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State of New Jersey
URBAN ENTERPRISE ZONE AUTHORITY
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JACQUELYN A. SUÁREZ
Commissioner

NEW JERSEY URBAN ENTERPRISE ZONE AUTHORITY

Board Meeting

Wednesday, November 12, 2025

02:00 P.M.

Microsoft Teams or call in (audio only)

1 (856) 338-7074

Phone Conference ID: 574 332 354#

MINUTES

- 1. Notice of Public Meeting:** Read by Deputy Commissioner Sam Viavattine: In accordance with the Open Public Meeting Act, notice of this meeting has been sent to the *Bergen Record* and the *Trenton Times* at least 48 hours prior to this meeting and a meeting notice has been posted on the Secretary of State's bulletin board at the Department of State.

The following recusal process will be followed at all UEZ Board meetings:

To the extent feasible, meeting materials involving a matter from which a Board member must recuse himself or herself will not be distributed to the Board member. At the subject Board meeting, the Board member must place his or her recusal and the reason therefore on the record prior to any discussion of the matter and shall not participate in any discussion or comment leading up to the vote nor shall the member participate in the vote. The recusal shall be noted in the minutes of the Board meeting. In the event the matter in question shall be discussed at any non-public portion or executory session of the meeting, the Board member shall leave the meeting room and not return until the meeting has returned to public session.

The Roll Call was presented by calling out each department. Each representative was requested to identify themselves by announcing their first and last name. Representatives attending announced their presence.

2. Roll Call

Samuel Viavattine, Department of Community Affairs Chair Designee, Present
Keith White, Department of Labor & Workforce Development Designee, Present
Aaron Binder, Department of Treasury, Present
Tai Cooper, New Jersey Economic Development Authority, Present
Darryl Godfrey, New Jersey Redevelopment Authority, Present
William Johnson, Public-at-Large, Present
Carmen Mendiola, Public-at-Large, Absent
Douglas Schneider, Public-at-Large, Present

3. Approval of October 15, 2025, UEZ Authority meeting minutes:

Motions:

Approve: Douglas Schneider

Second: Darryl Godfrey

Ayes: 7

Nays: 0

Recusals: 0

Abstentions: 0

Motion carried with a vote (7/0/0/0)

NEW BUSINESS

4. UEZA Director's Report

Executive Director Christine Campbell reported that there were no major issues or concerns to bring before the Board. She commended the compliance staff and Deputy Director for their hard work over the past 30 days in preparing and reviewing project packages with the UEZ Coordinators, resulting in a significant number of projects ready for Board approval.

She acknowledged the end-of-year challenges in completing a high volume of business accurately and expressed appreciation for the team's dedication.

Ms. Campbell also mentioned that she, Mr. Jenkins, and Danny Santos would be attending the upcoming League of Municipalities Conference in Atlantic City next week. She noted that she had been invited to participate in a panel organized by Elizabeth's Mayor Christian Bollwage on the second day at 2:00 PM, and that Commissioner Jacquelyn Suarez would also be delivering remarks during that session.

She concluded by expressing her hope of meeting attendees in person at the conference and then moved to proceed with the review of project proposals for Board consideration.

UEZ Coordinators/Representatives Roll Call

Camden (*Joe Thomas*)

Elizabeth (*Daniel Devanny*)

Irvington (*Jadette Williams*)

Jersey City (*Florence Baron*)

Kearny (*Linda D'Isa*)

North Bergen (*Ondrea Lugo*)

Perth Amboy (*Noelia Colon*)

Plainfield (*Jeannette Aparicio*)

Vineland (*Sandra Forosisky*)

Wildwood (*Steve Booy*)

5. Request to approve Camden UEZ Strong Façade in the amount of \$750,000

Motions

Approve: Darryl Godfrey

Second: Douglas Schneider

Ayes: 7

Nays: 0

Recusals: 0

Abstentions: 0

Motion carried with a vote (7/0/0/0).

Camden's UEZ Coordinator Joe Thomas was present during the meeting to address questions or concerns raised by the Board.

Public-at-Large UEZA Board member, Carmen Mendiola, joined the meeting.

