

**CITY OF BAYONNE  
CITY COUNCIL  
REGULAR MEETING  
MARCH 18, 2020**

**ORDINANCES, COMMUNICATIONS AND  
ADMINISTRATION REQUESTS FOR COUNCIL MEETING AGENDA**

**ORDINANCES SCHEDULED FOR HEARING**

- O-1 AN ORDINANCE OF THE CITY OF BAYONNE, COUNTY OF HUDSON AUTHORIZING THE VACATION OF A PORTION OF THE EAST 25<sup>TH</sup> STREET RIGHT OF WAY.
- O-2 BOND ORDINANCE PROVIDING FOR VARIOUS PEDESTRIAN BRIDGE, ROADWAY AND TRAFFIC CALMING IMPROVEMENTS, BY AND IN THE CITY OF BAYONNE, IN THE COUNTY OF HUDSON, STATE OF NEW JERSEY (THE “CITY”); APPROPRIATING \$10,000,000 THEREFOR AND AUTHORIZING THE ISSUANCE OF \$9,523,809 BONDS OR NOTES OF THE CITY TO FINANCE PART OF THE COSTS THEREOF.
- O-3 AN ORDINANCE AMENDING AND SUPPLEMENTING THE REVISED GENERAL ORDINANCES OF THE CITY OF BAYONNE, CHAPTER 35, ZONING REGULATIONS **(Creating a Hospital District)**
- O-4 AN ORDINANCE AMENDING AND SUPPLEMENTING THE REVISED GENERAL ORDINANCES OF THE CITY OF BAYONNE, CHAPTER 10, TAXATION AND SPECIAL IMPROVEMENT DISTRICTS. **(Five (5) Year Tax Exemption extension)**
- O-5 AN ORDINANCE AMENDING AND SUPPLEMENTING THE REVISED GENERAL ORDINANCES OF THE CITY OF BAYONNE, CHAPTER 7, TRAFFIC. **(Commercial Parking-Public Safety)**
- O-6 AN ORDINANCE AMENDING AND SUPPLEMENTING THE REVISED GENERAL ORDINANCES OF THE CITY OF BAYONNE, CHAPTER 7, TRAFFIC. **(Parking Prohibited-West 22<sup>rd</sup> St.-Public Safety)**
- O-7 AN ORDINANCE AMENDING AND SUPPLEMENTING THE REVISED GENERAL ORDINANCES OF THE CITY OF BAYONNE, CHAPTER 7, TRAFFIC **(Restrictive Parking Zones-Delete 4/Add 1) Public Safety**

**PUBLIC COMMENTS**

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

**ORDINANCES PROPOSED FOR INTRODUCTION**

- O-8 AN ORDINANCE AMENDING AND SUPPLEMENTING THE REVISED GENERAL ORDINANCES OF THE CITY OF BAYONNE, CHAPTER 4, LICENSING, REGISTRATION AND BUSINESS REGULATIONS, and a resolution fixing Wednesday, April 15, 2020 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. **(Law)**

