

**CITY OF BAYONNE  
CITY COUNCIL  
REGULAR MEETING  
SEPTEMBER 18, 2024**

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

**ORDINANCES SCHEDULED FOR HEARING-OLD**

- O-1 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 **(Fencing Property Lines)**
- O-2 POSTPONING AN ORDINANCE AMENDING AND SUPPLEMENTING THE REVISED GENERAL ORDINANCES OF THE CITY OF BAYONNE, CHAPTER 4, LICENSING, REGISTRATION AND BUSINESS REGISTRATION TO THE MEETING OF OCTOBER 16, 2024 **(Festivals, Parades and Special Events)**

**ORDINANCES SCHEDULED FOR HEARING-NEW**

- O-3 AN ORDINANCE OF THE CITY OF BAYONNE, COUNTY OF HUDSON, NEW JERSEY AMENDING AND SUPPLEMENTING THE REVISED GENERAL ORDINANCES CHAPTER 15, BUILDING AND HOUSING. **(Definitions-Illegal Dwelling Units and Re-inspections)**
- O-4 AN ORDINANCE AMENDING AND SUPPLEMENTING THE REVISED GENERAL ORDINANCES OF THE CITY OF BAYONNE, CHAPTER 7, TRAFFIC. **(Loading Zone-782 Broadway)**
- O-5 AN ORDINANCE AMENDING AND SUPPLEMENTING THE REVISED GENERAL ORDINANCES OF THE CITY OF BAYONNE, CHAPTER 7, TRAFFIC **(Restrictive Parking Zones – Delete-4)**

**PUBLIC COMMENTS**

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

**ORDINANCES PROPOSED FOR INTRODUCTION**

- O-6 AN ORDINANCE AMENDING AND SUPPLEMENTING THE REVISED GENERAL ORDINANCES OF THE CITY OF BAYONNE, CHAPTER 24, WATER AND SEWER SERVICES, and a resolution fixing Wednesday, October 16, 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. **(Secure access to premises to effectuate the mandatory replacement of lead service lines)**
- O-7 AN ORDINANCE OF THE CITY OF BAYONNE, IN THE COUNTY OF HUDSON, NEW JERSEY PROVIDING FOR A SPECIAL EMERGENCY APPROPRIATION OF \$4,000,000.00 PROVIDING FOR THE PAYMENT OF CONTRACTUALLY REQUIRED SEVERANCE LIABILITIES RESULTING FROM THE LAYOFF OR RETIREMENT OF EMPLOYEES and a resolution fixing Wednesday, October 16, 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-8 BOND ORDINANCE PROVIDING FOR THE ACQUITION OF CERTAIN REAL PROPERTY FROM THE PORT AUTHORITY OF NEW YORK AND NEW JERSEY AND THE CONSTRUCTION OF A FERRY PIER AND DOCK IMPROVEMENTS ON A PORTION THEREOF, APPROPRIATING \$6,000,000

THEREFOR AND AUTHORIZING THE ISSUANCE OF \$6,000,000 BONDS AND NOTES TO FINANCE A PORTION OF THE COSTS THEREOF, AUTHORIZED IN AND BY THE CITY OF BAYONNE, IN THE COUNTY OF HUDSON, NEW JERSEY and a resolution fixing Wednesday, October 16, 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-9 AN ORDINANCE AMENDING AND SUPPLEMENTING THE REVISED GENERAL ORDINANCES OF THE CITY OF BAYONNE, CHAPTER 7, TRAFFIC and a resolution fixing Wednesday, October 16, 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 Zone- Add (2) Delete (3))**

**ADD**

**106. Maria Figueroa – 75 Avenue F**  
**107. Charisse Belano, for her son, Seoul– 29 West 36<sup>th</sup> Street**

**DELETE**

**132. Patricia Liccini – 27 West 45<sup>th</sup> Street**  
**229. Ellen Hitchell – 102 West 37<sup>th</sup> Street**  
**398. Henry Klarmann – 194 West 52<sup>nd</sup> Street**

