

CITY OF BAYONNE
CITY COUNCIL
REGULAR MEETING
JANUARY 16, 2018

ORDINANCES SCHEDULED FOR HEARING

- O-1 ORDINANCE OF THE CITY OF BAYONNE, COUNTY OF HUDSON, STATE OF NEW JERSEY, AUTHORIZING A SPECIAL EMERGENCY APPROPRIATION PURSUANT TO N.J.S.A. 40A:4-53 FOR PREPARATION OF A CITY WIDE REVALUATION.

- O-2 ORDINANCE OF THE CITY OF BAYONNE, COUNTY OF HUDSON, NEW JERSEY AMENDING THE REDEVELOPMENT PLAN FOR 8TH STREET REHABILITATION PLAN RELATED TO THE PROPERTY LOCATED AT 26 NORTH STREET, WHICH PROPERTY IS IDENTIFIED AS BLOCK 297, LOT 3 AS SHOWN ON THE OFFICIAL TAX MAP OF THE CITY OF BAYONNE PURSUANT TO THE LOCAL REDEVELOPMENT AND HOUSING LAW, N.J.S.A. 40A:12A-1 ET SEQ. **(Including restaurant use and additional commercial uses)**

- O-3 ORDINANCE OF THE CITY OF BAYONNE, COUNTY OF HUDSON, NEW JERSEY AMENDING THE REDEVELOPMENT PLAN FOR 8TH STREET REHABILITATION PLAN RELATED TO THE PROPERTY LOCATED AT 281-295 BROADWAY, WHICH PROPERTY IS IDENTIFIED AS BLOCK 264, LOTS 13-23 AS SHOWN ON THE OFFICIAL TAX MAP OF THE CITY OF BAYONNE PURSUANT TO THE LOCAL REDEVELOPMENT AND HOUSING LAW, N.J.S.A. 40A:12A-1 ET SEQ. **(12th Street and Broadway)**

- O-4 ORDINANCE OF THE CITY OF BAYONNE, COUNTY OF HUDSON, NEW JERSEY AMENDING THE REDEVELOPMENT PLAN FOR 8TH STREET REHABILITATION PLAN RELATED TO THE PROPERTY LOCATED AT 282-284 BROADWAY, 286-288 BROADWAY, 9-13 HERRICK COURT AND 9-15 EAST 12TH ST, WHICH PROPERTIES ARE IDENTIFIED AS BLOCK 258, LOTS 1, 2, 12 AND 13 AS SHOWN ON THE OFFICIAL TAX MAP OF THE CITY OF BAYONNE PURSUANT TO THE LOCAL REDEVELOPMENT AND HOUSING LAW, N.J.S.A. 40A:12A-1 ET SEQ. **(Newark Glass – 12th & Broadway)**

- O-5 ORDINANCE OF THE CITY OF BAYONNE, COUNTY OF HUDSON, NEW JERSEY AMENDING THE REDEVELOPMENT PLAN FOR 8TH STREET REHABILITATION PLAN RELATED TO THE PROPERTY LOCATED AT 211-217 BROADWAY, WHICH PROPERTY IS IDENTIFIED AS BLOCK 305, LOT 20 AS SHOWN ON THE OFFICIAL TAX MAP OF THE CITY OF BAYONNE PURSUANT TO THE LOCAL REDEVELOPMENT AND HOUSING LAW, N.J.S.A. 40A:12A-1 ET SEQ. **(Former dental office property at Cottage Street)**

- O-6 ORDINANCE OF THE CITY OF BAYONNE, COUNTY OF HUDSON, NEW JERSEY AUTHORIZING THE VACATION OF A PORTION OF ROAD “A” A.K.A MEMORIAL BOULEVARD. **(Lincoln Equities)**

- O-7 ORDINANCE OF THE CITY OF BAYONNE, COUNTY OF HUDSON, NEW JERSEY ADOPTING AN AMENDMENT TO THE PENINSULA AT BAYONNE HARBOR REDEVELOPMENT PLAN TO ADJUST THE BOUNDARIES OF VARIOUS REDEVELOPMENT PLAN DISTRICTS PURSUANT TO THE LOCAL REDEVELOPMENT AND HOUSING LAW, N.J.S.A. 40A:12A-1 ET SEQ. **(Conforming the Peninsula at Bayonne Harbor Master Plan to actual subdivisions)**

