

**CITY OF BAYONNE
CITY COUNCIL
COUNCIL CAUCUS
DECEMBER 9, 2020**

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

ORDINANCES SCHEDULED FOR HEARING

- O-1 AN ORDINANCE ADOPTING AN AMENDED AND RESTATED REDEVELOPMENT PLAN FOR SILK LOFTS REDEVELOPMENT PLAN FOR THE PROPERTY LOCATED 122 AVENUE E, 124 AVENUE E, 126 AVENUE E, 126-1/2 AVENUE E, 128 AVENUE E, 130 AVENUE E, 132 AVENUE E, 134-136 AVENUE E, 138 AVENUE E, 140 AVENUE, 165 AVENUE E, 167 AVENUE E, 169 AVENUE E, 170-180 AVENUE E AND 157-163 AVENUE E, WHICH PROPERTY IS IDENTIFIED AS BLOCK 467, LOTS 17,18,19,20,21,22,23,24,25 & 26; Block 234, Lots 8.01,11,12 & 13 AND BLOCK 458, LOTS 1 & 1.01 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. **(Silklofts)**
- O-2 AN ORDINANCE OF THE CITY OF BAYONNE, COUNTY OF HUDSON APPROVING A FINANCIAL AGREEMENT BY AND BETWEEN THE CITY OF BAYONNE AND 191 LAFANTE WAY URBAN RENEWAL, LLC FOR THE PROPERTY LOCATED AT 191 LAFANTE WAY, WHICH PROPERTY IS IDENTIFIED AS BLOCK 412, LOTS 2.03 AND 2.05 AS SHOWN ON THE OFFICIAL TAX MAP OF THE CITY OF BAYONNE
- O-3 ORDINANCE OF THE CITY OF BAYONNE, COUNTY OF HUDSON APPROVING A FINANCIAL AGREEMENT BY AND BETWEEN THE CITY OF BAYONNE AND 17 AVENUE E URBAN RENEWAL, LLC FOR THE PROPERTY LOCATED 9 AVENUE E, 13-15 AVENUE E AND 22-30 EAST 10TH STREET, WHICH PROPERTY IS IDENTIFIED AS BLOCK 278 LOT 2, 3 AND 4 AS SHOWN ON THE OFFICIAL TAX MAP OF THE CITY OF BAYONNE. **(Bayonne Pool)**
- O-4 AN ORDINANCE TO PROVIDE FOR THE AMENDMENT OF CHAPTER 27 OF THE REVISED GENERAL ORDINANCES OF THE CITY OF BAYONNE WITH THE ADOPTION OF A NEW SECTION ENTITLED,"TELECOMMUNICATIONS FACILITIESIN THE PUBLIC RIGHT OF WAY.
- O-5 AN ORDINANCE AMENDING AND SUPPLEMENTING THE REVISED GENERAL ORDINANCES OF THE CITY OF BAYONNE, CHAPTER 7, TRAFFIC. **(Restrictive Parking Zones-Delete 2)**

PUBLIC COMMENTS

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

ORDINANCES PROPOSED FOR INTRODUCTION

- O-6 AN ORDINANCE OF THE CITY OF BAYONNE, COUNTY OF HUDSON, NEW JERSEY AUTHORIZING THE VACATION OF A PORTION OF ROAD "D", and a resolution fixing Wednesday, January 20, 2021 at 7:00 P.M. and the Dorothy E. Harrington Council Chambers as the time and place for a public hearing and final passage.

