



**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, August 13, 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 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

**Denise Harding**, Department of Treasury

**Julie Diaz**, Department of Labor & Workforce Development Designee

**Tai Cooper**, New Jersey Economic Development Authority

**Carmen Mendiola**, Public-at-Large

**William Johnson**, Public-at-Large

### **3. Approval of July 16, 2025, UEZ Authority meeting minutes:**

*Motions:*

Approve: Julie Diaz

Second: Tai Cooper

Ayes: 5

Nays: 0

Recusals: 0

Abstentions: 0

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

## **NEW BUSINESS**

### **4. UEZA Director's Report**

1. Four preliminary Zone Development Plans up for a vote today; total approved in 2025 will be 19, with two more planned for September.
2. Virtual Coordinators Training scheduled for September 17, focusing on all coordinators, especially new appointees.
3. Ongoing business engagement to address questions, encourage Annual and Recertification Report submissions, and ensure employment compliance.
4. Management to attend multiple events and conferences during the fall.

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

**Bayonne** (*Jacqueline Farber*)

**Guttenberg** (*Hiram Gonzalez*)

**Mount Holly** (*Sean Kennedy*)

**Orange** (*Christopher Mobley*)

**Paterson** (*Dipto Roy*)

**Perth Amboy** (*Noelia Colon*)

**Pleasantville** (*Jacqueline Amado-Belton*)

**Trenton** (*Eric Maywar*)

**Union City** (*Andres Garcia*)

**Wildwood** (*Steve Booy*)

**5. Request to authorize for the Urban Enterprise Zone Authority (UEZA) to Approve FY26 Individual Zone Administrative Expenses Without Individual Board Approval or Review**

*Motions*

Approve: Denise Harding

Second: Julie Diaz

Ayes: 5

Nays: 0

Recusals: 0

Abstentions: 0

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

UEZA Director James Slaughter was present during the meeting to address questions or concerns raised by the Board.

**6. Request to approve Bayonne UEZ Broadway Streetscape in the amount of \$792,109.**

**Motion:**

Approve: Julie Diaz

Second: Denise Harding

Ayes: 5

Nays: 0

Recusals: 0

Abstentions: 0

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

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

**Request to approve:**

**7. Mount Holly UEZ Economic Development Loan Program in the amount of \$300,000**

**8. Mount Holly UEZ Officer Patrol Project in the amount of \$200,000**

**9. Mount Holly UEZ Community Events & Downtown Music Project in the amount of \$25,000**

*Motion:*

Approve: Tai Cooper

Second: Julie Diaz

Ayes: 5

Nays: 0

Recusals: 0

Abstentions: 0

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

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

**10. Request to approve Paterson UEZ Streetscape 21st Avenue in the amount of \$1,602,232**

*Motion*

Approve: Denise Harding

Second: Julie Diaz

Ayes: 5

Nays: 0

Recusals: 0

Abstentions: 0

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

**Paterson's** UEZ Coordinator Dipto Roy was present during the meeting to address questions or concerns raised by the Board.

**11. Request to approve Pleasantville UEZ Franklin Boulevard Paving Project in the amount of \$1,608,700**

*Motion*

Approve: Tai Cooper

Second: Julie Diaz

Ayes: 5

Nays: 0

Recusals: 0

Abstentions: 0

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

**Pleasantville's** UEZ Coordinator Jacqueline Amado-Belton was present during the meeting to address questions or concerns raised by the Board.

**12. Request to approve Union City UEZ Admin Budget FY26: 7/1/25 to 12/31/25 in the amount of \$12,500**

*Motion*

Approve: Julie Diaz

Second: William Johnson

Ayes: 5

Nays: 0

Recusals: 0

Abstentions: 0

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

**Union City's** UEZ Representative David Spatz was present during the meeting to address questions or concerns raised by the Board

**13. Request to approve Wildwood UEZ Boardwalk Rehabilitation Project – Phase VII in the amount of \$1,000,000**

*Motion*

Approve: Denise Harding

Second: William Johnson

Ayes: 5

Nays: 0

Recusals: 0

Abstentions: 0

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

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

**14. Request to approve Wildwood Crest UEZ Planning Services for New Jersey Ave Streetscape in the amount of \$71,250**

*Motion*

Approve: Tai Cooper

Second: William Johnson

Ayes: 5

Nays: 0

Recusals: 0

Abstentions: 0

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

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

**15. Request to approve the Guttenberg Preliminary Zone Development Plan**

*Motion:*

Approve: Denise Harding

Second: Julie Diaz

Ayes: 5

Nays: 0

Recusals: 0

Abstentions: 0

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

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

**16. Request to approve the Orange Preliminary Zone Development Plan**

*Motion:*

Approve: Tai Cooper

Second: Julie Diaz

Ayes: 5

Nays: 0

Recusals: 0

Abstentions: 0

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

**Orange's** UEZ Coordinator, Christopher Mobley, was present during the meeting to address questions or concerns raised by the Board.

**17. Request to approve the Perth Amboy Preliminary Zone Development Plan**

*Motion:*

Approve: Julie Diaz

Second: Tai Cooper

Ayes: 5

Nays: 0

Recusals: 0

Abstentions: 0

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

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

**18. Request to approve the Trenton Preliminary Zone Development Plan**

*Motion:*

Approve: Denise Harding

Second: Tai Cooper

Ayes: 5

Nays: 0

Recusals: 0

Abstentions: 0

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

**Trenton's** UEZ Coordinator, Eric Maywar, was present during the meeting to address questions or concerns raised by the Board.

**19. Other**

None

**20. Open to the public**

No comments were made by the public.

**21. Adjournment:** 02:45 p.m.

*Motions:*

Adjourn: Julie Diaz

Second: Tai Cooper

Ayes: 5

Nays: 0

Recusals: 0

Abstentions: 0

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

**Rasha Hassan**

I, Rasha Hassan, have taken minutes on August 13, 2025

Urban Enterprise Zone Authority Meeting