

# CITY OF BAYONNE CITY COUNCIL COUNCIL CAUCUS MAY 8, 2024

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

### ORDINANCES SCHEDULED FOR HEARING

- O-1 AN ORDINANCE OF THE MUNICIPAL COUNCIL OF THE CITY OF BAYONNE, COUNTY OF HUDSON, STATE OF NEW JERSEY TO AMEND A FINANCIAL AGREEMENT FOR LONG TERM TAX EXEMPTION BY THE ENTITLED, BAYONNE REDEVELOPERS RESIDENTIAL URBAN RENEWAL BLOCK 780 LLC WITH RESPECT TO BLOCK 722, LOT 1 AND BLOCK 790, LOT 1.01. **(To be postponed to June 12, 2024)**
- O-2 AN ORDINANCE OF THE CITY OF BAYONNE, COUNTY OF HUDSON, STATE OF NEW JERSEY APPROVING A FINANCIAL AGREEMENT BY AND BETWEEN THE CITY OF BAYONNE AND AVENUE E LOFTS URBAN RENEWAL LLC FOR THE PROPERTY LOCATED AT 196-200 AVENUE E, WHICH IS IDENTIFIED AS BLOCK 458, LOTS 7, 8 & 9 AS SHOWN ON THE OFFICIAL TAX MAP OF THE CITY OF BAYONNE.
- O-3 AN ORDINANCE OF THE CITY OF BAYONNE, COUNTY OF HUDSON, STATE OF NEW JERSEY APPROVING A FINANCIAL AGREEMENT BY AND BETWEEN THE CITY OF BAYONNE AND 1207-1211 JFK BLVD. URBAN RENEWAL LLC FOR THE PROPERTY LOCATED AT 1207-1211 J.F. KENNEDY BOULEVARD, WHICH IS IDENTIFIED AS BLOCK 24, LOTS 2 & 3 AS SHOWN ON THE OFFICIAL TAX MAP OF THE CITY.
- O-4 AN ORDINANCE AMENDING AND SUPPLEMENTING THE REVISED GENERAL ORDINANCES OF THE CITY OF BAYONNE, CHAPTER 7, TRAFFIC. **(Restrictive Parking Zones-Add-8; Delete-3)**

### PUBLIC COMMENTS

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

### ORDINANCES PROPOSED FOR INTRODUCTION

- O-5 AN ORDINANCE OF THE CITY OF BAYONNE, COUNTY OF HUDSON, STATE OF NEW JERSEY APPROVING THE REDEVELOPMENT PLAN FOR PROPERTY LOCATED AT 21-29, 35 & 37 WEST 25<sup>TH</sup> STREET, WHICH IS IDENTIFIED AS BLOCK 183, LOTS 5, 6 AND 8.01 AS SHOWN ON THE OFFICIAL TAX MAP OF THE CITY, and a resolution fixing Wednesday, June 12, 2024 at 6:00 P.M. and the Dorothy E. Harrington Council Chambers as the time and place for a public hearing and final passage. **(Kessler/Forum)**
- O-6 AN ORDINANCE OF THE CITY OF BAYONNE, COUNTY OF HUDSON, STATE OF NEW JERSEY APPROVING AN AMENDING TO THE REDEVELOPMENT PLAN FOR THE PENINSULA AT BAYONNE HARBOR-HARBOR STATION SOUTH, and a resolution fixing Wednesday, June 12, 2024 at 6:00 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 AMENDING AND SUPPLEMENTING THE REVISED GENERAL ORDINANCES OF THE CITY OF BAYONNE, CHAPTER 33, PLANNING AND DEVELOPMENT REGULATIONS AND CHAPTER 35, ZONING REGULATIONS, and a resolution fixing Wednesday, June 12, 2024 at 6:00 P.M. and the Dorothy E. Harrington Council Chambers as the time and place for a public hearing and final passage. **(Updating the Duties of a Zoning Officer)**
- O-8 AN ORDINANCE AMENDING AND SUPPLEMENTING THE REVISED GENERAL ORDINANCES OF THE CITY OF BAYONNE, CHAPTER 33, PLANNING AND DEVELOPMENT REGULATIONS, and a resolution fixing Wednesday, June 12, 2024 at 6:00 P.M. and the Dorothy E. Harrington Council Chambers as the time and place for a public hearing and final passage. **(Amending Short Term Rentals)**
- O-9 AN ORDINANCE AMENDING AND SUPPLEMENTING THE REVISED GENERAL ORDINANCES OF THE CITY OF BAYONNE, CHAPTER 17, PROPERTY MAINTENANCE, and a resolution fixing Wednesday, June 12, 2024 at 6:00 P.M. and the Dorothy E. Harrington Council Chambers as the time and place for a public hearing and final passage. **(Amending Vacant Unimproved Property)**
- O-10 AN ORDINANCE OF THE CITY OF BAYONNE, COUNTY OF HUDSON, STATE OF NEW JERSEY AMENDING AND SUPPLEMENTING, CHAPTER 33, PLANNING AND DEVELOPMENT REGULATIONS, and a resolution fixing Wednesday, June 12, 2024 at 6:00 P.M. and the Dorothy E. Harrington Council Chambers as the time and place for a public hearing and final passage. **(Update Special Meeting Fees)**
- O-11 AN ORDINANCE TO EXCEED THE MUNICIPAL BUDGET APPROPRIATION LIMITS AND TO ESTABLISH A CAP BANK and a resolution fixing Wednesday, June 12, 2024 at 6:00 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 AMENDING AND SUPPLEMENTING THE REVISED GENERAL ORDINANCES OF THE CITY OF BAYONNE, CHAPTER 7, TRAFFIC and a resolution fixing Wednesday, June 12, 2024 at 6:00 P.M. and the Dorothy E. Harrington Council Chambers as the time and place for a public hearing and final passage. **(Loading Zone-Leaders of Tomorrow Preschool-554 Broadway)**
- O-13 AN ORDINANCE AMENDING AND SUPPLEMENTING THE REVISED GENERAL ORDINANCES OF THE CITY OF BAYONNE, CHAPTER 7, TRAFFIC and a resolution fixing Wednesday, June 12, 2024 at 6:00 P.M. and the Dorothy E. Harrington Council Chambers as the time and place for a public hearing and final passage. **(Section 7-13.3(d) removing of one parking meter at 956 Broadway)**
- O-14 AN ORDINANCE AMENDING AND SUPPLEMENTING THE REVISED GENERAL ORDINANCES OF THE CITY OF BAYONNE, CHAPTER 7, TRAFFIC and a resolution fixing Wednesday, June 12, 2024 at 6:00 P.M. and the Dorothy E. Harrington Council Chambers as the time and place for a public hearing and final passage. **(Restrictive Parking Zones-Add-6/Delete-2)**