- O-10 AN ORDINANCE OF THE CITY OF BAYONNE, COUNTY OF HUDSON, NEW JERSEY APPROVING THE REDEVELOPMENT PLAN FOR 15-21 EAST 23<sup>RD</sup> STREET WHICH IS IDENTIFIED AS BLOCK 198, LOT 1 AND 2 AS SHOWN ON THE OFFICIAL TAX MAP OF THE CITY PURSUANT TO THE LOCAL REVEDELOPMENT AND HOUSING LAW, N.J.S.A. 40A:12A-1, ET SEQ. and a resolution fixing Wednesday, October 16, 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. **(Burakovsky/Dimentman-St. Michael’s-PRO-24-1009)**

- O-11 WITHDRAWN

- O-12 WITHDRAWN

**COMMUNICATIONS**

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

- C-1 From PATRICIA A. GOODHART filing notice of claim alleging personal injuries sustained from a fall on sidewalk by 16<sup>th</sup> Street park.
- C-2 From MOHAMED BAHOU filing notice of claim alleging damage to his automobile from a fall tree.
- C-3 From Diane L. Cardoso, Esq., filing notice of claim on behalf of ANGELICA A. CARUSO alleging injuries sustained resulting from a fall on the sidewalk located at Avenue B and West 37<sup>th</sup> Street.
- C-4 From WILSON R. CASTILLO filing notice of claim alleging property damage from a violation sticker being placed on the front door of his home.
- C-5 From HOWARD KRONBERG filing notice of claim alleging damage to his car when it was struck by a Fire Truck
- C-6 From John M. Dodig, Esq. filing notice of claim on behalf of MATTEO BELLOME alleging injuries sustained resulting from a motor vehicle accident on RTE 440.
- C-7 From Superior Court of New Jersey in the matter of PHILIP J. CANCEL vs. City of Bayonne, City of Bayonne Public Works, et als
- C-8 From Superior Court of New Jersey in the matter of TYRONE SIMS vs. City of Bayonne, et als.
- C-9 From Superior Court of New Jersey in the matter of HASNA ALAOUI, a.k.a HASNA JALAL vs City of Bayonne, Bayonne Police Department, et als.

**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 James M. Davis, Mayor establishing the salary range for the title of SECURITY GUARD. (**Min-\$39,643-Max.-\$56,386**)
- OR-3 From the Purchasing Agent reporting on bids received for Phase III Waterfront Walkway Peninsula at Bayonne Harbor. (**4 bidders**)
- OR-4 From the Purchasing Agent reporting on bids received for one (1) 2024 Ford Transit 250 or equivalent. (**1 Bidder**)
- OR-5 From Donna L. Mauer, CFO submitting Supplemental Debt Statement as of September 18, 2024.

### **RESOLUTIONS**

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

- CR-1 Approving the minutes of the regular meeting held Wednesday August 14, 2024. **City Clerk**
- CR-2 Approving the minutes of the council caucus held Wednesday, August 7, 2024. **City Clerk**
- CR-3 Ordering warrants drawn to taxpayers representing refunds for overpayment of taxes. (23 properties) **Tax Collector**
- CR-4 Authorizing the Purchasing Agent to execute any and all documents and take any and all actions necessary to effectuate the procurement of signal materials for various traffic signals and controls from SIGNAL CONTROL PRODUCTS INC. through State Contract #T1473 at a total cost not to exceed \$42,200.00. Chargeable to Account #C-04-55-976-2210-994. **Public Works**
- CR-5 Authorizing the purchase of rifle and shotgun ammunition for 2024 qualification/training under State Contract 17-FLEET-00732 in the amount of \$22,083.00 from ATLANTIC TACTIAL, 3319 Anvil Place, Raleigh, NC. Chargeable to Account #4-01-25-240-000-058. **Public Safety**
- CR-6 Authorizing the Mayor and/or his designee(s) to enter into a Tax Appeal Settlement Agreement with SOUTH COVE DEVELOPMENT, LLC by Stop & Shop Supermarket as Tenant for 77-97 LeFante Way, also identified as Block 412 Lots 2.01 and authorizing the Mayor and/or his designee(s) to take any action necessary to effectuate this resolution and resulting judgement. **Assessor**
- CR-7 Authorizing the Tax Collector to refund and/or cancel taxes on Block 114, Lot 8 (25 East 37<sup>th</sup> Street) a two-family home occupied by a qualifying 100% totally and permanently disabled veteran effective March 24, 2024 and refunded to March 24, 2024. Twenty-five (25%) percent of taxes due from March 24, 2024 shall be canceled and any payments made for taxes owed that should be exempt shall be refunded. The refund is approximately \$1,975.55 with the final amount to be determined by the Tax Collector. **Assessor**
- CR-8 Amending Resolution No. 24-07-17-047 authorizing the Mayor and City Clerk to execute an agreement with the BAYONNE FAMILY COMMUNITY CENTER for the provision of providing the cost of boiler system upgrades for the amount of \$487,510.00 for the period commencing July 31, 2024 and ending August 31, 2025 to include the account number that was inadvertently omitted to be #T-03-56-108-0000-199. **CDBG**
- CR-9 Authorizing the renewal of subscription to DELL MARKETING, LP which provides Aerial Photography Services through NJ's Software Reseller Services (Near Map, US) for a 12 month period for the amount of \$33,282.44 through State Contract 20-TELE-01510. **Assessor**