- O-7 AN ORDINANCE OF THE CITY OF BAYONNE, COUNTY OF HUDSON, NEW JERSEY ADOPTING THE REDEVELOPMENT PLAN FOR THE PROPERTY LOCATED AT 21 W. 46TH ST., 19 W. 46TH ST., 17 W. 46TH ST., 12 W. 47TH ST., 14 W. 47TH ST., 16 W. 47TH ST., 20 W. 47TH ST., 22 W. 47TH ST., AND 24 W. 47TH ST., WHICH PROPERTY IS IDENTIFIED AS BLOCK 77, LOTS 13, 14, 15, 27, 28, 29, 30, 31 AND 32 ON THE OFFICIAL TAX MAP OF THE CITY OF BAYONNE AS AN NON-CONDEMNATION AREA IN NEED REDEVELOPMENT PURSUANT TO THE LOCAL REDEVELOPMENT AND HOUSING LAW, N.J.SA. 40A:3012-1 ET SEQ. and a resolution fixing Wednesday, January 20, 2021 at 7:00 P.M. and the Dorothy E. Harrington Council Chambers as the time and place for a public hearing and final passage. **(Resnick's II)**
- O-8 AN ORDINANCE OF THE CITY OF BAYONNE, COUNTY OF HUDSON AMENDING A FINANCIAL AGREEMENT BY AND BETWEEN THE CITY OF BAYONNE AND PLATTYKILL URBAN RENEWAL, LLC FOR THE PROPERTY LOCATED AT 18-52 EAST 12TH 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, January 20, 2021 at 7:00 P.M. and the Dorothy E. Harrington Council Chambers as the time and place for a public hearing and final passage.
- O-9 AN ORDINANCE OF THE CITY OF BAYONNE, COUNTY OF HUDSON APPROVING A FINANCIAL AGREEMENT BY AND BETWEEN THE CITY OF BAYONNE AND EOM 90 AVENUE E URBAN RENEWAL, LLC FOR THE PROPERTY LOCATED AT 90-102 AVENUE E, WHICH PROPERTY IS IDENTIFIED AS BLOCK 467, LOTS 8 AND 9 AS SHOWN ON THE OFFICIAL TAX MAP OF THE CITY OF BAYONNE, and a resolution fixing Wednesday, January 20, 2021 at 7:00 P.M. and the Dorothy E. Harrington Council Chambers as the time and place for a public hearing and final passage.
- O-10 AN ORDINANCE OF THE CITY OF BAYONNE, COUNTY OF HUDSON APPROVING A FINANCIAL AGREEMENT BY AND BETWEEN THE CITY OF BAYONNE AND 746 AVENUE E BAYONNE URBAN RENEWAL, LLC FOR THE PROPERTY LOCATED AT 732-746 AVENUE E, WHICH PROPERTY IS IDENTIFIED AS BLOCK 393, LOTS 3, 4 AND 5 AS SHOWN ON THE OFFICIAL TAX MAP OF THE CITY OF BAYONNE, and a resolution fixing Wednesday, January 20, 2021 at 7:00 P.M. and the Dorothy E. Harrington Council Chambers as the time and place for a public hearing and final passage. **(Beacon Oil)**
- O-11 AN ORDINANCE OF THE CITY OF BAYONNE, COUNTY OF HUDSON AMENDING THE FINANCIAL AGREEMENT BY AND BETWEEN THE CITY OF BAYONNE AND PARKVIEW REALTY URBAN RENEWAL, LLC FOR THE PROPERTY LOCATED 101 EAST 23RD STREET, WHICH IS IDENTIFIED AS BLOCK 445, LOT 1.01 AS SHOWN ON THE OFFICIAL TAX MAP OF THE CITY OF BAYONNE TO CORRECT THE ANNUAL SERVICE CHARGE SCHEDULE, and a resolution fixing Wednesday, January 20, 2021 at 7:00 P.M. and the Dorothy E. Harrington Council Chambers as the time and place for a public hearing and final passage.
- O-12 AN ORDINANCE OF THE CITY OF BAYONNE, COUNTY OF HUDSON, NEW JERSEY AUTHORIZING A MAINTANCE AND REPAIR AGREEMENT WITH 957 BORADWAY URBAN RENEWAL, LLC FOR THE INSTALLATION OF A SEWER CONNECTOR PIPE, and a resolution fixing Wednesday, January 20, 2021 at 7:00 P.M. and the Dorothy E. Harrington Council Chambers as the time and place for a public hearing and final passage.
- O-13 AN ORDINANCE OF THE CITY OF BAYONNE, COUNTY OF HUDSON, NEW JERSEY AMENDING AND SUPPLEMENTING THE REVISED GENERAL ORDINANCES OF THE CITY OF BAYONNE, CHAPTER 35, ZONING REGULATIONS AND CHAPTER 4, LICENSING REGISTRATION AND BUSINESS REGULATIONS, and a resolution fixing Wednesday, January 20, 2021 at 7:00 P.M. and the Dorothy E. Harrington Council Chambers as the

time and place for a public hearing and final passage. **(Establishing zoning code and licensing regulations for Cannabis Establishments)**

- O-14 AN ORDINANCE AMENDING AND SUPPLEMENTING THE REVISED GENERAL ORDINANCES OF THE CITY OF BAYONNE, CHAPTER 7, TRAFFIC, and a resolution fixing Wednesday, January , 2021 at 7:00 P.M. and the Dorothy E. Harrington Council Chambers as the time and place for a public hearing and final passage.

