

**CITY OF BAYONNE
CITY COUNCIL
REGULAR MEETING
JULY 16, 2025**

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

BUDGET HEARING

- BA-1 Hearing of CY2025 Municipal Budget and the introduction of Budget Amendments and fixing Wednesday, July 23, 2025 at 6:00 P.M. for a public hearing on the Amendments
- R-6 Authorizing a closed session to discuss matters involving the attorney client privilege pursuant to N.J.S.A. 10:4-12. **Law**

ORDINANCES SCHEDULED FOR HEARING

- O-1 AN ORDINANCE TO EXCEED THE MUNICIPAL BUDGET APPROPRIATION LIMITS AND TO ESTABLISH A CAP BANK
- O-2 AN ORDINANCE OF THE CITY OF BAYONNE, COUNTY OF HUDSON, NEW JERSEY APPROVING A FINANCIAL AGREEMENT BY AND BETWEEN THE CITY OF BAYONNE AND EAST 25TH STREET URBAN RENEWAL, LLC FOR THE PROPERTY LOCATED AT 80-84 EAST 25TH STREET, WHICH IS DESIGNATED AS BLOCK 442, LOT 14 AS SHOWN ON THE OFFICIAL TAX MAP OF CITY.
- O-3 AN ORDINANCE OF THE CITY OF BAYONNE, COUNTY OF HUDSON, NEW JERSEY APPROVING A FINANCIAL AGREEMENT BY AND BETWEEN THE CITY OF BAYONNE AND 211-217 BROADWAY URBAN RENEWAL, LLC, FOR THE PROPERTY LOCATED 211-217 BROADWAY, WHICH IS IDENTIFIED AS BLOCK 305, LOT 20 AS SHOWN ON THE OFFICIAL TAX MAP OF THE CITY.
- O-4 AN ORDINANCE OF THE CITY OF BAYONNE, COUNTY OF HUDSON, NEW JERSEY APPROVING THE FINANCIAL AGREEMENT BY AND BETWEEN THE CITY OF BAYONNE AND NOVA GROUP URBAN RENEWAL, LLC FOR THE PROPERTY LOCATED AT 474-476 BROADWAY, WHICH IS IDENTIFIED AS BLOCK 205, LOT 10.01 AS SHOWN ON THE OFFICIAL TAX MAP OF THE CITY. **(Formerly Irwin's)**
- O-5 AN ORDINANCE OF THE CITY OF BAYONNE, COUNTY OF HUDSON, NEW JERSEY ADOPTING A REDEVELOPMENT PLAN FOR PROPERTY LOCATED AT 935-939 BROADWAY, WHICH IS DESIGNATED AS BLOCK 85, LOT 23 AS SHOWN ON THE OFFICIAL TAX MAP OF THE CITY PURSURANT TO THE LOCAL REDEVELOPMENT AND HOUSING LAW, N.J.S.A 40A:12A-1 ET SEQ.
- O-6 AN ORDINANCE OF THE CITY OF BAYONNE, COUNTY OF HUDSON, NEW JERSEY AUTHORIZING AN AMENDED AND RESTATED FINANCIAL AGREEMENT FOR LONG TERM TAX EXEMPTION FOR THE PROPERTY LOCATED AT 155 GOLDSBOROUGH DRIVE, WHICH IS IDENTIFIED AS BLOCK 790, LOT 1.01 AS SHOWN ON THE OFFICIAL TAX MAP OF THE CITY.
- O-7 AN ORDINANCE OF THE CITY OF BAYONNE, COUNTY OF HUDSON, NEW JERSEY AUTHORIZING AN AMENDED AND RESTATED FINANCIAL AGREEMENT FOR LONG TERM TAX EXEMPTION FOR THE PROPERTY

LOCATED 110 GOLDSDBOROUGH DRIVE, WHICH IS IDENTIFIED AS BLOCK 722, LOT 1 AS SHOWN ON THE OFFICIAL TAX MAP OF THE CITY.