- O-8 ORDINANCE OF THE CITY OF BAYONNE, COUNTY OF HUDSON APPROVING A FINANCIAL AGREEMENT BY AND BETWEEN THE CITY OF BAYONNE AND MHP 33 PROSPECT AVENUE URBAN RENEWAL, LLC FOR THE PROPERTY LOCATED AT 33 PROSPECT AVENUE, WHICH PROPERTY IS IDENTIFIED AS BLOCK 455, LOT 1- 3 AS SHOWN ON THE OFFICIAL TAX MAP OF THE CITY OF BAYONNE.

- O-9 ORDINANCE OF THE CITY OF BAYONNE, COUNTY OF HUDSON APPROVING A FINANCIAL AGREEMENT BY AND BETWEEN THE CITY OF BAYONNE AND MAHALAXMI BAYONNE URBAN RENEWAL, LLC FOR THE PROPERTY LOCATED AT 50 FLAGSHIP STREET, WHICH PROPERTY IS IDENTIFIED AS BLOCK 751, LOT 1.01 AND A PORTION OF 1.04 AS SHOWN ON THE OFFICIAL TAX MAP OF THE CITY OF BAYONNE. **(MOTBY site approximately 1,100 units 25 year term)**
- O-10 ORDINANCE OF THE CITY OF BAYONNE, COUNTY OF HUDSON, NEW JERSEY ADOPTING AND MODIFYING THE REDEVELOPMENT PLAN ENTITLED REDEVELOPMENT PLAN (FORUM) BLOCK 183 LOTS 1 & 2.01 REDEVELOPMENT FOR THE PROPERTY LOCATED AT 39-43 WEST 25TH STREET & 45 WEST 25TH STREET, WHICH PROPERTIES ARE IDENTIFIED AS BLOCK 183, LOTS 1 & 2.01 AS SHOWN ON THE OFFICIAL TAX MAP OF THE CITY OF BAYONNE PURSUANT TO THE LOCAL REDEVELOPMENT AND HOUSING LAW, N.J.S.A. 40A:12A-1 ET SEQ. **(Forum redevelopment-need to correct height of building to accommodate parking on first level)**
- O-11 AN ORDINANCE AMENDING AND SUPPLEMENTING THE REVISED GENERAL ORDINANCES OF THE CITY OF BAYONNE, CHAPTER 7, TRAFFIC. **(Restrictive Parking Zones) Public Safety**
- ADD
043. Joseph Mamone, 22 East 51st Street
044. Dolores Maratta, 99 Hobart Avenue
048. Sosy Ishak, 780 Broadway

PUBLIC COMMENTS

Speakers are to sign the signup sheet prior to the meeting.