- CR-10 Restating and adding Roth provision (optional) to the City's existing deferred compensation 20-PD-Equitable-091720. **Law**
- CR-11 Amending Resolution No. 24-07-17-055 for the Bayonne UEZ Tree Lighting for an amount not to exceed \$35,000, to increase the amount by \$20,000 making to total amount not to exceed \$55,000.00. **UEZ**
- CR-12 Amending Resolution No. 24-07-17-054 for the Bayonne UEZ Bergen Point Fall Festival for an amount not to exceed \$35,000, to increase the amount by \$7,000 making to total amount not to exceed \$42,000.00. **UEZ**
- CR-13 Authorizing the Mayor to enter into an agreement with the BAYONNE ECONOMIC OPPORTUNITY FOUNDATION (BEOF), 555 Kennedy Blvd, Bayonne, NJ to provide the cost of a remedial investigation of the soil at the former Holy Family School, located at 237-249 Avenue A pursuant to a proposal from Matrix New World Engineering, 26 Columbia Turnpike, Florham Park, NJ 07932 in an amount not to exceed \$39,740.00 for a period of one (1) year commencing September 1,2024 and ending August 31,2025. **CDBG**
- CR-14 Authorizing the Mayor and City Clerk to extend the BEOF Holiday "Grab n' Go" contract from August 31, 2024 to December 31, 2024. **CDBG**
- CR-15 Authorizing the Mayor and City Clerk to extend Agreement No. CY23-072 with the BAYONNE YOUTH CENTER Covid Afterschool & Community Outreach Program from August 31, 2024 to December 31, 2024. **CDBG**
- CR-16 Requesting permission from the DIVISION OF LOCAL GOVERNMENTS SERVICES for the Dedication by Rider for the Electronic Receipt Fees Trust Fund. **Finance**
- CR-17 Authorizing the submittal of an application to the NJ DEPARTMENT OF COMMUNITY AFFAIRS for \$20,000.00 for a project for inclusive recreational opportunities for teenagers and adults with disabilities as part of Bayonne's Recreational programming. **Public Works**
- CR-18 Authorizing the Mayor and City Clerk to execute a License Agreement allowing the Bayonne Irish Festival, Inc. to hold the 2024 Irish Festival at 16<sup>th</sup> Street Park on Saturday, September 28, 2024 from 12:00 P.M. to 6:00 P.M. and to waive the License fee because the Shamrock Society of Bayonne, Inc., is a non-profit organization.
- CR-19 Authorizing the Mayor and City Clerk to enter into a License Agreement with John Marticiello to conduct work in the City's right-of way at the property located at 152 Avenue C at the cost of \$500.00 payable to the City of Bayonne.
- CR-20 Acknowledging and accepting the HUDSON RIVER WALKWAY payment in lieu pursuant to N.J.A.C. 7:1B-2.1 et al.
- CR-21 Authorizing the advertisement of bids for the HUDSON RIVER WALKWAY PHASE 2 project.
- CR-22 Accepting of easements from the UNITED STATES COAST GUARD pertaining to Lincoln Equities Group Development.
- CR-23 Granting 3 Raffle licenses to qualified organizations. **City Clerk**