- O-8 AN ORDINANCE AUTHORIZING THE SALE OF THE PROPERTY LOCATED 15-21 WEST 8TH STREET, WHICH IS IDENTIFIED AS BLOCK 283, LOTS 18 AND 19-24 WEST 9TH STREET, WHICH IS IDENTIFIED AS BLOCK 283, LOT 28 TO THE BAYONNE HOUSING AUTHORITY FOR THE AMOUNT OF \$2,100,000.00.
- O-9 AN ORDINANCE AMENDING AND SUPPLEMENTING THE REVISED GENERAL ORDINANCES OF THE CITY OF BAYONNE, CHAPTER 13, RECREATIONAL AND OTHER PUBLIC FACILITIES. **(Waiving Pool Fees for Honorably Discharged Veterans)**
- O-10 AN ORDINANCE AMENDING AND SUPPLEMENTING THE REVISED GENERAL ORDINANCE OF THE CITY OF BAYONNE, CHAPTER 7 TRAFFIC, **(Restrictive Parking Zones – Add (4)/Delete (2)**

PUBLIC COMMENTS

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

ORDINANCES PROPOSED FOR INTRODUCTION

- O-11 AN ORDINANCE OF THE CITY OF BAYONNE, COUNTY OF HUDSON, NEW JERSEY APPROVING A FINANCIAL AGREEMENT BY AND BETWEEN THE CITY OF BAYONNE AND 15 E 23TH STREET URBAN RENEWAL LLC FOR THE PROPERTY LOCATED 15-21 EAST 23RD STREET, WHICH IS IDENTIFIED AS BLOCK 198, LOTS 1 AND 2 AS SHOWN ON THE OFFICIAL TAX MAP OF THE CITY, and a resolution fixing Wednesday, August 13, 2025 at 6:00 P.M., in the Dorothy E. Harrington Council Chambers, 630 Avenue C 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 10, TAXATION AND SPECIAL IMPROVEMENTS DISTRICTS and a resolution fixing Wednesday, August 13, 2025 at 6:00 P.M., in the Dorothy E. Harrington Council Chambers, 630 Avenue C as the time and place for a public hearing and final passage. **(amending section 10-1.5-“Amendments: Time Period of Applications” through December 31, 2025)**
- O-13 AN ORDINANCE AMENDING AND SUPPLEMENTING THE REVISED GENERAL ORDINANCES OF THE CITY OF BAYONNE, CHAPTER 24, WATER AND SEWER SERVICE, and a resolution fixing Wednesday, August 13, 2025 at 6:00 P.M., in the Dorothy E. Harrington Council Chambers, 630 Avenue C as the time and place for a public hearing and final passage. **(Waiving all permit fees associated with the implementation of or compliance with the City’s Lead Service Line Replacement)**
- O-14 AN ORDINANCE AMENDING AND SUPPLEMENTING THE REVISED GENERAL ORDINANCE OF THE CITY OF BAYONNE, CHAPTER 7 TRAFFIC and a resolution fixing Wednesday, August 13, 2025 at 6:00 P.M., in the Dorothy E. Harrington Council Chambers, 630 Avenue C as the time and place for a public hearing and final passage. **(Restrictive Parking Zones-Add(2) Delete (6)**

Restrictive Parking Zones

DELETE

102, Janet Montalvo- 9 Cottage Street
150. Yasmin Salib – 375 Kennedy Blvd.
234. William Farley – 145 West 28th Street
304. Charles Henkel – 38 West 46th Street
321. Kelly Aranguren – 100 West 33rd Street
406. John Wojturski – 845 Broadway