ORDINANCES PROPOSED FOR INTRODUCTION

- O-12 ORDINANCE OF THE CITY OF BAYONNE, COUNTY OF HUDSON, NEW JERSEY AMENDING THE REDEVELOPMENT PLAN FOR 8TH STREET REHABILITATION PLAN (BAYVIEW SHOPPING CENTER) RELATED TO THE PROPERTY LOCATED AT 211-219 WEST 5TH STREET, WHICH PROPERTY IS IDENTIFIED AS BLOCK 300.01, LOT 1 & 6 AS SHOWN ON THE OFFICIAL TAX MAP OF THE CITY OF BAYONNE PURSUANT TO THE LOCAL REDEVELOPMENT AND HOUSING LAW, N.J.S.A. 40A:12A-1 ET SEQ.; and a resolution fixing Wednesday, February 20, 2019 at 7:00 P.M., and the Dorothy E. Harrington Council Chambers, Municipal Building, as the time and place for a public hearing and final passage. **(Nacirema and A&P)**
- O-13 ORDINANCE OF THE CITY OF BAYONNE, COUNTY OF HUDSON, NEW JERSEY ADOPTING A SECOND AMENDED REDEVELOPMENT PLAN FOR THE PROPERTIES LOCATED AT 171-181 LEFANTE WAY; 77-97 LEFANTE WAY; 101-129 LEFANTE WAY; 131-139 LEFANTE WAY; AND 191 LEFANTE WAY, WHICH PROPERTIES ARE IDENTIFIED AS BLOCK 412, LOTS 1.01, 2.01, 2.021, 2.022 AND 2.03, AND COMMONLY KNOWN AS SOUTH COVE, AS SHOWN ON THE OFFICIAL TAX MAP OF THE CITY OF BAYONNE; and a resolution fixing Wednesday, February 20, 2019 at 7:00 P.M., and the Dorothy E. Harrington Council Chambers, Municipal Building, as the time and place for a public hearing and final passage. **(South Cove)**
- O-14 ORDINANCE OF THE CITY OF BAYONNE AMENDING AND SUPPLEMENTING THE REVISED ORDINANCES OF THE CITY OF BAYONNE CHAPTER 33 PLANNING AND DEVELOPMENT REGULATIONS TO PROVIDE FOR TAX MAP AND GEOGRAPHICAL INFORMATION SYSTEM MAINTENANCE FEES AND ELECTRONIC SUBMISSIONS; and a resolution fixing Wednesday, February 20, 2019 at 7:00 P.M., and the Dorothy E. Harrington Council Chambers, Municipal Building, as the time and place for a public hearing and final passage. **Tax Assessor**
- O-15 AN ORDINANCE AMENDING AND SUPPLEMENTING THE REVISED GENERAL ORDINANCES OF THE CITY OF BAYONNE, CHAPTER 7, TRAFFIC; and a

resolution fixing Wednesday, February 20, 2019 at 7:00 P.M., and the Dorothy E. Harrington Council Chambers, Municipal Building, as the time and place for a public hearing and final passage. **(Restrictive Parking Zones) Public Safety**

DELETE

- 019. Patrick Johnson, 38 West 12th Street
- 128. Evelyn Kimock, 44 East 39th Street
- 250. Palma Wasser, 2 Pamrapo court, Apt. 1-D
- 400. Geraldine Rogers, 62 Trask Avenue

ADD

- 201. Frederick Regenye, 17 Sunset Avenue
- 205. Rosalina Liranzo, 8 East 33rd Street
- 217. Deborah Bocchino, 76 West 6th Street
- 225. John Donatelli, Jr., 9 East 51st Street
- 236. Miriam Lopez, 95 West 52nd Street
- 239. Jeannette Onysko, 128 West 51st Street
- 243. Agustin Caamano, 330 Avenue E
- 245. Bernardino Ortiz, Jr., 92 West 33rd Street
- 253. Vioula Hanna, 143 West 26th Street
- 255. Brandon Smith, 577 Broadway

RELOCATE

- 070. Christopher Reo, from 703 Avenue E to 20 East 10th Street
- 402. Anmary Zaky for her mother, Genyan Hana from 133 West 20th Street to 313 Avenue A

COMMUNICATIONS

CONSENT AGENDA - Resolution ordering the following Communications to be received and filed:

- C-1 From Superior Court of New Jersey, Law Division Summons and Complaint in matter entitled, “COLLADO vs. BAYONNE HOUSING AUTHORITY, et al., incl. THE CITY OF BAYONNE.” (Premises fall down on March 26, 2018, at 7 Seaview Court)

OFFICERS’ REPORTS

CONSENT AGENDA - Resolution ordering the following Officers’ Reports to be received and filed and any resolution incorporated within them to be adopted:

- OR-1 From Hon. James M. Davis, Mayor, appointing TIMOTHY A. BOYLE Director of Municipal Services; and a resolution confirming the appointment. **Mayor**
- OR-2 From Hon. James M. Davis, Mayor, appointing DONNA MAUER Chief Financial Officer, effective February 4, 2019; and a resolution confirming the appointment. **Mayor**
- OR-3 From Hon. James M. Davis, Mayor, appointing the following individuals to the planning board for the terms indicated: **Mayor**