RESTRICTIVE PARKING ZONES

DELETE

#152. Michael Bell, Sr. for his son Michael Bell, II-273 Avenue A

COMMUNICATIONS

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

- C-1 From MA TERESITA TOLENTINO filing notice of claim alleging damage to her automobile at West 27th Street resulting from a fall tree on August 4, 2020.
- C-2 From Rosemarie Arnold, Esq., filing notice of claim on behalf of SAVANNAH WRIGHT alleging personal injury resulting from a fall at 16 Sisson Court on August 17, 2020.
- C-3 From the Tax Court of New Jersey in the matter entitled, "LEVY/AUG BAYONNE LLC % ABS PARTNERS vs. the City of Bayonne." **(Commercial-Block 204/Lot 6)**
- C-4 From the Tax Court of New Jersey in the matter entitled, "MERCER BAY LLC; BY LUKOIL N.A., tenant-taxpayer vs. the City of Bayonne." **(Commercial-Block 31/Lots 10, 11 & 12)**
- C-5 From the Tax Court of New Jersey in the matter entitled, "NJD DEVELOPMENT, LLC vs. the City of Bayonne. **(Commercial-Block 393/Lot 16)**
- C-6 From the Tax Court of New Jersey in the matter entitled, "1061 BROADWAY DEVELOPMENT ASSOC., LLC vs. the City of Bayonne." **(Commercial-Block40/Lot 24)**
- C-7 From the Tax Court of New Jersey in the matter entitled, "DELAWARE DELTA, LLC vs. the City of Bayonne" **(1-4 family residential-Block 215/Lot 29)**
- C-8 From the Tax Court of New Jersey in the matter entitled, "557-561 BROADWAY BAYONNE, LLC vs. the City of Bayonne." **(Commercial-Block 183/Lot 16)**
- C-9 From the Tax Court of New Jersey in the matter entitled, "DELAWARE DELTA, LLC vs. the City of Bayonne." **(Commercial-Block 70/Lot 20)**
- C-10 From the Tax Court of New Jersey in the matter entitled, "ORTHO SURG TEK, LLC vs. the City of Bayonne." **(Vacant-Block 140/Lot 61)**
- C-11 From the Tax Court of New Jersey in the matter entitled, "DR. NARD, LLC vs. the City of Bayonne." **(Commercial-Block 443/Lot 19)**

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 the Hon. James M. Davis, Mayor appoint the following individual to the HISTORIC PRESERVATION COMMISSION, and a resolution consenting the said appointments.
- | | |
|---------------|-------------------------------------|
| KELLY SWEENEY | Term to expire on December 31, 2022 |
| KERI TOOMEY | Term to expire on December 31, 2022 |

- OR-3 From the Purchasing Agent reporting on bids received on November 24, 2020 for Snow Removal Services during Snow Emergencies II. **(1 bidder)**
- OR-4 From the Purchasing Agent reporting on bids received on November 19, 2020 for DPW Uniforms. **(2 Bidders)**
- OR-5 From the Purchasing Agent reporting on bids received on November 17, 2020 for Solid Waste Removal. **(2 bidders)**
- OR-6 From the Purchasing Agent reporting on bids received on November 17, 2020 for Recyclable Materials. **(3 bidders)**
- OR-7 From the Purchasing Agent reporting on bids received on December, 2, 2020 for the East 25th Street Pedestrian Bridge Replacement

