

Redevelopment Agency Meeting

Thursday, May 8, 2025

7:00 p.m.

Zoom Virtual Meeting

ID: 885 9987 0725

Password: 1212

Commissioners Present: David Spector, Chaim Munk, Peter Cedeno Castro, Angel Torres, Kimberly Perez

Commissioners Absent: Ruth Perez, Arthur Soto

Staff Present: Ricardo Fernandez/Executive Director, Brian Hak/Redevelopment Attorney, Sonal Patel/Board Secretary, Karen Correa/ Assistant to the Business Administrator

Proper Notice: Adequate notice of the meeting was provided by notice to the Herald & News and Bergen Record, and by posting on the City Clerk's bulletin board specifying the time, zoom link and known agenda

I. ROLL CALL

II. PLEDGE OF ALLEGIANCE

III. PUBLIC SESSION

No members of the public were present

Moved: Angel Torres

Second: Kimberly Perez

For: 5 Not Present: 2

IV. APPROVAL OF MINUTES FROM MARCH 20 2025

Moved: Angel Torres

Second: Kimberly Perez

For: 5 Not Present: 2

V. THE BILL LIST for May 8, 2025 in the amount of \$1,505.00 was reviewed and approved

Moved: Angel Torres

Second: Chaim Munk

For: 5 Not Present: 2

VI. EXECUTIVE SESSION

Executive Session was needed due to possible litigation and started at approximately 7:06 p.m and ended at approximately 7:30 p.m

Moved to enter closed session:

Moved: David Spector

Second: Chaim Munk

For: 5 **Not Present:** 2

VII. UPDATES BY EXECUTIVE DIRECTOR RICARDO FERNANDEZ

- The city was awarded the NJEDA Urban Investment Grant in the amount of \$5.7 Million. We are allocating this funding toward two key projects. The first is 24 Broadway, which has been designated for redevelopment into a mixed-use building consisting of a five-story and a three story structure with commercial on the ground floor. The second project, 287 Monroe, is currently undergoing redevelopment preparation and will be presented to this board soon. It includes eight residential units with ground-floor commercial space and has already received approval from the planning board for its preliminary study.
- 688 Main, part of the Main Avenue Redevelopment Area, has been approved for 16 residential units, including three affordable units, along with commercial space.
- The scattered site redevelopment at Paulison and Oak (previously a gas station) is in the preliminary phase and proposes 18 residential units.
- We recently passed the ordinance to allow R-1 and R-2 zones to have townhomes.
- Orchard Street is not a city-designated redevelopment however it was a significant topic at a recent planning board meeting due to concerns over the proposed high-density development.
- The city's parking deck is making great progress and will soon be installing pay stations and other needed equipment to finalize the deck.

XI. ADJOURNMENT

Moved: David Spector

Second: Peter Ceden Castro

For: 5 **Not Present:** 2

Respectfully Submitted,

SONAL PATEL

Sonal Patel

Secretary