



**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, May 14, 2025

2:00 P.M.

**Microsoft Teams or call in (audio only)**

**1 (856) 338-7074**

**Phone Conference ID: 758 010 521#**

## **MINUTES**

**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 UEZA 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.

### **Roll Call**

**Alea Couch**, Department of Community Affairs Chair Designee

**Keith White**, Department of Labor & Workforce Development Designee

**Denise Harding**, 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

## **Approval of April 9, 2025, UEZ Authority meeting minutes:**

*Motions:*

Approve: Darryl Godfrey

Second: Carmen Mendiola

Ayes: 7

Nays: 0

Recusals: 0

Abstentions: 0

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

## **NEW BUSINESS**

### **UEZA Director's Reports**

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

1. **Arbor Day Celebration:** UEZA Staff participated in Orange Township's Arbor Day 2025 event to support the restoration of Military Park.
2. **Budget Presentations:** Staff addressed UEZ funding effectiveness during Assembly and Senate Budget Committee hearings.
3. **Rutgers Economic Impact Study:** In collaboration with DCA, UEZA is partnering with Rutgers University to assess the impact of Zone Assistance Funds on poverty reduction and economic opportunity.
4. **ZAF Project & Plan Approvals:** Since May 2021, the Board has approved 367 ZAF projects, 9 Zone Development Plans, and 31 Preliminary 5-Year Plans. Currently, 23 submissions are pending; if the Gloucester City and New Brunswick plans are approved, the number of submissions drops to 21.
5. **Community Meetings for Technical Assistance and Fund Disbursement:** The Executive Director and Deputy Executive Director are holding in-person and virtual meetings with the UEZ communities from May to October 2025 to provide technical assistance, review preliminary plans, and address fund disbursement concerns.

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

### **UEZ Coordinators/Representatives Roll Call**

**Bayonne:** *Jacqueline Farber*

**Bridgeton:** *Stephanie Gonzalez*

**East Orange:** *Kiona Olivaria-Littlejohn*

**Mount Holly:** *Sean Kennedy*

**Vineland:** *Sandra Forosisky*

**Wildwood:** *Steve Booy*

**North Bergen:** *Ondrea Lugo*

**Gloucester:** *Lori Ryan*

**New Brunswick:** *Dan Dominguez*

**1. Request to approve Bayonne UEZ Admin Budget FY25: 7-1-24 to 6-30-25 in the amount of \$180,686**

*Motions*

Approve: Carmen Mendiola

Second: Darryl Godfrey

Ayes: 7

Nays: 0

Recusals: 0

Abstentions: 0

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

**Bayonne's** UEZ Coordinator, Jacqueline Farber, was present during the meeting to address questions or concerns raised by the Board.

**2. Request to approve Bridgeton UEZ Public Safety – Pole Surveillance Cameras in the amount of \$93,915**

*Motions:*

Approve: Denise Harding

Second: Carmen Mendiola

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.

**3. Request to approve East Orange UEZ Admin Budget FY25: 4-1-25 to 6-30-25 in the amount of \$85,927**

*Motions:*

Approve: Douglas Schneider

Second: Denise Harding

Ayes: 5

Nays: 0

Recusals: Darryl Godfrey

Abstentions: 0

Motion carried with a vote (5/0/1/0).

**East Orange's** UEZ Co-Coordinator, Kiona Olivaria-Littlejohn, was present during the meeting to address questions or concerns raised by the Board.

**4. Request to approve Mount Holly UEZ Admin Budget FY25: 3-1-25 to 6-30-25 in the amount of \$32,325**

*Motions:*

Approve: Denise Harding

Second: Keith White

Ayes: 6

Nays: 0

Recusals: 0

Abstentions: 0

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

**Mount Holly's** UEZ Coordinator, Sean Kennedy, was present during the meeting to address questions or concerns raised by the Board.

**5. Request to approve Vineland UEZ Industrial Park Engineering in the amount of \$590,450**

*Motions*

Approve: Carmen Mendiola

Second: Darryl Godfrey

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.

**6. Request to approve Wildwood UEZ Admin Budget FY26: 7-1-25 to 12-31-25 in the amount of \$90,000**

**7. Request to approve Wildwood UEZ FY26 Roberts Ave Corridor Improvements in the amount of \$600,000**

*Motions:*

Approve: Darryl Godfrey

Second: Douglas Scheider

Ayes: 6

Nays: 0

Recusals: 0

Abstentions: 0

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

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

**8. Request for approval to Authorize North Bergen to Proceed with the Development of a Request for Approval (RFP) for a 5-Year Plan**

**9. Approval to Authorize North Bergen UEZ's Request for Proposal (RFP) for the undertaking of a 5-Year Plan - not to exceed \$125,000**

*Motions:*

Approve: Carmen Mendiola

Second: Douglas Schneider

Ayes: 6

Nays: 0

Recusals: 0

Abstentions: 0

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

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

**10. Request to approve the Gloucester City Preliminary Zone Development Plan**

*Motion:*

Approve: Darryl Godfrey

Second: Denise Harding

Ayes: 6

Nays: 0

Recusals: 0

Abstentions: 0

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

**Gloucester's** UEZ Coordinator, Lori Ryan, was present during the meeting to address questions or concerns raised by the Board.

**11. Request to approve the New Brunswick Preliminary Zone Development Plan**

*Motion:*

Approve: Darryl Godfrey

Second: Keith White

Ayes: 5

Nays: 0

Recusals: Douglas Schneider

Abstentions: 0

Motion carried with a vote (5/0/1/0).

**New Brunswick's** UEZ Representative, Dan Dominguez, was present during the meeting to address questions or concerns raised by the Board

**12. Other**

None

**13. Open to the public**

No comments were made by the public.

**14. Adjournment:** 02:32 p.m.

*Motions:*

Adjourn: Darryl Godfrey

Second: Carmen Mendiola

Ayes: 6

Nays: 0

Recusals: 0

Abstentions: 0

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

**Alinna Calorio**

I, Alinna Calorio, have taken minutes at the May 14, 2025  
Urban Enterprise Zone Authority Meeting