- O-9 AN ORDINANCE AUTHORIZING THE ACQUISITION OF BOTH A TEMPORARY CONSTRUCTION EASEMENT AND A PERMANENT EASEMENT BY THE CITY OF BAYONNE FOR THE CONSTRUCTION, USE AND MAINTENANCE OF A TWIN AQUEDUCT PIPELINE SYSTEMS NECESSARY TO TRANSPORT POTABLE WATER UNDER THE HACKENSACK RIVER AND ON OVER AND/OR THROUGH LANDS LOCATED IN AND OWNED BY THE CITY OF JERSEY CITY DESIGNATED AS BLOCK 16001, LOT 2 ON THE OFFICIAL TAX MAP, IN FURTHERANCE OF THE BAYONNE AQUEDUCT HACKENSACK RIVER PROJECT FOR AN AMOUNT NOT TO EXCEED \$80,000.00, and a resolution fixing Wednesday, April 15, 2020 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.
- O-10 AN ORDINANCE AUTHORIZING THE ACQUISITION OF BOTH A TEMPORARY CONSTRUCTION EASEMENT AND A PERMANENT EASEMENT BY THE CITY OF BAYONNE FOR THE CONSTRUCTION, USE AND MAINTENANCE OF A TWIN AQUEDUCT PIPELINE SYSTEMS NECESSARY TO TRANSPORT POTABLE WATER UNDER THE HACKENSACK RIVER AND ON OVER AND/OR THROUGH LANDS LOCATED IN AND OWNED BY THE TOWN OF KEARNY DESIGNATED AS BLOCK 294, LOT 20 ON THE OFFICIAL TAX MAP, OWNED BY HUGO NEU KEARNY DEVELOPMENT, LLC HAVING AN ADDRESS OF 78 JOHN MILLER WAY, KEARNY, NJ IN FURTHERANCE OF THE BAYONNE AQUEDUCT HACKENSACK RIVER PROJECT FOR AN AMOUNT NOT TO EXCEED \$ , and a resolution fixing Wednesday, April 15, 2020 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.
- O-11 AN ORDINANCE OF THE CITY OF BAYONNE COUNTY OF HUDSON APPROVING A FINANCIAL AGREEMENT BY AND BETWEEN THE CITY OF BAYONNE AND PLATTYKILL URBAN RENEWAL, LLC FOR THE PROPERTY LOCATED AT 18-52 EAST 12<sup>TH</sup> STREET, WHICH PROPERTY IS IDENTIFIED AS BLOCK 268, LOT 2 AS SHOWN ON THE OFFICIAL TAX MAP OF THE CITY OF BAYONNE, and a resolution fixing Wednesday, April 15, 2020 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.
- O-12 AN ORDINANCE OF THE CITY OF BYAONNE, COUNTY OF HUDSON APPROVING A FINANCIAL AGREEMENT BY AND BETWEEN THE CITY OF BAYONNE AND TFG 115-117 WEST 2<sup>ND</sup> STREET URBAN RENEWAL, LLC FOR THE PROPERTY LOCATED AT 115-117 WEST 2<sup>ND</sup> STREET, WHICH PROPERTY IS IDENTIFIED AS BLOCK 365, LOT 9 AS SHOWN ON THE OFFICIAL TAX MAP OF THE CITY OF BAYONNE, and a resolution fixing Wednesday, April 15, 2020 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. **(Chris' Corner)**
- O-13 AN ORDINANCE AMENDING AND SUPPLEMENTING THE REVISED GENERAL ORDINANCES OF THE CITY OF BAYONNE, CHAPTER 16, RENT CONTROL, and a resolution fixing Wednesday, April 15, 2020 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. **(Extending Rent Control through 12/31/2020) Business Administration**
- O-14 REFUNDING BOND ORDINANCE OF THE CITY OF BAYONNE, IN THE COUNTY OF HUDSON, STATE OF NEW JERSEY (THE "CITY") PROVIDING FOR (I) THE REFUNDING OF CERTAIN OUTSTANDING QUALIFIED GENERAL IMPROVEMENTS BONDS, SERIES 2016 OF THE CITY DATED APRIL 19, 2016 AND SCHOOL REFUNDING BONDS, SERIES 2016 OF THE CITY DATED APRIL 16, 2016 TO PROVIDE DEBT SERVICE SAVINGS, AND (II) AUTHORIZING THE ISSUANCE OF NOT TO EXCEED \$75,000,000 AGGREGATE PRINCIPAL AMOUNT OF GENERAL OBLIGATIONS REFUNDING BONDS OF THE CITY TO EFFECT SUCH REFUNDING AND

APPROPRIATING THE PROCEEDS THEREOF, and a resolution fixing Wednesday, April 15, 2020 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.

