



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, September 24, 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

Aaron Binder, Department of Treasury

Julie Diaz, Department of Labor & Workforce Development Designee

Darryl Godfrey, New Jersey Redevelopment Authority

Carmen Mendiola, Public-at-Large

William Johnson, Public-at-Large

Douglas Schneider, Public-at-Large

3. Approval of August 13, 2025, UEZ Authority meeting minutes:

Motions:

Approve: Darryl Godfrey

Second: Julie Diaz

Ayes: 6

Nays: 0

Recusals: 0

Abstentions: Douglas Schneider

Motion carried with a vote (6/0/0/1)

NEW BUSINESS

4. UEZA Director's Report

- Christine Campbell introduced herself as the new Executive Director of UEZA; Danny Santos is the Deputy Executive Director (both started September 8).
- They have been meeting with UEZ Coordinators and will continue outreach with coordinators and mayors.
- Most outreach will remain online for efficiency, though they will attend the League of Municipalities in November.
- Leadership priorities are being set; Campbell emphasized it is an honor to serve UEZA's mission.

UEZ Coordinators/Representatives Roll Call

Asbury Park (*Sylvia Sylvia*)

Bayonne (*Jacqueline Farber*)

Bridgeton (*Stephanie Gonzalez*)

Carteret (*Bob Makin*)

Irvington (*Jadette Williams*)

Jersey City (*Florence Baron*)

Millville (*Samantha Cruz*)

Orange (*Christopher Mobley*)

Passaic (*Recardo Fernandez*)

Phillipsburg (*Patrick Kays*)

Trenton (*Eric Maywar*)

Vineland (*Sandra Forosisky*)

5. Request to approve Bridgeton UEZ Dredging Project Phase 1: Mapping in the amount of \$72,000.

Motions

Approve: Aaron Binder

Second: Carmen Mendiola

Ayes: 7

Nays: 0

Recusals: 0

Abstentions: 0

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

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

6. Request to approve Carteret UEZ Ferry Terminal Construction in the amount of \$1,971,108.

Motion:

Approve: Julie Diaz

Second: Aaron Binder

Ayes: 7

Nays: 0

Recusals: 0

Abstentions: 0

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

Carteret's UEZ Coordinator Bob Makin was present during the meeting to address questions or concerns raised by the Board.

7. Request to approve Jersey City UEZ West Side Avenue Streetscape Improvements in the amount of \$2,136,000.

Motion:

Approve: Darryl Godfrey

Second: Douglas Schnieder

Ayes: 6

Nays: 0

Recusals: Carmen Mendiola

Abstentions: 0

Motion carried with a vote (6/0/1/0).

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

8. Request to approve Millville's UEZ Marketing and Promotions in the amount of \$35,000.

Motion

Approve: Carmen Mendiola

Second: Julie Diaz

Ayes: 7

Nays: 0

Recusals: 0

Abstentions: 0

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

Millville's UEZ Coordinator Samantha Cruz was present during the meeting to address questions or concerns raised by the Board.

Request to approve:

9. Orange UEZ Police Project – Phase I in the amount of \$156,000.

10. Orange UEZ Safety Improvements to Main Street in the amount of \$1,174,922.

Motion

Approve: Darryl Godfrey

Second: Aaron Binder

Ayes: 7

Nays: 0

Recusals: 0

Abstentions: 0

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

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

Request to Approve:

11. Passaic UEZ Business Area Transportation Project Phase 2 in the amount of \$995,000

12. Passaic UEZ Carnie Bragg Park Phase 2 Additional Funding Pro in the amount of \$600,000.

Motion

Approve: Carmen Mendiola

Second: Julie Diaz

Ayes: 7

Nays: 0

Recusals: 0

Abstentions: 0

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

Passaic's UEZ Representative Ricardo Fernandez was present during the meeting to address questions or concerns raised by the Board

13. Request to approve Trenton UEZ Camera Installation in the amount of \$294,000

Motion

Approve: Julie Diaz

Second: Darryl Godfrey

Ayes: 7

Nays: 0

Recusals: 0

Abstentions: 0

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

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

14. Request to approve Vineland UEZ Downtown Promotion – Year 2 in the amount of \$350,000

Motion

Approve: Darryl Godfrey

Second: Aaron Binder

Ayes: 7

Nays: 0

Recusals: 0

Abstentions: 0

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

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

15. Request to approve the Asbury Park Preliminary Zone Development Plan

Motion:

Approve: Carmen Mendiola

Second: Douglas Schnieder

Ayes: 7

Nays: 0

Recusals: 0

Abstentions: 0

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

Asbury Park's UEZ Coordinator, Sylvia Sylvia, was present during the meeting to address questions or concerns raised by the Board.

16. Request to approve the Bayonne Preliminary Zone Development Plan

Motion:

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.

17. Request to approve the Irvington Preliminary Zone Development Plan

Motion:

Approve: Darryl Godfrey

Second: Carmen Mendiola

Ayes: 7

Nays: 0

Recusals: 0

Abstentions: 0

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

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

Request to Authorize:

18. Phillipsburg to proceed with the Development of a Request for Proposal (RFP) for a 5-Year Plan.

19. Phillipsburg UEZ's Request for Proposal (RFP) for the undertaking of a 5-Year Plan – not to exceed \$125,000.

Motion:

Approve: Douglas Schnieder

Second: Julie Diaz

Ayes: 7

Nays: 0

Recusals: 0

Abstentions: 0

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

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

20. Other

None

21. Open to the public

No comments were made by the public.

22. Adjournment: 2:52 p.m.

Motions:

Adjourn: Darryl Godfrey

Second: Julie Diaz

Ayes: 7

Nays: 0

Recusals: 0

Abstentions: 0

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

Rasha Hassan

I, Rasha Hassan, have taken minutes on September 24, 2025

Urban Enterprise Zone Authority Meeting