing component fulfills the requirements established under the City's regulatory framework.

There being no questions for the Redeveloper, Chairman Rivera continued with the final presenter.

Michael Meyer of Hugo Neu Corporation delivered a presentation on behalf of Park Avenue Landing, LLC, regarding the request for Redeveloper designation for Parcel 17 within the Liberty Harbor North Redevelopment Area. Mr. Meyer detailed a redevelopment proposal for the construction of one thousand residential units on a 1,055,000-square-foot parcel, the development of a 220,000-square-foot structured parking facility, and the inclusion of ground-floor retail frontage.

The proposal further provides for dedicated space to accommodate daycare, educational, or other civic institutional use; the creation of a pocket park at Avenue G; and the establishment of a twelve-foot-wide pedestrian promenade at Jersey Avenue. Additional elements include the installation of new public roadways and associated utility infrastructure to support the project and the broader redevelopment area.

Mr. Meyer noted that the project is contingent upon the Agency's formal designation of the Redeveloper and the subsequent execution of a Redeveloper Agreement between the parties.

There being no further questions or presenters, Chairman Rivera proceeded to the next item on the agenda, the Open Public Comment.

Chairman invited members of the public to address the Board of Commissioners. General Counsel Shoshana Schiff 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. The Open Public Comment period was called for a motion, which was seconded by Commissioner Carlucci and declared at 6:20 PM.

There being no public speakers, the Chairman called for a motion to close the Open Public Comment period at 6:21 PM, which was seconded by Commissioner Prinz-Arey. The motion passed with all Commissioners—Prinz-Arey, Carlucci, Noonan, and Rivera—voting "AYE," and none voting "NAY."

Next, the Chairman requested a motion to enter executive session at 6:21 PM. Commissioner Carlucci 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 6:50 PM, General Counsel Shoshana Schiff 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.

During the meeting, Director Jeffrey requested a correction to Resolution Item #15, specifically the fourth “WHEREAS” on page 3, to reflect seventy-four (74) affordable units instead of seventy.

The motion to approve this correction was made, seconded by Commissioner Noonan, and approved with all members voting “Aye,” including Prinz-Arey, Carlucci, Noonan, and Rivera.

The Board of Commissioners then motion to introduce the Consent Agenda, noting no questions or comments, and it was approved unanimously by the same members.

Ms. Lozano called for a vote on Resolutions Nos. 25-11-1 through 25-11-31, including the amended Resolution No. 25-11-15. Commissioner present voted “Aye” with the exception of Resolutions Nos. 25-11-16, 25-11-17, and 25-11-18, on which Commissioner Noonan voted “Nay,” while Prinz-Arey, Carlucci, and Rivera voted “Aye.”

General Counsel Shoshana Schiff clarified that four affirmative votes are required for a Resolution to pass. Commissioner Noonan stated that she does not feel comfortable passing Resolutions 25-11-16, Resolutions 25-11-17 and Resolutions 25-11-18 at this time and maintained her votes accordingly.

Chairman Rivera thereupon declared the motion duly carried.

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

A motion to approve Resolutions 25-11-1 through Resolutions 25-11-31, seconded and approved unanimously, with the exception of Resolutions Nos. 25-11-16, 25-11-17, and 25-11-18.

Chairman Rivera thereupon declared the Motion carried and the Resolutions 25-11-1 through Resolutions 25-11-31 adopted as introduced but not Resolutions Nos. 25-11-16, 25-11-17, and 25-11-18.

General Counsel Shoshana Schiff noted that the next regularly scheduled Board Meeting of December 16th will begin at 5pm.

There being no further business to come before the Board of Commissioners, the meeting was adjourned at 6:54 p.m.

Secretary