- O-15 AN ORDINANCE AMENDING AND SUPPLEMENTING THE REVISED GENERAL ORDINANCES OF THE CITY OF BAYONNE, CHAPTER 7, TRAFFIC, and a resolution fixing Wednesday, April 15, 2020 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

002. Elsie Wroblewski, 9 West 17<sup>th</sup> Street  
068. Rosalie D'Alessandro, 146 West 29<sup>th</sup> Street  
104. Gloria Clalienda, 162 West 32<sup>nd</sup> Street  
149. Helen Lapinski, 48 West 30<sup>th</sup> Street  
190. Marion Paciullo, 32 East 5<sup>th</sup> Street  
194. Elaine Fischer, 27 East 32<sup>nd</sup> Street  
330. Fletcher Robinson, 31 West 20<sup>th</sup> Street  
RELOCATE  
116. Thomas Kouveliotes, from 1009 Broadway to 871 Broadway  
328. Mario Martinez, from 38 West 17<sup>th</sup> Street to 161 Newman Avenue

### **COMMUNICATIONS**

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

- C-1 From Brian M. Riehl, Esq. filing notice of tort claim on behalf of MARY GIBSON AND CHRYSTAL STEWART, alleging personal injuries sustained from a motor vehicles accident with a school bus on November 15, 2019.
- C-2 From Tax Court of New Jersey, complaint in matter entitled, "RITE AID #149 vs. CITY OF BAYONNE." **(1097 Broadway-Block 31, Lot 17.01-Commercial)**

### **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 Donna L. Mauer, 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-2 From Donna L. Mauer, Chief Financial Officer, submitting the ANNUAL DEBT STATEMENT.
- OR-3 From the Purchasing Agent reporting on bids received for Newark Bay Waterfront Access Project. **(6 bidders)**

### **RESOLUTIONS**

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

- CR-1 Approving the minutes of the regular meeting held Wednesday February 19, 2020. **City Clerk**
- CR-2 Approving the minutes of the council caucus held Wednesday, February 12, 2020. **City Clerk**
- CR-3 Ordering warrants drawn to taxpayers representing refunds for overpayment of taxes. (9 properties) **Tax Collector**
- CR-4 Ordering a warrant in the amount of \$112.20 payable to the order of the BUREAU OF RABIES CONTROL, STATE OF NEW JERSEY, covering the issuance of 51 dog licenses issued in February. **City Clerk**