**ADD**

- 078. Antonio Nardini for his son, Michael Nardini - 109 Avenue A**  
**079. Joseph Mazza - 11 Kelly Parkway**  
**080. Kevin McManus - 567 Avenue E**  
**082. Krzysztof Orlowski - 46 East 18<sup>th</sup> Street**  
**085. Shawnette Owusu-Ansah - 45 Dodge Street**  
**088. Theresa Tinnirello - 13 East 37<sup>th</sup> Street**

**DELETE**

- 294. Constance Goasevska - 64 West 15<sup>th</sup> Street**  
**323. Noel Petrakian - 38 West 43<sup>rd</sup> Street**

**COMMUNICATIONS**

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

- C-1 From Jonathan H. Lesnik, Esq., filing notice of claim on behalf of ROBERT FRUTOS alleging injuries sustained from a fall on the sidewalk at 455-461 Avenue, C on March 27, 2024.
- C-2 From Candice E. Iheme, Esq., filing notice of claim on behalf of RYAN M. RIVERA, a minor by his g/a/l Katherine Ramierz alleging injuries sustained while at day care center on or about March 14, 2024.
- C-3 From Brandon J. Broderick, Esq., filing notice of claim on behalf of VALERIE MILLER alleging injuries sustained from a collision with a City owner vehicle on Mary 25, 2024.
- C-4 From JOSEPH KOVEL filing notice of claim alleging property damage when his vehicle was towed and junked.
- C-5 From Jeffery Solomon, Esq., filing notice of claim on behalf of BLAINE K. FRANK alleging injuries sustained from a fall on the sidewalk at 541 Avenue E on March 18, 2024.
- C-6 From Superior Court of New Jersey in the matter of FLORENCE IAPICCA vs. City of Bayonne, et als.
- C-7 From Superior Court of New Jerrey in the matter of AYAD S. SAYED vs. Rainier Solis, Angela Reynoso-Solis, City of Bayonne, et als
- C-8 From Tax Court of New Jersey in the matter of TOGUS URBAN RENWAL LLC vs City of Bayonne
- C-9 From Tax Court of New Jersey in the matter of GOLDEN APPLE CAPITAL vs City of Bayonne
- C-10 From Tax Court of New Jersey in the matter of YAKOV AND IRINA BURAKOVSKY vs City of Bayonne
- C-11 From Tax Court of New Jersey in the matter of 577-583 BROADWAY, LLC vs City of Bayonne
- C-12 From Tax Court of New Jersey in the matter of 128 JFK LLC vs City of Bayonne
- C-13 From Tax Court of New Jersey in the matter of 231 AVE C, LLC vs City of Bayonne
- C-14 From Tax Court of New Jersey in the matter of 275 BROADWAY REALTY LLC vs City of Bayonne
- C-15 From Tax Court of New Jersey in the matter of 304 BROADWAY PARTNERS URBAN RENEWAL LLC vs City of Bayonne
- C-16 From Tax Court of New Jersey in the matter of YAKOV BURAKOVSKY vs City of Bayonne
- C-17 From Tax Court of New Jersey in the matter of 22<sup>ND</sup> STREET PARTNERS URBAN RENEWAL LLC vs City of Bayonne
- C-18 From Tax Court of New Jersey in the matter of YAKOV AND IRINA BURAKOVSKY vs City of Bayonne
- C-19 From Tax Court of New Jersey in the matter of YAKOV AND IRINA BURAKOVSY vs City of Bayonne
- C-20 From Tax Court of New Jersey in the matter of IJKG OPCO LLC, tenant in a parcel owned by 29 E 29<sup>th</sup> Street Holdings, LLC vs City of Bayonne

