



PHILIP D. MURPHY
Governor

TAHESHA L. WAY
Lieutenant Governor

State of New Jersey
URBAN ENTERPRISE ZONE AUTHORITY
101 SOUTH BROAD STREET
PO BOX 822
1ST FLOOR
TRENTON, NJ 08625-0822

JACQUELYN A. SUÁREZ
Commissioner

NEW JERSEY URBAN ENTERPRISE ZONE AUTHORITY

Board Meeting

Wednesday, April 9, 2025

2:00 P.M.

Microsoft Teams or call in (audio only)

1 (856) 338-7074

Phone Conference ID: 827 285 911#

MINUTES

- 1. Notice of Public Meeting:** Read by Chairwoman Alea Couch: 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

Alea Couch, Department of Community Affairs Chair Designee

Julie Diaz, Department of Labor & Workforce Development Designee

Aaron Binder, Department of Treasury

Tai Cooper, New Jersey Economic Development Authority

Darryl Godfrey, New Jersey Redevelopment Authority

Carmen Mendiola, Public-at-Large

William Johnson, Public-at-Large

Douglas Schnieder, Public-at-Large

3. Approval of March 12, 2025, UEZ Authority meeting minutes:

Motions:

Approve: Douglas Schneider

Second: Darryl Godfrey

Ayes: 6

Nays: 0

Recusals: 0

Abstentions: 0

Motion carried with a vote (6/0/0/0)

NEW BUSINESS

4. UEZA Director's Reports

The report outlines activities from March and April 2025 related to the Urban Enterprise Zone (UEZ) Program:

1. **Preliminary Zone Development Plan Progress:** Continued work on structuring the process for Preliminary Zone Development Plans, including refining the checklist and review procedures. Seven development plans have been approved, with two under review. Two to four additional plans are expected for next month.
2. **Project Approvals to Date:** Since May 2021, the UEZ Authority has approved 357 ZAF projects and administrative budgets, 7 development plans, and 31 preliminary zone plans.
3. **Upcoming Plan Reviews:** A total of 23 additional submissions are scheduled to be reviewed over the next 10 months as part of the continued rollout of the five-year plan.
4. **Regulations:** UEZA regulations have been submitted and are currently under review by the appropriate parties.
5. **Coordinator Collaboration:** Staff are working closely with UEZ coordinators to ensure zone development projects are consistent with statutory requirements and the latest guidance.
6. **Engagement:** UEZA staff plan to attend spring and summer events, provide technical assistance, and participate in ribbon cuttings for completed projects, continuing strong collaboration with UEZ partners.

The report highlights efforts to support business development and enhance economic opportunities in Urban Enterprise Zones.

UEZ Coordinators/Representatives Roll Call

Bridgeton: *Stephanie Gonzalez*

Carney: *Linda D'Isa*

Lakewood: *David Klein*

Millville: *Heather Santoro*

Phillipsburg: *Patrick Kays*

Vineland: *Sandra Forosisky*

The Wildwoods: *Steve Booy*

5. Request to approve Bridgeton UEZ-Repaving Laurel St. in the CBD in the amount of \$220,188

Motions:

Approve: Darryl Godfrey

Second: Aaron Binder

Ayes: 6

Nays: 0

Recusals: 0

Abstentions: 0

Motion carried with a vote (6/0/0/0).

Bridgeton's UEZ Coordinator, Stephanie Gonzalez, was present during the meeting to address questions or concerns raised by the Board.

Request to approve Lakewood's three project proposals:

6. Lakewood UEZ Clean Team Project in the amount of \$1,108,909

7. Lakewood UEZ Downtown Streetscape & Lighting in the amount of \$3,000,000

8. Lakewood UEZ Workforce Development – E-Commerce Program in the amount of \$250,000

Motions:

Approve: Aaron Binder

Second: Douglas Schneider

Ayes: 6

Nays: 0

Recusals: 0

Abstentions: 0

Motion carried with a vote (6/0/0/0).

Lakewood's UEZ Coordinator, David Klein, was present during the meeting to address questions or concerns raised by the Board.

Request to approve Millville's two project proposals:

9. Millville UEZ Special Events Promotion in the amount of \$55,000

10. Millville UEZ Exterior Improvement Grant in the amount of \$500,000

Motions:

Approve: Julie Diaz

Second: Aaron Binder

Ayes: 6

Nays: 0

Recusals: 0

Abstentions: 0

Motion carried with a vote (6/0/0/0).

Millville's UEZ Representative, Heather Santoro, was present during the meeting to address questions or concerns raised by the Board.

11. Request to approve Phillipsburg's UEZ Admin Budget in the amount of \$23,210

Motions:

Approve: Darryl Godfrey

Second: Douglas Schneider

Ayes: 6

Nays: 0

Recusals:

Abstentions: 0

Motion carried with a vote (6/0/0/0).

Phillipsburg's UEZ Coordinator, Patrick Kays, was present during the meeting to address questions or concerns raised by the Board.

Request to approve Vineland's two project proposals:

12. Vineland UEZ Exterior Improvement Program – Phase II in the amount of \$1,000,000

13. Vineland UEZ Convention Center in the amount of \$2,660,000

Motions:

Approve: Julie Diaz

Second: Aaron Binder

Ayes: 6

Nays: 0

Recusals: 0

Abstentions: 0

Motion carried with a vote (6/0/0/0).

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

14. Request to approve Kearny UEZ Preliminary Zone Development Plan

Motions:

Approve: Aaron Binder

Second: Douglas Schneider

Ayes: 7

Nays: 0

Recusals: 0

Abstentions: 0

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

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

15. The Wildwoods UEZ Preliminary Zone Development Plan

Motions:

Approve: Darryl Godfrey

Second: Carmen Mendiola

Ayes: 7

Nays: 0

Recusals: 0

Abstentions: 0

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

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

16. Wildwood UEZ FY25: Leveraging Tech for a Safer Community project in the amount of \$120,000

Motions:

Approve: Julie Diaz

Second: Darryl Godfrey

Ayes: 7

Nays: 0

Recusals: 0

Abstentions: 0

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

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

17. Other

None

18. Open to the public

No comments were made by public.

19. Adjournment: 02:36 p.m.

Motions:

Adjourn: Douglas Schneider

Second: Carmen Mendiola

Ayes: 7

Nays: 0

Recusals: 0

Abstentions: 0

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

Alinna Calorio

I, Alinna Calorio, have taken minutes at the April 9, 2025
Urban Enterprise Zone Authority Meeting.