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

MIKIE SHERRILL
Governor

DR. DALE G. CALDWELL
Lieutenant Governor

JACQUELYN A. SUÁREZ
Commissioner

NEW JERSEY URBAN ENTERPRISE ZONE AUTHORITY
Board Meeting
Wednesday, October 14, 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 Meetings Act, notice of this meeting has been posted on UEZA website and on the Secretary of State's electronic bulletin board at the Department of State website.

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
Erin Johnson, Department of Treasury
Roberto Soberanis, Department of Labor & Workforce Development Designee
Tai Cooper, New Jersey Economic Development Authority
Oscar Parham, New Jersey Redevelopment Authority
William Johnson, Public-at-Large
Carmen Mendiola, Public-at-Large (joined the meeting at 2:16)
Douglas Schneider, Public-at-Large

3. Approval of September 09, 2026, UEZ Authority meeting minutes:

Motions:
Approve: William Johnson
Second: Douglas Schneider

Ayes: 7

Nays: 0

Recusals: 0

Abstentions:

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

NEW BUSINESS

4. UEZA Director's Report

Executive Director Christine Campbell provided the following updates:

- Reported that, prior to the meeting, the Board had approved 116 projects and 34 administrative budgets. The Board would review 13 projects, one five-year plan, and one amendment to a five-year plan.
- Reminded coordinators of the upcoming training scheduled for October 22 at 10:00 a.m. Veteran coordinators are required to complete four training hours annually, while new coordinators must complete eight hours. Online training resources and assistance are available.
- Provided a legislative update on Senate Bill S1834, which proposes establishing a UEZ in Burlington City. The bill has been reviewed by the Appropriations Committee and received a second reading but remains pending.
- Noted other proposed legislation that could establish UEZs in Hackensack, Hoboken, and Atlantic City, emphasizing that any expansion of the program would require appropriate funding.

UEZ Coordinators/Representatives Roll Call

Bayonne (*Jacqueline Farber)*
Bridgeton (*Stephanie Gonzalez)*
Camden *(Joe Thomas)*
Lakewood (*David Klien)*
Long Branch *(Abel Gomez)*
New Brunswick *(Dan Dominguez)*
North Burgen *(Ondrea Lugo)*
Passaic *(Joe Buga)*
Perth Amboy *(Noelia Colon)*

5. **Request to approve Bayonne UEZ Tree Lighting in the amount of $49,955**
   Motions
   Approve: Oscar Parham
   Second: Tai Cooper
   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.

6. **Request to approve Bridgeton UEZ Off-Duty Police Coverage for UEZ-Funded Events in the amount of $7,790**
   Motions
   Approve: Douglas Schneider
   Second: Erin Johnson
   Ayes: 7
   Nays: 0
   Recusals: 0
   Abstentions: 0

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

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

7. **Request to approve Bridgeton UEZ Events Fund FY27 in the amount of $64,600**
   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 Camden UEZ Business Expo – June thru September in the amount of $500,000**
   Motions:
   Approve: Douglas Schneider
   Second: Tai Cooper
   Ayes: 8
   Nays: 0
   Recusals: 0
   Abstentions: 0

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

   Camden's UEZ Coordinator Joe Thomas was present during the meeting to address questions or concerns raised by the Board.

9. **Request to approve Lakewood UEZ Snow Melters in the amount of $1,995,000**
   Motions:
   Approve: Douglas Schneider
   Second: Tai Cooper
   Ayes: 8
   Nays: 0
   Recusals: 0
   Abstentions: 0

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

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

10. **Request to approve Lakewood UEZ Clean Team II in the amount of $500,000**
    Motions:
    Approve: Carmen Mendiola
    Second: William Johnson
    Ayes: 7
    Nays: 0
    Recusals: 0
    Abstentions: 0

    Motion carried with a vote (7/0/0/0). Douglas Schneider dropped off the meeting to respond to a non-Board related matter and was not present to vote.

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

11. Request to approve Lakewood Cedarbridge Corporate Park Signage in the amount of $271,872

Motions:
Approve: Oscar Parham
Second: William Johnson
Ayes: 7
Nays: 0
Recusals: 0
Abstentions: 0

Motion carried with a vote (7/0/0/0). Douglas Schneider dropped off the meeting to respond to a non-Board related matter and was not present to vote.

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

12. Request to approve Lakewood's Zone Development Plan amendment

Motions:
Approve: Oscar Parham
Second: William Johnson
Ayes: 7
Nays: 0
Recusals: 0
Abstentions: 0
Douglas Schneider dropped off the meeting to respond to a non-Board related matter and was not present to vote.

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

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

13. Request to approve Long Branch UEZ Sign and Façade Grant Program in the amount of $100,000

Motions:
Approve: Tai Cooper
Second: Carmen Mendiola
Ayes: 7
Nays: 0
Recusals: William Johnson
Abstentions: 0

Motion carried with a vote (7/0/1/0). Mr. Schneider had returned to the Board meeting and was present to hear the presentation and to vote.

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

14. Request to approve Long Branch UEZ Place Making 2026 Phase 1 in the amount of $100,000

Motions:
Approve: Tai Cooper
Second: Oscar Parham
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.

15. Request to approve New Brunswick UEZ Day of the Dead Celebration in the amount of $20,700

Motions:
Approve: William Johnson
Second: Tai Cooper
Ayes: 7
Nays: 0
Recusals: Douglas Schneider
Abstentions: 0

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

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

16. Request to approve Passaic UEZ 2027 Quality of Life Police Project in the amount of $387,851

Motions:
Approve: Carmen Mendiola
Second: Oscar Parham
Ayes: 8
Nays: 0
Recusals: 0
Abstentions: 0

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

Passaic's UEZ Representative Joe Buga was present during the meeting to address questions or concerns raised by the Board.

17. Request to approve Perth Amboy UEZ Micro Loan Program Round 2 in the amount of $600,000

Motions:
Approve: Erin Johnson
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.

18. Request to approve Perth Amboy UEZ Wayfinding and Street Signage in the amount of $300,000

Motions:
Approve: Carmen Mendiola
Second: William Johnson
Ayes: 8
Nays: 0
Recusals: 0
Abstentions: 0

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

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

19. Request to approve the North Bergen Preliminary Zone Development Plan

Motions:
Approve: William Johnson
Second: Douglas Schneider
Ayes: 8
Nays: 0
Recusals: 0
Abstentions: 0

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

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

20. Other
None

21. Open to the public
None

22. Adjournment 03:00 p.m.
Motions:
Adjourn: Carmen Mendiola
Second: Oscar Parham
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 October 14, 2026
Urban Enterprise Zone Authority Meeting