**END OF CONSENT AGENDA**

- R-1 Awarding contract to ALL AMERICAN FORD, Old Bridge, NJ for the purchase of one (1) 2024 Ford Transit 250 or equivalent for the total amount of \$53,146.00. Chargeable to Account No. C-04-55-962-2210-994
- R-2 WITHDRAWN
- R-3 Resolution of the City of Bayonne, in the County of Hudson, New Jersey, determined the form and other details of its "NOT RELATING TO THE TRANSPORTATION BANK SHORT-TERM LOAN PROGRAM OF THE NEW JERSEY INFRASTRUCTURE BANK", to be used in the principal amount up to \$1,699,701, and providing for the issuant and sale of such note to the New Jersey Infrastructure Bank and authorizing the execution and delivery of such not by the

City in favor of the NJ Infrastructure Bank, all pursuant to the New Jersey Infrastructure Bank's Transportation Bank Short-Term Loan Program.

- R-4 Resolution of the City of Bayonne, in the County of Hudson, New Jersey, declaring its intent to reimburse expenditures for project costs from the proceeds of debt obligations of the City, including in connection with its participation in the New Jersey Infrastructure Bank.
- R-5 Authorizing the Mayor and City Clerk to enter into a Right of Entry/Access Agreement with CUMBERLAND MUTUAL FIRE INSURANCE COMPANY, its contractor(s) and/or agent(s), on behalf of the former homeowner of 28 Newark Bay Court, to enter into the City's right-of-way within the sidewalk located on the North side of Newark Bay Court in front of 26, 28 and 30 Newark Bay Court (Block 142, Lots 32, 31 & 30) for the purpose of remediation and excavation activities resulting from a leaking oil tank located 28 Newark Bay Court as required by the New Jersey Spill Act.
- R-6 Authorizing the Mayor and City Clerk to enter into an Access Agreement with MCR 52 RT 440 LOT 6 LLC. for the purpose of conducting a soil boring investigation and groundwater monitoring along the western boundary of the City's property designated as Block 452.02, Lot 4.
- R-7 Authorizing sidewalk and street closures for parts of AVENUE F, EAST 23<sup>RD</sup> STREET AND AVENUE G in accordance with the letter from Connor Hughes of Dynamic Traffic.
- R-8 Accepting the Right of Way dedication along East 23<sup>rd</sup>, East 24<sup>th</sup> and Avenue G. **(Parkview/Ram Development/Ken's Marina)**
- R-9 WITHDRAWN
- R-10 WITHDRAWN
- R-11 WITHDRAWN
- R-12 WITHDRAWN

**TO BE ADDED AT MEETING**

- ADD-1 AN ORDINANCE AMENDING AND SUPPLEMENTING THE REVISED GENERAL ORDINANCE OF THE CITY OF BAYONNE, CHAPTER 7, TRAFFIC and a resolution fixing Wednesday, October 16, 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.
- ADD-2 AN ORDINANCE OF THE CITY OF BAYONNE, IN THE COUNTY OF HUDSON, STATE OF NEW JERSEY AUTHORIZING THE CITY OF BAYONNE TO ENTER INTO A REAL ESTATE PURCHASE AGREEMENT AND ALL OTHER DOCUMENTS NECESSARY FOR AND RELATED TO THE PURCHASE OF CERTAIN REAL PROPERTY AND THE CONSTRUCTION OF CERTAIN INFRASTRUCTURE IMPROVEMENTS WITHIN and a resolution fixing Wednesday, October 16, 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.
- ADD-3 Authorizing the Director of the Department of Planning, Zoning and Development and the Director of the Law Department to negotiate and enter into a purchase and sale agreement with the property owner for the acquisition of the property located at 442 Avenue C, which is identified as Block 225, Lots 45 as shown on the official tax map of the City.