

CITY OF BAYONNE CITY COUNCIL REGULAR MEETING AUGUST 13, 2025

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, NEW JERSEY APPROVING A FINANCIAL AGREEMENT BY AND BETWEEN THE CITY OF BAYONNE AND 15 E 23rd 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.
- 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 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
- O-3 AN ORDINANCE AMENDING AND SUPPLEMENTING THE REVISED GENERAL ORDINANCES OF THE CITY OF BAYONNE, CHAPTER 10, TAXATION AND SPECIAL IMPROVEMENTS DISTRICTS. **(amending section 10-1.5-“Amendments: Time Period of Applications” through December 31, 2025)**
- O-4 AN ORDINANCE AMENDING AND SUPPLEMENTING THE REVISED GENERAL ORDINANCES OF THE CITY OF BAYONNE, CHAPTER 24, WATER AND SEWER SERVICE. **(Waiving all permit fees associated with the implementation of or compliance with the City’s Lead Service Line Replacement)**
- O-5 AN ORDINANCE AMENDING AND SUPPLEMENTING THE REVISED GENERAL ORDINANCE OF THE CITY OF BAYONNE, CHAPTER 7 TRAFFIC. **(Restrictive Parking Zones-Add(2) Delete (6))**

PUBLIC COMMENTS

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

ORDINANCES PROPOSED FOR INTRODUCTION

- O-6 AN ORDINANCE AUTHORIZING ACQUISITION OF REAL PROPERTY IN THE CITY OF JERSEY CITY FOR PUBLIC PURPOSES, and a resolution fixing Wednesday, September 17, 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. **(In connection with the City’s construction and installation of twin aqueduct pipeline system)**
- O-7 AN ORDINANCE OF THE CITY OF BAYONNE, COUNTY OF HUDSON, NEW JERSEY APPROVING A REDEVELOPMENT PLAN FOR 745-747 BROADWAY, WHICH IS IDENTIFIED AS BLOCK 139, LOT18 & 19 AS SHOWN ON THE OFFICIAL TAX MAP OF THE CITY, PURSUANT TO THE LOCAL REDEVELOPMENT AND HOUSING LAW, N.J.S.A. 40A:12A-1 ET SEQ. and a resolution fixing Wednesday, September 17, 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. **(Pro-24-01012-745-747 Broadway)**
- O-8 AN ORDINANCE OF THE CITY OF BAYONNE, COUNTY OF HUDSON, NEW JERSEY APPROVING AN ACCESS AGREEMENT BY AND BETWEEN THE CITY OF

BAYONNE AND 26 NORTH AVENUE URBAN RENEWAL LLC FOR BLOCK 297, LOT 3 PURSUANT TO THE LOCAL REDEVELOPMENT AND HOUSING LAW, N.J.S.A. 40A:12A-1 ET SEQ. and a resolution fixing Wednesday, September 17, 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. **(PRO-24-00899-26 North Avenue)**

- O-9 AN ORDINANCE OF THE CITY OF BAYONNE, COUNTY OF HUDSON, NEW JERSEY AUTHORIZING A 99 YEAR LEASE WITH THE FIRE MUSEUM OF BAYONNE, a NJ Nonprofit Corporation, FOR THE CITY OWNED PROPERTY LOCATED AT 10 WEST 47TH STREET, BLOC 77, LOT 26 FOR THE PURPOSE OF OPERATING THE BAYONNE FIRE MUSUEM, and a resolution fixing Wednesday, September 17, 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-10 AN ORDINANCE AMENDING AND SUPPLEMENTING THE REVISED GENERAL ORDINANCES OF THE CITY OF BAYONNE, CHAPTER 7, TRAFFIC and a resolution fixing Wednesday, September 17, 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-Delete (1)**

**Restrictive Parking Zones
Delete**

142. Arlene Rutkowski – 106 Linnet Street

- O-11 AN ORDINANCE AMENDING AND SUPPLEMENTING THE REVISED GENERAL ORDINANCES OF THE CITY OF BAYONNE, CHAPTER 7, TRAFFIC and a resolution fixing Wednesday, September 17, 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. **(7-15 Parking Prohibited at all times on certain streets – Southside of West 16th Street from Avenue A to Newark Bay)**
- O-12 AN ORDINANCE AMENDING AND SUPPLEMENTING THE REVISED GENERAL ORDINANCES OF THE CITY OF BAYONNE, CHAPTER 7, TRAFFIC and a resolution fixing Wednesday, September 17, 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. **(7-15 Parking Prohibited at all times on certain streets -Goldsborough Drive)**
- O-13 AN ORDINANCE AMENDING AND SUPPLEMENTING THE REVISED GENERAL ORDINANCES OF THE CITY OF BAYONNE, CHAPTER 7, TRAFFIC, and a resolution fixing Wednesday, September 17, 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. **(Section 7-16 Parking Prohibited for Street Cleaning-Goldsborough Drive)**

COMMUNICATIONS

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

- C-1 From MOHAMMED ABOUATIE filing notice of claim alleging damage to his automobile resulting from a temporary manhole plate on West 26th Street.
- C-2 From CHRISTEN VASQUEZ filing notice of claim alleging damage to her car resulting from a fallen tree branch on East 33rd Street
- C-3 From SAUL D. CASTRO filing notice of claim alleging damage to his car resulting from flying debris while city employee was weed whacking on North Street.
- C -4 From Corey J. Gawl, Esq. filing notice of claim on behalf of OSANA HADDAD alleging damage to her automobile resulting from a temporary manhole plate on West 26th Street.
- C-5 From Patrick P. Toscano, Jr., Esq. filing notice of claim on behalf of JAMES E. DONOVAN, Capt., alleging unfair promotional procedures.