- CR-5      Ordering a warrant in the amount of \$1,250.00 to Joseph Cannarozzo, Inc. for reimbursement for a street opening.
- CR-6      Authorizing the Mayor and City Council to purchase 18 Scott Brand self-contained breathing air packs, 40 air bottles and associated equipment for a total of \$144,552.00 under State Contract 17-FLEET-00819. Chargeable to Capital Bond Ordinance #0-19-56. **(Public Safety)**
- CR-7      Ordering a warrant payable to the U.S. Postal Service/Pitney Bowes account in the amount of \$400.00 for the purchase of postage for use at the Public Library.
- CR-8      Designating MICHAEL TASSONE as the Municipal Recycling Coordinator.
- CR-9      Authorizing the Mayor and City Clerk to execute an agreement with the WINDMILL ALLIANCE for the period of one year commencing September 1, 2019 and ending August 31, 2020, in the amount of \$5,600.00 for payment of the cost the replacement of the hot water boiler and ratifying and affirming the Executive Director of the BEOF, due to exigent circumstances effectuate the replacement prior to obtaining approval.
- CR-10     Authorizing the Mayor and City Clerk to execute an agreement with the JEWISH COMMUNITY CENTER for the period of one year commencing September 31, 2019 and ending August 31, 2020 in the amount of \$49,864.00 for the cost of the replacement of light fixtures at its facility.
- CR-11     Granting permission to dedicate 697 AVENUE C as Public Library Use and authorizing the submission of a grant application to the NJ LIBRARY CONSTRUCTION BOND ACT in the amount of \$2,000,000. **Business Administration**
- CR-12     Resolution of the City of Bayonne, County of Hudson certifying 50% match for the application submitted to the NJ LIBRARY CONSTRUCTION BOND ACT GRANT, with \$650,000 from Municipal Bonds and \$350,000 from Bayonne Library Funds. **Business Administration**
- CR-13     Authorizing the Mayor and City Clerk to execute a License Agreement with the BAYONNE ELKS LODGE #434, a non-profit organization, for the street closure f Broadway between 16<sup>th</sup> and 17<sup>th</sup> Street for the purpose of a fundraiser Bike Blessing on April 18, 2020. **UEZ**
- CR-14     Authorizing the second extension of the Share Services Agreement with WEEHAWKEN for certified tax collector services from the period April 1, 2020 through July 31, 2020 and extending the designation of Kenneth Bosotina, C.T.C., as the City's certified tax collector through July 31, 2020. **Business Administration**
- CR-15     Authorizing the Mayor and City Clerk to apply for 2019 Assistance for Firefighters Grant in the amount of \$1,000,000 to purchase an aerial ladder apparatus and fire department equipment. **Fire**
- CR-16     Authorizing the Mayor or his designee and City Clerk to execute a Shared Services mAgreement with the BAYONNE HOUSING AUTHORITY for supplemental services to be provided by the Bayonne Police Department for a ten (10) year period subject to early termination by either party upon ninety (90) days written notice at a cost of \$200,000 for the first year, subject to yearly review thereafter. **Public Safety**
- CR-17     Authorizing the Business Administrator, Public Safety Director and Fire Chief to process an Involuntary Disability Retirement application for WILLIAM JASOLOWSKY.
- CR-18     Authorizing the advertisement for bids or Request for Proposals for Emergency Medical Services and Emergency Medical Dispatch Services.
- CR-19     Authorizing the City Clerk to advertise for bids for the 2020 Roadway Improvements and the 2020 Roadway Improvements Phase II
- CR-20     Authorizing the Mayor and City Clerk to execute a License Agreement with LBB, LLC t/a CARVEL, granting a license to maintain an ice cream/Italian ice, water

ice or similar frozen dessert dispenser with the City's right of way, in front of 478 Broadway from April 1, 2020 through October 31, 2020, for a fee of \$100.

- CR-21 Authorizing the Mayor and City Clerk to execute a License Agreement with T & J HOT DOG GRILL, LLC, granting a license to maintain an ice cream/Italian ice, water ice or similar frozen dessert dispenser with the City's right of way, in front of 538A Broadway from April 1, 2020 through October 31, 2020, for a fee of \$100.
- CR-22 Authorizing the extension of Agreement No. CY19-001 with INTEGRATED MIRCO SYSTEMS, INC. for information technology, computer systems and network administration and support services on a month to month basis for a period not to exceed six (6) months commencing January 1, 2020 for an amount not to exceed \$ and ratifying and affirming the actions of the Treasurer is issuing payment for January 2020.
- CR-23 Authorizing the extension of Agreement No. CY19-002 with ALPHA DOG SOLUTIONS, INC for website design, management and maintenance services on a month to month basis for a period not to exceed six (6) months commencing January 1, 2020 for an amount not to exceed \$29,700.00, and ratifying and affirming the actions of the Treasurer in making payments to Alpha Dog for January, February and March, 2020.
- CR-24 Granting 2 Raffle licenses to qualified organizations. **City Clerk**