RESOLUTIONS

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

- CR-1 Approving the minutes of the regular meeting held Tuesday, November 10, 2020. **City Clerk**
- CR-2 Approving the minutes of the council caucus held Wednesday, November 4, 2020. **City Clerk**
- CR-3 Ordering warrants drawn to taxpayers representing refunds for overpayment of taxes. (26 properties) **Tax Collector**
- CR-4 Establishing the calendar of council caucuses and council meetings for 2021. **City Clerk**
- CR-5 Authorizing the purchase of equipment and installation of 8 Position Zetron Max Call Taking Systems from MOBILE TECHTRONICS, INC., Clark, NJ in the amount of \$18,460.00. **Public Safety**
- CR-6 Authorizing the purchase of 12 Police Bicycles with gear from TREK BICYCLE STORE, Belleville, NJ in the amount of \$23,183.38. **Public Safety**
- CR-7 Authorizing the purchase of 10 Mobile Radios for police vehicles, under State Contract #83909 from MOTOROLA SOLUTIONS, Woodcliff, NJ for the proposed amount of \$28,785.00. **Public Safety**
- CR-8 Authorizing the purchase of equipment installation for new wiring and software for the Police Communication Center in the amount of \$238,675.00 under State Contract #83924 from ZETRON, INC., Redmond, WA. **Public Safety**
- CR-9 Authorizing the purchase agent to purchase Rock Salt in bulk from ATLANTIC SALT utilizing the Hudson County Coop Rock Salt Bid #7394 at \$55.00/ton. **Purchasing**
- CR-10 Authorizing the Director of Public Works to take any and all actions and execute any and all documents necessary to increase the amount authorize to procure the services of IN-LINE HEATING AND AIR CONDITIONING CO. through Educational Services Commission of New Jersey Cooperative Pricing System to clean and sanitize the ductwork and vents & to install purification devices in air handlers, in the HVAC systems in various municipal buildings in the amount of \$50,000 making total authorized amount \$150,000.00.
- CR-11 Authorizing the City to enter into a Right of Way/Access Agreement with NEW CINGULAR WIRELESS, PCS, LLC subject to the adoption of the Small Cell Ordinance, "CITY OF BAYONNE SMALL CELL WIRELESS ORDINANCES" to be effective as of the effective date of said ordinance.
- CR-12 Authorizing the City to enter into a Right of Way/Access Agreement with ALL STATE SALES GROUP (Verizon) subject to the adoption of the Small Cell Ordinance, "CITY OF BAYONNE SMALL CELL WIRELESS ORDINANCES" to be effective as of the effective date of said ordinance

- CR-14 Authorizing the purchase of two (2) unmarked 2021 Ford Explorer XLT from STEVENS FORD, Jersey City, NJ for price per vehicle of \$36,989.90, for a total of \$73,979.60 funds are available in the Department of Justice Account. Account No. G-02-41-704-700C-199. **Public Safety**
- CR-15 Ratifying and affirming the actions of the Mayor and City Clerk in executing an agreement with the COMMUNITY DAY NURSEY to provide CDBG funds in the amount of \$18, 381.92 for the replacement of one heating and cooling unit at its facility at 591 Broadway from In-Line Heating & Air Conditioning Co., and authorizing the Municipal Treasurer to issue a warrant payable to the Community Day Nursery for payment upon completion and ratifying and affirming the actions of the City's CDBG Administrator in authoring said work. **(CDBG)**
- CR-16 Authorizing the Chief Financial Officer to cancel appropriations in the CY2020 budget
- CR-17 Authorizing the reimbursement of property taxes to current owners of the property location at 440-442 Avenue C, which is identified as Block 225, Lot 45 & 46.
- CR-18 Granting 1 Raffle licenses to qualified organizations. **City Clerk**

END OF CONSENT AGENDA

- R-1 Awarding the contract for the replacement of the East 25th Street Pedestrian Bridge to ** for the bid price of \$**.
- R-2 Awarding the contract for the DPW work uniforms to ** for bid price of \$**
- R-3 Awarding the contract for the Solid Waste removal to ** for the bid price of \$ **
- R-4 Awarding the contract for Recyclable Materials to ** for the bid price of \$**
- R-5 Designating certain property identified as Block 360, Lot 1, Block 332, Lots 2, 2.02, 4 and 5, Block 361, Lot 12 and Block 362, Lot 3 as shown on the official tax map of the City of Bayonne constitutes a non-condemnation area in need of redevelopment and authorizing and directing the Planning Board to prepare a redevelopment plan pursuant the Local Redevelopment and Housing Law, N.J.S.A. 40A:12A-1 et seq. **Caschem**
- R-6 Designating certain property located at 7 and 9 Cottage Street and 218-222 Broadway, which property is identified as Block 319, Lots 1.01, 1.02 and 26, as shown on the official tax map of the City of Bayonne constitutes a non-condemnation area in need of redevelopment and authorizing and directing the Planning Board to prepare a redevelopment plan pursuant the Local Redevelopment and Housing Law, N.J.S.A. 40A:12A-1 et seq. **Delta Gas Station**
- R-7 Seeking permission of the Director of the Division of Local Government Services for approval of a DEDICATION BY RIDER in the CY 2020 budget to pay expenditures under the provisions of NJSA 40A:4-39 for the exclusive purpose of depositing and expending funds paid for POLICE FORFEITURE TRUST FUND. Finance
- R-8 Approving Budgetary Transfer #1 in the CY 2020 budget. **Finance**
- R-9 Designating 22nd STREET PARTNERS, LLC as redeveloper of the property located at 21 East 22nd Street, which property is identified as Block 206, Lot 1.01 as shown on the official tax map of the City and authorizing the preparation and execution of a Redevelopment Agreement with 22nd STREET PARTNERS, LLC for the redevelopment of such property in accordance with the Redevelopment Plan. **(Mt. Carmel)**
- R-10 Authorizing and directing the Planning Board to conduct a preliminary investigation to determine whether certain property located at 80-84 East 25th Street, which is identified as Block 442, Lot 14 as shown on the official tax map of the City of Bayonne constitutes a non-condemnation area in need of