Name	Class	Term expiration
John Milan Sebik	Mayor’s designee	June 30, 2022
Terrence Malloy	Class II	December 31, 2019
Mitesh Patel	Class IV	December 31, 2023
- OR-4 From Hon. James M. Davis, Mayor, reappointing JACK KENNEDY to the Library Board of Trustees for a term to expire December 31, 2023 **Mayor**
- OR-5 From Hon. James M. Davis, Mayor, reappointing IRENE ROSE PYKE to the Bayonne Housing Authority for a term to expire December 31, 2024. **Mayor**
- OR-6 From Terrence Malloy, Chief Financial Officer, reporting on vendor payments and recommending payment of same, and a resolution adopting the recommendation and ordering payment of claims. **Finance**
- OR-7 From Janet Convery, Treasurer, reporting on the transfer of the following amounts to the Board of Education on January 2, 2019: **Finance**
\$5,692,692.00 Claims & payroll for January, 2019

- OR-8 From the Purchasing Agent reporting on bids received January 9, 2019, for pedestrian intersection improvements Avenue E at 34th & 35th Streets. (2 bidders) **Purchasing**

RESOLUTIONS

CONSENT AGENDA - Resolution ordering the following resolutions to be adopted:

- CR-1 Approving the minutes of the regular meeting held Wednesday, December 19, 2018. **City Clerk**
- CR-2 Approving the minutes of the special meeting held Wednesday, December 12, 2018. **City Clerk**
- CR-3 Approving the minutes of the council caucus held Wednesday, December 12, 2018. **City Clerk**
- CR-4 Reappointing HON. JUAN PEREZ as Class III member of the planning board for a term to expire December 31, 2019. **Council**
- CR-5 Reappointing JAN PATRICK EGAN and FRANK PELLITERRI to the zoning board of adjustment for terms to expire December 31, 2023, and reappointing NICK DiLULLO as Alternate #2 for a term to expire December 31, 2021. **Council**
- CR-6 Ordering warrants drawn to taxpayers representing refunds for overpayment of taxes. (4 properties) **Tax Collector**
- CR-7 Ordering a warrant in the amount of \$2,250.00 drawn to the order of the TREASURER, STATE OF NEW JERSEY representing the state's share of 90 marriage licenses issued during the months of October, November, and December, 2018. **City Clerk**
- CR-8 Authorizing a warrant in the amount of \$50,462.00 payable to the STATE OF NEW JERSEY representing State Surcharge Fees on New Construction and Alterations for the quarter ending December 31, 2018. Chargeable to Account State Training Fees with the Tax Collector. **Building**
- CR-9 Ordering a warrant in the amount of \$504.00 payable to the order of the BUREAU OF RABIES CONTROL, STATE OF NEW JERSEY, covering the issuance of 295 dog licenses issued in December, 2018. **City Clerk**
- CR-10 Authorizing an annual maintenance and support contract with PUBLIC ENGINES, INC., Salt Lake City, UT for maintenance and support for the Police Department's Tipsoft V5 software for a one year period commencing January 1, 2019, in the amount of \$2,299.00 , and ordering a warrant in payment. Chargeable to Account #PS-9. **Public Safety**
- CR-11 Authorizing a warrant payable to GTBM, East Rutherford, NJ for the semi-annual software license renewal and support for the Police Department's "Info Cop" mobile computer software for the period of six months commencing January 20, 2019, in the amount of \$5,568.75. Chargeable to Account PS-9. **Public Safety**
- CR-12 Authorizing the Mayor and City Clerk to enter into an agreement with the BAYONNE HOUSING AUTHORITY for supplemental police services associated with the authority's security program to create a drug and crime free environment and to provide safety and protection to the residents in public housing developments for a one year period commencing August 1, 2018 for a total amount not less than \$200,000.00. **Public Safety**