Request to approve:

6. Elizabeth UEZ Historic Midtown SID Cleaning Crew Services in the amount of \$119,886

7. Elizabeth UEZ Midtown SID Banners and Signage in the amount of \$40,000

Motion:

Approve: Aaron Binder

Second: William Johnson

Ayes: 8

Nays: 0

Recusals: 0

Abstentions: 0

Motion carried with a vote (8/0/0/0).

Elizabeth's UEZ Representative Daniel Devanny was present during the meeting to address questions or concerns raised by the Board.

8. Request to approve Irvington UEZ Public Safety Initiative in the amount of \$1,183,868

Motion:

Approve: Carmen Mendiola

Second: Darryl Godfrey

Ayes: 8

Nays: 0

Recusals: 0

Abstentions: 0

Motion carried with a vote (8/0/0/0).

Irvington's UEZ Coordinator Jadette Williams, was present during the meeting to address questions or concerns raised by the Board.

9. Request to approve Jersey City UEZ Service Support – Staffing in the amount of \$99,665

Motion

Approve: Darryl Godfrey

Second: Douglas Schneider

Ayes: 7

Nays: 0

Recusals: Carmen Mendiola

Abstentions: 0

Motion carried with a vote (7/0/1/0).

Jersey City's UEZ Coordinator Florence Baron was present during the meeting to address questions or concerns raised by the Board.

10. Request to approve Kearny UEZ Storefront Façade Improvement Grant Program in the amount of \$210,000

Motion

Approve: Keith White

Second: Aaron Binder

Ayes: 8

Nays: 0

Recusals: 0

Abstentions: 0

Motion carried with a vote (8/0/0/0).

Kearny's UEZ Coordinator Linda D'Isa was present during the meeting to address questions or concerns raised by the Board.

11. Request to Approve North Bergen UEZ Bergenline Avenue Streetscape Phase 2 in the amount of \$3,080,539

Motion

Approve: Keith White

Second: Douglas Schneider

Ayes: 8

Nays: 0

Recusals: 0

Abstentions: 0

Motion carried with a vote (8/0/0/0).

North Bergen's UEZ Coordinator Ondrea Lugo was present during the meeting to address questions or concerns raised by the Board

12. Request to approve Perth Amboy UEZ Seasonal Clean Team Program Round 3 in the amount of \$200,000

Motion

Approve: Keith White

Second: Darryl Godfrey

Ayes: 8

Nays: 0

Recusals: 0

Abstentions: 0

Motion carried with a vote (8/0/0/0).

Perth Amboy's UEZ Coordinator Noelia Colon was present during the meeting to address questions or concerns raised by the Board

13. Request to approve Vineland UEZ Commercial Corridor Project Year 4 in the amount of \$395,000

Motion

Approve: Tai Cooper

Second: William Johnson

Ayes: 8

Nays: 0

Recusals: 0

Abstentions: 0

Motion carried with a vote (8/0/0/0).

Vineland's UEZ Coordinator Sandra Forosisky was present during the meeting to address questions or concerns raised by the Board

14. Request to approve Wildwood UEZ FY26 Roberts Ave Corridor Improvements Phase II in the amount of \$1

Motion:

Approve: Aaron Binder

Second: Darryl Godfrey

Ayes: 8

Nays: 0

Recusals: 0

Abstentions: 0

Motion carried with a vote (8/0/0/0).

Wildwood's UEZ Coordinator, Steve Booy, was present during the meeting to address questions or concerns raised by the Board.

15. Request to approve the City of Plainfield Preliminary Zone Development Plan

Motion:

Approve: Carmen Mendiola

Second: Douglas Schneider

Ayes: 8

Nays: 0

Recusals: 0

Abstentions: 0

Motion carried with a vote (8/0/0/0).

Plainfield's UEZ Coordinator, Jeannette Aparicio, was present during the meeting to address questions or concerns raised by the Board.

16. Other

None

17. Open to the public

No comments were made by the public.

18. Adjournment: 02:40 p.m.

Motions:

Adjourn: Douglas Schneider

Second: Darryl Godfrey

Ayes: 8

Nays: 0

Recusals: 0

Abstentions: 0

Motion carried with a vote (8/0/0/0).

Rasha Hassan

I, Rasha Hassan, have taken minutes on November 12, 2025

Urban Enterprise Zone Authority Meeting