## **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 Purchasing Agent reporting bids received for Summer Camp Program Bus Services on May 7, 2024. **(1 bidder)**

## **RESOLUTIONS**

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

- CR-1 Approving the minutes of the regular meeting held Wednesday APRIL 17, 2024. **City Clerk**
- CR-2 Approving the minutes of the council caucus held Wednesday, APRIL 10, 2024 **City Clerk**
- CR-3 Ordering warrants drawn to taxpayers representing refunds for overpayment of taxes. (3 properties) **Tax Collector**
- CR-4 Authorizing the Mayor and City Clerk to enter into an agreement with SPATIAL DATA LOGIC, 285 Davidson Ave., Ste 302, Somerset, NJ 08873 for continued technical support and maintenance of its Departmental Date Management software and continued enterprise licensing for the Municipal Management software for a period of one year commencing July 1, 2024 and ending June 30, 2025 for total contract amount of \$66,500.00 and authorizing the Municipal Treasurer to issue a check in said amount. Contract awarded through the Non-Fair and Open process.
- CR-5 Authorizing the Mayor and City Clerk to enter into an agreement with SLACK ENVIRONMENTAL SERVICES, 180 Market Street, Kenilworth, NJ 07033, to furnish and install new gasoline pump and tank signage, replace gasoline hoses, nozzles and accessories for a total amount not to exceed \$48,969.94 through State Contract #T0849
- CR-6 Authorizing the Tax Collector to refund and/or cancel taxes on Block 357, Lot 38, a tow-family home occupied by a qualifying 100% totally and permanently disabled veterans effective September 29, 2020 but refunded to January 1, 2024.
- CR-7 Authorizing the submission of an application of Bayonne UEZ Hometown Fair not to exceed \$15,000.00, to cover the cost of entertainment for the hometown fair, for the dates of June 8 and 9, 2024
- CR-8 Authorizing the Mayor and City Clerk to take all steps necessary to execute License Agreements in form and substance as is approved by the Law Director with individual vendors of the New Jersey Council of Farmers to permit the use of municipal lands designated located at West 23<sup>rd</sup> Street between Broadway and Del Monte Drive pursuant to License Agreements, for the purpose of the Bayonne Farmers' Market every Tuesday from 2:00 p.m. until 7:00 p.m. effective May 28, 2024 and ending the earlier of October 29, 2024, or upon written notice from the City, for a sum not to exceed \$35/week per vendor.
- CR-9 Authorizing the Purchase Agent and/or his or her designee to advertise for a Concession Agreement for Sidewalk Waste and Recycling Receptables and Advertising utilizing the competitive contracting process, pursuant to N.J.S.A. 40A:11-4.1 et seq.
- CR-10 Approving Emergency Temporary Appropriation #4 for CY 2024 Budget
- CR-11 Amending Resolution 24-01-17-062 authorizing an agreement with Integrated Microsystems, Inc. for Information Technology (IT) Maintenance, Support and Procurement Consulting services commencing January 18, 2024 and ending

December 31, 2024 to correct a scrivener's error with respect to the account from which funds are to be charged to #4-01-31-460-0000-029.