**END OF CONSENT AGENDA**

- R-1 Awarding contract to \*\* for Newark Bay Waterfront Access Project.
- R-2 Designating BAYONNE EQUITIES BII, LLC as redeveloper of Block 264, Lots 15, 16 17 and 18 and authorizing the negotiations of a Redeveloper's Agreement.
- R-3 Authorizing and directing the Planning Board to conduct a preliminary investigation to determine whether certain property located at 471 Broadway, which property is identified as Block 210, Lot 25.01 as shown on the official tax map of 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. **(Rite-Aid)**
- R-4 Authorizing the execution of an amended and restated redevelopment agreement with 957 BROADWAY OWNER, LLC for the property located at 957-965 Broadway and 9-15 West 46<sup>th</sup> Street, which property is identified as Block 77, Lots 16, 17, 18, 20, 21, 22, 23 and 24 as shown on the office tax map of the City, in accordance with the redevelopment plan. **(Resnick's)**
- R-5 Designating TFG 115-117 WEST 2<sup>ND</sup> STREET URBAN RENEWAL LLC as the redeveloper and authorizing the execution of a Redevelopment Agreement for the property located 115-117 West 2<sup>nd</sup> Street, which is identified as Block 365, Lot 9, as shown on the official tax map of the City of Bayonne, in accordance with the redevelopment plan. **(Chris' Corner)**

**TO BE ADDED AT MEETING**

- ADD-1 Approving Budgetary Transfer #3 in the CY 2019 budget. **Finance**
- ADD-2 Approving Temporary Emergency #3 in the CY 2020 budget. **Finance**
- ADD-3 AN ORDINANCE TO EXCEED THE MUNICIPAL BUDGET APPROPRIATIONS LIMITS AND TO ESTABLISH A CAP BANK, (N.J.S.A. 40A:4-45.14), and a resolution fixing Wednesday, April 15, 2020 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-4 Authorizing an extension of Agreement No. CY18-043 with LIBERTY HUMANE SOCIETY for animal control services on a month to month basis for a period not to exceed six (6) months commencing January 1, 2020 for an amount not to exceed \$42,450.00, making the total contract amount not to exceed \$172,158,30.

Chargeable to Account No. 0-01-27-330-0000-029 pending adoption of the CY 2020 Budget. **(Municipal Services)**

- ADD-5     Ordering a warrant in the amount of \$6,977.00 payable to LTG PROPERTY GROUP for reimbursement for an electrical permit.
- ADD-6     Authorizing the City’s continued membership in the HUDSON REGIONAL HEALTH COMMISSION for calendar year 2020 for annual assessment of \$25,944.00. Chargeable to Account No. 0-01-27-330-0000-029.
- ADD-7     Authorizing the City to exercise its first one (1) option to renew Agreement No. CY19-051 with IN-LINE AIR CONDITIONING CO., INC. for HVAC services in various City buildings including the South Harbor Fire Station for the period commencing April 1, 2020 through March 31, 2021, under Cooperative Pricing Agreement No. 65MCESCCPS for an amount not to exceed \$125,000.00 and authorizing the Mayor and City Clerk to execute any and all documents to effectuate same. Chargeable to Account No. 0-01-26-310-0000-029 for CY2020 and 1-01-26-310-0000-029 for CY2021.
- ADD-8     From the Honorable James M. Davis, Mayor appointing MELISSA MATHEWS as Business Administrator, effective May 31, 2020, and a resolution consenting to the appointment.
- ADD-9     From the Honorable James M. Davis, Mayor appointing the following individuals to the ZONING BOARD OF ADJUSTMENT:
- |                    |                            |
|--------------------|----------------------------|
| John J. Calcaterra | Term to expire: 12/31/2023 |
| Jake Iapicca       | Term to expire: 12/31/2021 |
| Antoney Azer       | Term to expire: 12/31/2021 |
| Ehab Gamal         | Term to expire: 12/31/2021 |
- ADD-10   From the Honorable James M. Davis, Mayor appointing DAVID WATSON to the Rent Control Board for term to expire December 31, 2020, and a resolution consenting to the appointment
- ADD-11   From the Honorable James M. Davis, Mayor appointing the following individuals to the LIBRARY BOARD OF TRUSTEES, and a resolution consenting to the appointment.
- |                |                                   |
|----------------|-----------------------------------|
| Vincent Pelote | Term to expire: December 31, 2024 |
| Ryan Blake     | Term to expire: December 31, 2025 |