- CR-13 Amending the city's contract with CIVIL SOLUTIONS, Hammonton, NJ, to provide ongoing tax map maintenance and collaboration services to their original contract to prepare and deliver a state certified tax map, increasing the amount of the contract for an amount not to exceed \$24,950.00, and extending the contract through December 31, 2019. **Tax Assessor**
- CR-14 Authorizing the appeal of property tax matters and ratifying and confirming actions taken in pursuit of same. **(County tax board judgments removing added assessments on two properties) Tax Assessor**
- CR-15 Cancelling taxes on one half (50%) of the two family home located Block 295, lot 4 (197 Avenue A) occupied by a qualifying totally disabled veteran, effective February 26, 2018. **Tax Assessor**
- CR-16 Cancelling property taxes on the one family home located Block 337, lot 2 (116 Humphrey Avenue) occupied by a qualifying totally disabled veteran, effective November 6, 2018. **Tax Assessor**
- CR-17 Resolution of local commitment to the RESILIENT NJ DEP GRANT PROGRAM. **Law**
- CR-18 Accepting a grant from the COUNTY OF HUDSON OFFICE OF DISABILITY SERVICES PEER GROUPING PROGRAM in the amount of \$10,000.00 for the meals on wheels program; and authorizing the Mayor and City Clerk to enter into an agreement with the BAYONNE ECONOMIC OPPORTUNITY FOUNDATION to provide meals on wheels services for the one year period commencing January 1, 2019. **Business Administration**
- CR-19 Granting 5 Raffle licenses to qualified organizations. **City Clerk**

END OF CONSENT AGENDA

- R-1 Awarding a contract for pedestrian intersection improvements Avenue E at 34th & 35th Streets to FOGGIA TRINITY ELECTRIC, LLC, Scotch Plains, NJ, the low bidder, for the amount of \$217,293.40, subject to approval by the NJDOT. Chargeable to the Safe Streets to Transit grant. **Purchasing**
- R-2 Authorizing the Purchasing Agent to purchase one Pierce 110 foot tower ladder fire apparatus and one Pierce 1500 gpm pumper from FIRE AND SAFETY SERVICES through the Houston-Galveston Area Council (HGAC) Cooperative Purchasing Plan for a total amount of \$1,579,139.00. Chargeable to Bond Ordinance O-18-51. **Fire Department**
- R-3 Approving 2019 Temporary Budget. **Finance**
- R-4 Approving Budgetary Transfer #3 in the 2018 budget. **Finance**
- R-5 Authorizing and directing the planning board to conduct a preliminary investigation to determine whether certain property located at 39 East 22nd Street, which property is identified as Block 206, lot 1 as shown on the official Tax Map of the City of Bayonne within the city constitutes a non-condemnation area in need of redevelopment pursuant to the Local Redevelopment and Housing Law, N.J.S.A. 40A:12A-1 et seq. **(Mount Carmel School) Planning**
- R-6 Designating WOODMOUNT BAYONNE PHASE 2 URBAN RENEWAL, LLC as redeveloper for the property located at 151 W 52nd Street, which is identified as Block 37, lot 1 as shown on the official Tax Map of the City of Bayonne and authorizing the execution of a redevelopment agreement with WOODMOUNT BAYONNE PHASE 2 URBAN RENEWAL, LLC for the redevelopment of such property in accordance with the redevelopment plan. **(Bayer site) Planning**
- R-7 Designating certain property located at Avenue A and North Street, which property is identified as Block 300.01, lot 1, as shown on the official Tax Map of

the City of Bayonne as a non-condemnation area in need of redevelopment pursuant to the Local Redevelopment and Housing Law, N.J.S.A. 40A:12A-1 et seq. **(Portion of the A&P site-Dugan Property) Planning**

- R-8 Authorizing a Memorandum of Understanding between the City of Bayonne and NEW JERSEY TRANSIT CORPORATION for Transit Oriented development at the 34th Street Hudson-Bergen Rail Station. **Planning**
- R-9 Adopting an expanded area in need of redevelopment study for the NEW JERSEY TRANSIT 34TH STREET STATION REDEVELOPMENT PLAN, Block 407, lots 1-4, and Block 408, lots 1 & 2. **Planning**
- R-10 Designating BCP, LLC as redeveloper for the property located between Avenue A and JFK Boulevard, which is identified as West 2nd Street as shown on the official Tax Map of the City of Bayonne and authorizing the execution of a redevelopment agreement with BCP, LLC for the redevelopment of such property in accordance with the redevelopment plan. **(Unimproved portion of West 2nd Street) Planning**

