



State of New Jersey
URBAN ENTERPRISE ZONE AUTHORITY
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MIKIE SHERRILL
Governor

DR. DALE G. CALDWELL
Lieutenant Governor

JACQUELYN A. SUÁREZ
Commissioner

NEW JERSEY URBAN ENTERPRISE ZONE AUTHORITY

Board Meeting

Wednesday, April 08, 2026

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

Julie Diaz, Department of Labor & Workforce Development Designee

Kavin Mistry, Department of Treasury

Tai Cooper, New Jersey Economic Development Authority

Oscar Parham, New Jersey Redevelopment Authority

William Johnson, Public-at-Large

Carmen Mendiola, Public-at-Large

Douglas Schneider, Public-at-Large



3. Approval of March 11, 2026, UEZ Authority meeting minutes:

Motions:

Approve: Douglas Schneider

Second: Julie Diaz

Ayes: 6

Nays: 0

Recusals: 0

Abstentions:

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

NEW BUSINESS

4. UEZA Director's Report

- UEZ representatives were invited to present at a Mayor's Commission meeting in Perth Amboy, rescheduled for April 16 after a weather-related postponement in February. The Deputy Director and Executive Director will attend to provide program updates, answer questions, and engage with mayors and UEZ coordinators.
- Draft bylaws have been submitted to the New Jersey Attorney General's Office for review. These bylaws will outline expectations and governance standards for Board members.
- Development of internal Standard Operating Procedures (SOPs) is underway and approximately 50–60% complete to support internal operations and consistency.
- Proposed revisions to UEZ administrative rules are pending feedback from the New Jersey Department of Community Affairs. Once finalized, they will be submitted to the Attorney General's Office for review.
- Ongoing efforts continue to ensure compliance with applicable statutes and to strengthen program operations.

UEZ Coordinators/Representatives Roll Call

Asbury Park (*Sylvia Sylvia*)

Bayonne (*Jacqueline Farber*)

Bridgeton (*Stephanie Gonzalez*)

Jersey City (*Florence Baron*)

Lakewood (*Anita Doyle*)

Long Branch (*Abel Gomez*)

Millville (*Samantha Cruz*)

Passaic (*Ricardo Fernandez*)

Perth Amboy (*Noelia Colon*)

Phillipsburg (*Tara Gomez*)

Pleasantville (*Olivia Lovett*)

Union City (*David Spatz*)

West Wildwood (*Steve Booy*)

Board member Carmen Mendiola joined the meeting.
Board member Tai Cooper joined the meeting

5. Request to approve the Asbury Park UEZ Revolving Loan Program in the amount of \$1,000,000

Motions

Approve: Carmen Mendiola

Second: William Johnson

Ayes: 8

Nays: 0

Recusals: 0

Abstentions: 0

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

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

6. Request to approve Bayonne UEZ Food Truck Festival in the amount of \$22,448

Motions:

Approve: Oscar Parham

Second: Carmen Mendiola

Ayes: 8

Nays: 0

Recusals: 0

Abstentions: 0

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

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

7. Request to approve Bridgeton UEZ Food Truck Park in the amount of \$1,573,842

Motions:

Approve: Oscar Parham

Second: Carmen Mendiola

Ayes: 8

Nays: 0

Recusals: 0

Abstentions: 0

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

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

8. Request to approve Jersey City UEZ Small Business Incubator and Cowork Phase 3 in the amount of \$549,724

Motions:

Approve: William Johnson

Second: Kavin Mistry

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.

9. Request to approve Jersey City UEZ Summer Youth Works Program in the amount of \$900,000

Motions:

Approve: Kavin Mistry

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 Lakewood UEZ Shuttle Busing Liaison – 2026 in the amount of \$300,000

After discussing the parameters of the proposed project, it was suggested that the project be tabled until the next month's meeting. A motion to that effect was made.

Motions:

Approve: Carmen Mendiola

Second: Tai Cooper

Ayes: 8

Nays: 0

Recusals: 0

Abstentions: 0

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

Lakewood's UEZ Representative Anita Doyle was present during the meeting to address questions or concerns raised by the Board.

11. Request to approve Long Branch UEZ Marketing Project 2026 in the amount of \$197,000

Motions:

Approve: Tai Cooper

Second: Douglas Schneider

Ayes: 7

Nays: 0

Recusals: William Johnson

Abstentions: 0

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

Long Branch's UEZ Coordinator Abel Gomez was present during the meeting to address questions or concerns raised by the Board.

12. Request to approve Millville UEZ Rehab of Downtown Parking Lots in the amount of \$750,000

Motions:

Approve: Carmen Mendiola

Second: William Johnson

Ayes: 8

Nays: 0

Recusals: 0

Abstentions: 0

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

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

13. Request to approve Passaic UEZ Façade and Signage Project Phase 2 in the amount of \$200,000

Motions:

Approve: Tai Cooper

Second: Oscar Parham

Ayes: 8

Nays: 0

Recusals: 0

Abstentions: 0

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

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

14. Request to approve Perth Amboy UEZ: 250th Celebration Fireworks Event in the amount of \$100,000

Motions:

Approve: Douglas Schneider

Second: Carmen Mendiola

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

15. Request to approve Perth Amboy UEZ 250th Celebration in the amount of \$150,000

Motions:

Approve: Julie Diaz

Second: Oscar Parham

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

16. Request to approve Perth Amboy UEZ Public Safety Program FY2026 in the amount of \$300,000

Motions:

Approve: Julie Diaz

Second: Tai Cooper

Ayes: 8

Nays: 0

Recusals: 0

Abstentions: 0

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

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

17. Request to approve Union City UEZ Bergenline Avenue Streetscape Improvements in the amount of \$1,786,223

Motions:

Approve: Julie Diaz

Second: Oscar Parham

Ayes: 8

Nays: 0

Recusals: 0

Abstentions: 0

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

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

18. Request to approve West Wildwood UEZ Glenwood Avenue Corridor Revitalization in the amount of \$30,000

Motions:

Approve: Julie Diaz

Second: Oscar Parham

Ayes: 8

Nays: 0

Recusals: 0

Abstentions: 0

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

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

19. Request to approve the Phillipsburg Preliminary Zone Development Plan

Motions:

Approve: Carmen Mendiola

Second: William Johnson

Ayes: 8

Nays: 0

Recusals: 0

Abstentions: 0

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

Phillipsburg's UEZ Coordinator Tara Gomez was present during the meeting to address questions or concerns raised by the Board

20. Request to approve the Pleasantville Preliminary Zone Development Plan

Motions:

Approve: Oscar Parham

Second: Tai Cooper

Ayes: 8

Nays: 0

Recusals: 0

Abstentions: 0

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

Pleasantville's UEZ Representative Olivia Lovett was present during the meeting to address questions or concerns raised by the Board

21. Other

None

22. Open to the public

No comments were made by the public.

23. Adjournment 03:16 p.m.

Motions:

Adjourn: Julie Diaz

Second: Carmen Mendiola

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 April 08, 2026

Urban Enterprise Zone Authority Meeting