ADD

160. John Guarini – 92 West 37th Street
163. Henry Grodkiewicz – 824 Avenue C

- O-15 AN ORDINANCE OF THE CITY OF BAYONNE, COUNTY OF HUDSON, NEW JERSEY APPROVING A FINANCIAL AGREEMENT BY AND BETWEEN THE CITY OF BAYONNE AND BAYONNE ENERGY CENTER URBAN RENEWAL LLC FOR THE PROPERTY LOCATED AT 401 HOOK ROAD, WHICH IS IDENTIFIED AS BLOCK 419, LOT 1 AS SHOWN ON THE OFFICIAL TAX MAP OF THE CITY, and a resolution fixing Wednesday, August 13, 2025 at 6:00 P.M., in the Dorothy E. Harrington Council Chambers, 630 Avenue C as the time and place for a public hearing and final passage.
- O-16 AN ORDINANCE OF THE CITY OF BAYONNE, COUNTY OF HUDSON, NEW JERSEY APPROVING A FINANCIAL AGREEMENT BY AND BETWEEN THE CITY OF BAYONNE AND 21-37 WEST 25TH STREET URBAN RENEWAL LLC FOR THE PROPERTY LOCATED 21-37 WEST 25TH 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, August 13, 2025 at 6:00 P.M., in the Dorothy E. Harrington Council Chambers, 630 Avenue C as the time and place for a public hearing and final passage.

COMMUNICATIONS

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

- C-1 From Francis J. Leddy, III, Esq. filing notice of claim on behalf of JUDITH GUISTE alleging injuries sustained from trip and fall on the sidewalk at 984 Avenue C on April 13, 2025.
- C-2 From DAVID TAUS filing notice of claim alleging his automobile was falsely towed from the parking space located at 698 Broadway on March 23, 2025.
- C-3 From KEVIN VAZQUEZ filing notice of claim alleging damage to his automobile by a garbage truck while parked.
- C-4 From MAHMOUD ELMILLIGY filing notice of claim alleging damage to his automobile while impounded.
- C-5 From Michael S. Pollaway, Esq., filing notice of claim on behalf of SANDRA SANTOMAURO alleging injuries sustained as a result of an motor vehicle accident with a Board of Education vehicle on March 25, 2025.
- C-6 From Superior Court of New Jersey in the matter entitled, "BLAINE FRANK vs 543 Ave Realty, Jessica Cordero, City of Bayonne, et als.
- C-7 From Tax Court of New Jersey in the matter entitled, "SUMO PROPERTY MGT, 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- From Amy Dellabella, Purchasing Agent reporting on bids received for Cleaning Services for the Police Department on July 11, 2025. **(1 bidder)**

RESOLUTIONS

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

- CR-1 Approving the minutes of the regular meeting held Wednesday June 18, 2025. **City Clerk**
- CR-2 Approving the minutes of the council caucus held Wednesday, June 11 2025. **City Clerk**
- CR-3 Approving the minutes of the adjourned meeting held Wednesday, May 7, 2025. **City Clerk**
- CR-4 Approving the minutes of the special meeting held Wednesday, June 11, 2025. **City Clerk**
- CR-5 Ordering warrants drawn to taxpayers representing refunds for overpayment of taxes. (3 properties) **Tax Collector**
- CR-6 Authorizing the procurement of proprietary software from PRIMEPOINT for HR and payroll software for a period of one year commencing July 17, 2025 for an amount not to exceed \$115,000.00
- CR-7 Authorizing the Mayor and City Clerk to execute an agreement with SPATIAL DATA LOGIC, 285 Davidson Avenue, Somerset, NJ for continued technical support and maintenance of its departmental data management software and continued enterprise licensing for the municipal management software for period of one year commencing July 1, 2025 and ending June 30, 2026 for total contract amount of \$78,216.67.
- CR-8 Authorizing the Mayor and City Clerk to enter into an agreement with the BAYONNE ECONOMIC OPPORTUNITY FOUNDATION, 555 Kennedy Blvd., Bayonne, NJ to provide the cost of supplemental remedial investigation, receptor evaluation, remedial investigation report/remedial action report, remedial action analysis and remedial action workplan for the former Holy Family School, from MATRIX NEW WORLD ENGINEERING, 26 Columbia Turnpike, Florham Park, NJ for the amount not to exceed \$43,270.00 for a period of one year commencing September 1, 2024 and ending August 31, 2025.
- CR-9 Authorizing the Mayor and City Clerk to execute an amending to Agreement No. CY24-095 with the BAYONNE ECONOMIC OPPORTUNITY FOUNDATION to provide Community Development Block Grant funds in the amount of \$39,740,.00 to cover the cost of a remedial investigation of the soil at the former Holy Family School by Matrix New World Engineering to increase said agreement in the amount of \$13,290.00 for addition services, making the total contract amount \$53,030.00
- CR-10 Authorizing the Mayor and City Clerk to enter into an agreement with HUDSON MILESTONES, 365-381 Clendenny Avenue, Jersey City, NJ to provide the cost of bathroom renovations at the 715 Avenue E location from SALMERON COMPANY, 319 Barrow Street, Jersey City in an amount not to exceed \$89,500.00 for a period of one year commencing September 1, 2024 and ending August 31, 2025.
- CR-11 Authorizing the Mayor and City Clerk to execute an amending to Agreement No. CY25-064 with the BAYONNE ECONOMIC OPPORTUNITY FOUNDATION to provide Community Development Block Grant funds in the amount \$10,951.06 to cover the cost of environmental testing and repairs to the sprinkler system at Head Start III facility, 9 West 7th Street by JS HELD and JT FIRE & SAFETY increasing said agreement amount of \$373.19, thereby making the total contract amount \$11,324.25.
- CR-12 Approving the BAYONNE UEZ Beautification for Broadway application for an amount not to exceed \$500,000.00
- CR-13 Authorizing the cancellation of the Trust Fund Reserve Account for Tunnel 2 Towers in the amount of \$4,282.14.