TO BE ADDED AT THE MEETING

- ADD-1 WITHDRAWN.
- ADD-2 From Hon. James M. Davis, Mayor, reappointing commissioners CARMELA ASCOLESE KARNOUTSOS, PRISCILLA EGE, FRANK McGADY, and Alternate #1 BAER HANUSZ-RAJKOWSKI to the Historic Preservation Commission for terms to expire December 31, 2011. **Mayor**
- ADD-3 From Hon. James M. Davis, Mayor, appointing RAMY LAWANDY to the Alcoholic Beverage Control Board for a term to expire December 31, 2022. **(Replacing John Minella) Mayor**
- ADD-4 From Hon. James M. Davis, reappointing RUTH CUMMINGS-HYPOLITE to the Rent Control Board for a term to expire December 31, 2022. **Mayor**
- ADD-5 From Hon. James M. Davis, Mayor, reappointing and appointing the following to the URBAN Enterprise Zone Development Corporation Board for the terms indicated:

Name	Term
Bishop Thomas Robinson (reappointment)	December 31, 2021
Ramon Veloz (replacing Sr. Joan Krukowski)	December 31, 2022
Hon. Sharon Ashe-Nadrowski (reappointment)	June 30, 2022
Hon. Salvatore Gullace (replacing Hon. Juan Perez)	June 30, 2022
Maria Upenieks (reappointment)	December 31, 2022
Anthony Ventrone (reappointment)	December 31, 2022
Bozena Linowski (replacing Ellen Colasurdo)	December31, 2022
Kenneth Poesl (new appointment)	December 31, 2023
Ben Costanza (new appointment)	December 31, 2023
- ADD-6 Authorizing the City Clerk to advertise for bids for improvements for the Newark Bay Waterfront Access Project – Veterans Park.

ADDED AT THE MEETING

- ADD-7 Authorizing the Mayor and City Clerk execute an amendment to Agreement No. CY18-080 with the BAYONNE ECONOMIC OPPORTUNITY FOUNDATION for asbestos abatement for the roof and ceiling at the former Holy Family Academy site increasing same in the amount of \$7,400.00 to provide for payment of the cost of additional removal of asbestos (1” thick) on a pipe above the main hallway work area, making the total contract amount \$39,020.00. Chargeable to Account CDBG – 917.

- ADD-8 Establishing a Finance Committee consisting of two members of the Municipal Council, the Business Administrator, the Chief Financial Officer, and the Treasurer.
- ADD-9 ORDINANCE OF THE CITY OF BAYONNE, COUNTY OF HUDSON, NEW JERSEY AUTHORIZING A FIRST AMENDMENT TO FINANCIAL AGREEMENTS WITH PSIP AVENUE A URBAN RENEWAL II, LLC WITH RESPECT TO BLOCK 333.03, LOTS 1 AND 4 (A.K.A. PHASE 1) AND TO PSIP AVENUE A URBAN RENEWAL, LLC WITH RESPECT TO BLOCK 333.02, LOT 1 AND BLOCK 333.03, LOTS 2 AND 3 (A.K.A. PHASE 2) IN THE CITY OF BAYONNE; and a resolution fixing Wednesday, February 13, 2019 at 7:00 P.M., and the Dorothy E. Harrington Council Chambers, Municipal Building, as the time and place for a public hearing and final passage.
- ADD-10 Acknowledging the transfer of the property and assignment of the redevelopment agreement to PSIP AVENUE A URBAN RENEWAL II, LLC, with respect to Block 333.03, lots 1 & 4 (Phase 1) and to PSIP venue a urban renewal, llc with respect to Block 333.02, lot 1 and Block 333.03, lots 2 & 3 (Phase 2) and authorizing the transfer of the membership interest of such urban renewal entities to AVENUE A DEVELOPMENT II, LLC and AVENUE A DEVELOPMENT, LLC, respectively.
- ADD-11 Acknowledging and confirming the city's interest in developing/redeveloping certain properties in furtherance of perfecting the city's application for a hazardous discharge site remediation grant from the State of new Jersey DEPARTMENT OF ENVIRONMENTAL PROTECTION.