- CR-12 Authorizing the Mayor and City Clerk to enter into a License Agreement with Timi Laboy, his/her successors and/or assigns, property owner of 11 West Drive designated as Block 148, Lot 6 for purposes of allowing the continued use and enjoyment of existing encroachments (concrete patio, retaining wall, in-ground swimming pool, walls and steps) all of which extend past the westerly lot line of Licensee's Property and encroach on, over, under and/or through the City's property designated Block 148 Lot 17 for an annual fee of \$500.00 payable to the City.
- CR-13 Authorizing an amendment to Agreement No. CY24-001 with NW FINANCIAL GROUP, LLC for Financial Advisory Services to revise the fee schedule to include fees for financial advisory services that were not anticipated at the time of the original contract award with no additional funds.
- CR-14 Supporting the MODERNAZATION OF THE OPEN PUBLIC RECORDS ACT (OPRA) and the swift passage of S-2930/A-4045
- CR-15 Granting 2 Raffle licenses to qualified organizations. **City Clerk**

**END OF CONSENT AGENDA**

- R-1 Introduction of the 2024 Local Municipal Budget and fixing Wednesday, June 12, 2024 at 6:00 P.M. and the Dorothy E. Harrington Council Chambers, Municipal Building, as the time and place for a public hearing and final passage. **Finance**
- R-2 Authorizing the Mayor and City Clerk to execute an agreement with Visual Computer Solutions d/b/a Jobs4Blue for Police Extra Duty Administration services for the period commencing as of March 1, 2024 through December 31, 2024 with one (1) one (1) year option to renew at the City's sole discretion for a fee of eight (8%) per cent payable from proceeds paid to the City by the City's vendor(s) pursuant to the Fair and Open Process.
- R-3 Designating JOHN AND MARYAN LLC as redeveloper of the property located at 455-461 Avenue C, which is identified as Block 219, Lot 24.01 and authorizing the preparation of a redevelopment agreement.
- R-4 Designating 361-373 KENNEDY BLVD, which is identified as Block 262, Lots 7, 8 & 9 as shown on the official tax map of the City as a non-condemnation area in need of redevelopment and authorizing the Planning Board to prepare a Redevelopment Plan.
- R-5 Designating 33-37 EAST 18<sup>th</sup> STREET which is identified as Block 226, Lots 12, 13 & 14 as shown on the official tax map of the City as a non-condemnation area in need of redevelopment and authorizing the Planning Board to prepare a Redevelopment Plan.
- R-6 Designating 102 ½ -116 Avenue E, which is identified as Block 467, Lots 10, 11, 12, 13 and 14 as shown on the official tax map of the City as a non-condemnation area in need of redevelopment and authorizing the Planning Board to prepare a Redevelopment Plan.
- R-7 Reserve space for resolution authorizing Second Revised and Restated Note with CJ Barbero, LLC in connection with a loan given to CJ Barbero, LLC by the Bayonne Economic Opportunity Foundation evidenced by a Note dated August 31, 2012 which was subsequently revised and restated pursuant to a Revised and Restated Note between the City of Bayonne, Department of Community Development dated February 20, 2013 for the purposes of revising and restating the terms therein.
- R-8 Authorizing the Tax Collector to prepare and mail estimated Third Quarter Taxes.
- R-9 Awarding a contract to RAYMOND JAMES & ASSOCIATES, INC. to serve as Investment Advisor to the City of Bayonne

- R-10 Resolution of the Governing Body Certification of Compliance with the UNITED STATES EQUAL EMPLOYMENT OPPORTUNITY COMMISSION'S "Enforcement Guidance of the Consideration of Arrest and Conviction Records in Employment Decisions under Title VII of the Civil Rights Act of 1964
- R-11 AUTHORIZING AND PROVIDING FOR THE ISSUANCE AND SALE OF NOT TO EXCEED \$16,279,000 BOND ANTICIPATION NOTES OF THE CITY OF BAYONNE, IN THE COUNTY OF HUDSON, NEW JERSEY TO THE HUDSON COUNTY IMPROVEMENT AUTHORITY, AND DETERMINING VARIOUS MATTERS IN CONNECTION THEREWITH
- R-12 Awarding the contract for 2024 Summer Camp Program Bus Services to BELOVED COMMUNITY CHARTER SCHOOL, 508 Grand Street, Jersey City, NJ 07302 for the bid price of \$102,720.00. Chargeable to Account No. T-12-56-930-7004-199.
- R- Reserve space for a contract for professional Consulting Engineering services.

**TO BE ADDED AT CAUCUS**

- ADD-1 Accepting the FY2024 Click It or Ticket Seat Belt Mobilization grant in the amount of \$8,750.00 from New Jersey Department of Highway Traffic Safety.