- CR-14 Authorizing the use of the maximum allowable Bid Threshold pursuant to N.J.S.A 40a:11-3 (c).
- CR-15 Authorizing the Mayor and/or his designee is hereby authorized to enter into an agreement with ATLANTIC OFFICE TECHNOLOGY, 400 Broadacres Drive, #250, Bloomfield, NJ 07003 for a 5 year lease to own of 20 copiers, service and supply needs for a total amount of \$3,666.00 monthly payments. Chargeable to Account No. 5-01-31-460-0000-090
- CR-16 Approving the submission of a grant application and the execution of a grant contract with the NEW JERSEY DEPARTMENT OF TRANSPORTATION for the 2026 Roadway Improvements.
- CR-17 Granting 8 Raffle licenses to qualified organizations. **City Clerk**
- CR-18 A resolution stating that Council will not consider any municipal budget that includes funding for the termination of any wildlife in the City of Bayonne.

END OF CONSENT AGENDA

- R-1 Designating the property located 120-122 West 33rd Street with is identified as Block 143, Lot 28 as a non-condemnation area in need of redevelopment and authorizing the Planning Board to prepare a Redevelopment Plan, pursuant to the Local Redevelopment and Housing Law, N.J.S.A.40A:12A-1 et seq.
- R-2 Approving a traffic control plan and fencing plan for the property located at 736-746 Avenue E, which is identified as Block 393, Lot 3.03. **(former Beacon Oil)**
- R-3 Designing the property located at 15-23 East 33rd Street, which is identified as Block 140, Lots 3, 4 5.01 and 5.02 as a non-condemnation area in need of redevelopment and authorizing the preparation of a redevelopment plan pursuant to the Local Redevelopment and Housing Law, N.J.S.A.40A:12A-1 et seq. **(Holiday Tree part 2)**
- R-4 **WITHDRAWN**
- R-5 Awarding a contract for Cleaning Services for the Police Department to CARSON 1994 CORP. d/b/a JAN-PRO OF NORTHERN NJ, 142 Fairfield Rd., Fairfield, NJ for total contract amount of \$111,443.00.

- R-6 **MOVED TO BEGINNING OF AGENDA**

TO BE ADDED AT MEETING

- ADD-1 Authorizing the cancellation of the Trust Fund Reserve Account for Disability Trust Account in the amount of \$50,647.78.
- ADD-2 From the Hon. James M. Davis, Mayor appointing EDWARD LUCABH, JR. to the Planning Board as a Class IV Member, term to expire December 31, 2028.
- ADD-3 Authorizing the Mayor and City Clerk to enter into an agreement with ARCADIS for environmental engineering (we use them for technical) assistance in grant writing not to exceed \$25,000.
- ADD-4 From the Hon. James M. Davis, Mayor re-appointing IRENE ROSE PYKE to the BAYONNE HOUSING AUTHORITY for a term to expire December 21, 2029.