redevelopment pursuant the Local Redevelopment and Housing Law, N.J.S.A. 40A:12A-1 et seq.

- R-11 Designation 746 AVENUE E BAYONNE URBAN RENEWAL LLC as redeveloper of the property located at 736-742 Avenue E, which is identified as Block 393, Lots 3, 4, & 5 and authorizing the execution of a redevelopment agreement with 746 AVENUE E BAYONNE URBAN RENEWAL LLC for the redevelopment of such property in accordance with the Redevelopment Plan. **(Beacon Oil)**
- R-12 Authorizing the release of property from certain surviving provisions of a contract of purchase and sale between the Bayonne Local Redevelopment Authority and the Port Authority of New York and New Jersey.
- R-13 Authorizing the execution of a Redevelopment Agreement with EOM 90-102 AVENUE E URBAN RENEWAL, LLC, which is identified at Block 467, Lots 8 and 9 as shown on the official tax map of the City for the redevelopment of such property in accordance with the redevelopment plan.
- R-14 Designating certain property located at 7-9 New Hook Road, which is identified at Block 479, Lot 1 and Block 481, Lot 5.02 as shown on the official tax map of the City of Bayonne constitutes a non-condemnation area in need of redevelopment and authorizing and directing the Planning Board to prepare a redevelopment plan pursuant the Local Redevelopment and Housing Law, N.J.S.A. 40A:12A-1 et seq. **(PDQ Plastics)**
- R-15 Designating TOGUS URBAN RENEWAL, LLC as redevelopment of the property identified as Block 332, Lot 3, Lot 360, Lot 1, Block 373, Lots 1, 2, 13, 14 & 15, Block 390, Lots 1, RG67, Block 391, Lots 1 and 2 and Block 511, Lots 5 & 6 on the official tax map of the City and authorizing the negotiation and preparation of a Redevelopment Agreement with TOGUS URBAN RENEWAL, LLC. **(Texaco)**
- R-16 Authorizing the execution of a Road Access Agreement between LEG-BP BAYONNE OWNER URBAN RENEWAL, LLC and the City of Bayonne to provide public access over a roadway to be known as Port Lincoln Road located within Block 1180 as shown on the official tax map of the City.
- R-17 Acknowledging the transfer of ownership and membership of MHP 222 AVENUE E URBAN RENEWAL, LLC.
- R-18 Acknowledging and authorizing the transfer of the financial agreement s to QOZ PROSPECT PROPERTY OWNER URBAN RENEWAL, LLC for the property located at 33 Prospect Avenue, which is identified as Block 455, Lot 1.01 as shown on the official tax map of the City.
- R-19 Determining the form and other details of the City of Bayonne, in the County of Hudson, New Jersey of its “NOTE RELATING TO THE WATER BANK CONSTRUCTION FINANCING PROGRAM OF THE NEW JERSEY INFRASTRUCTURE BANK” to be issued in the principal amount of up to \$2,082,786 and providing for the issuance and sale of such note to the New Jersey Instructure Bank, and authorizing the execution and delivery of such note by the City of Bayonne in favor of the New Jersey Instructure Bank, all pursuant to the Water Bank Construction Financing Program of the New Jersey Instructure Bank.
- R-20 Determining the form and other details of not exceeding \$2,082,786 General Obligation Bonds of the City of Bayonne, in the County of Hudson, New Jersey and providing for their sale to the New Jersey Infrastructure Bank and the State of New Jersey pursuant to the Water Bank Financing Program of the New Jersey Infrastructure Bank and authorizing the execution and delivery of certain loan agreements and an escrow agreement in connection therewith.
- R-21 Awarding the sale by the City of Bayonne, in the County of Hudson, New Jersey of its property tax levy for the Fiscal Year ending December 31, 2020 and ratifying, confirming and authorizing certain actions in connection therewith.