- C-6 From Superior Court of New Jersey in the matter entitled, “JOSHUA BATISTA vs. City of Bayonne, et als”
- C-7 From the Superior Court of New Jersey in the matter entitled “NANCY IBRAHIM vs. City of Bayonne, et als”
- C-8 From Tax Court of New Jersey in the matter entitled “PORT JOHNSON REALTY, LLC vs. City of Bayonne.”
- C-9 From Tax Court of New Jersey in the matter entitled “1044 BROADWAY LLC vs City of Bayonne.”
- C-10 From Tax Court of New Jersey in the matter entitled “ANDREW BAY APARTMENTS, LLC vs City of Bayonne.”
- C-11 From Tax Court of New Jersey in the matter entitled “EMILIO’S PROPERTIES, LLC vs City of Bayonne.”
- C-12 From Tax Court of New Jersey in the matter entitled “WILLIAM & MERVAT GOUDA vs City of Bayonne.”
- C-13 From Tax Court of New Jersey in the matter entitled “NJD DEVELOPMENT, LLC vs City of Bayonne.”
- C-14 From Tax Court of New Jersey in the matter entitled “BERGEN POINT BAYONNE REALTY LLC vs City of Bayonne.”
- C-15 From Tax Court of New Jersey in the matter entitled “BERGEN POINT REALTY LLC vs City of Bayonne.”
- C-16 From Tax Court of New Jersey in the matter entitled “BERGEN POINT REALTY 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 Amy Dellabella, Purchasing Agent report of bids received for Transmission Repair Services. **(1 Bidder)**

RESOLUTIONS

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

- CR-1 Approving the minutes of the regular meeting held Wednesday July 16, 2025. **City Clerk**
- CR-2 Approving the minutes of the council caucus held Wednesday, July 9, 2025. **City Clerk**
- CR-3 Approving the minutes of the special meeting held Wednesday, July 23, 2025. **City Clerk**
- CR-4 Authorizing the City to adopt the 2025-2030 HUDSON COUNTY HAZARDOUS MITIGATION PLAN.
- CR-5 Authorizing the Director of Public Works to sell or scrape the following four (4) vehicles which are no longer needed for use.

2002 Freightliner Garbage Truck – Vin #1FVABXBS42HJ80890
2003 GMC Sonoma Pick UP – VIN 31GTDT19XX38226387
2001 CHEVY Impala – VIN #2G1WF52E218375354

2002 Dodge Ram 3500 Dump – Vin #3B6MC36572M278119

- CR-6 Authorizing an amendment to contract with F & S TIRE CORP., State Contract #M8000 to increase the contract by an additional amount of \$20,000 for invoices and future purchases of tires, tubes and services for the remainder of the calendar year 2025. Chargeable to Account #5-01-26-315-0000-030.
- CR-7 Amending Resolution No. 22-04-20-112 to exercise the first option to renew the contract with RUSSELL'S AUTO BODY for an amount not to exceed \$50,000 annually commencing May 1, 2025 through April 30, 2026. Chargeable to Account #T-12-56-825-0000-199.
- CR-8 Authorizing the Purchasing Agent to purchase a new 2024 Chevy Tahoe from HERTRICH FLEET SERVICES for a total amount of \$50,035.00 for use in the Fire Department. Chargeable to Account #5-01-25-265-0000-020.
- CR-9 Authorizing the Bulk Tax Levy Sale.
- CR-10 Authorizing the Mayor and City Clerk to enter into an agreement with the BAYONNE PAL DAY CARE CENTER for after school program and summer camp child care program in an amount not to exceed \$15,352.00 for a period of one (1) year commencing September 1, 2025 through August 31, 2026
- CR-11 Authorizing the Mayor and City Clerk to enter into an agreement with the VICTORY HALL for art instruction/development in the area of drawing and painting to adult/young adults developmentally disabled in an amount not to exceed \$6,325 for a period of one (1) year commencing September 1, 2025 through August 31, 2026
- CR-12 Authorizing the Mayor and City Clerk to enter into an agreement with the TEAM WILDERNESS for a program to visit nature and wilderness sites in an amount not to exceed \$2,711.00 for a period of one (1) year commencing September 1, 2025 through August 31, 2026
- CR-13 Authorizing the Mayor and City Clerk to enter into an agreement with the BAYONNE YOUTH CENTER for after school enrichment program and support for community outreach programs in an amount not to exceed \$13,554.00 for a period of one (1) year commencing September 1, 2025 through August 31, 2026
- CR-14 Authorizing the Mayor and City Clerk to enter into an agreement with the COMMUNITY DAY NURSERY for preschool childcare program care in an amount not to exceed \$27,108.00 for a period of one (1) year commencing September 1, 2025 through August 31, 2026
- CR-15 Authorizing the Mayor and City Clerk to enter into an agreement with the BAYONNE FAMILY COMMUNITY CENTER for residential services program in an amount not to exceed \$13,554.00 for a period of one (1) year commencing September 1, 2025 through August 31, 2026
- CR-16 Authorizing the Mayor and City Clerk to enter into an agreement with the BAYONNE ECONOMIC OPPORTUNITY FOUNDATION for fair housing counseling services in an amount not to exceed \$16,876.00 for a period of one (1) year commencing September 1, 2025 through August 31, 2026
- CR-17 Authorizing the Mayor and City Clerk to enter into an agreement with the BAYONNE ECONOMIC OPPORTUNITY FOUNDATION for BEOF Headstart security in an amount not to exceed \$12,199.00 for a period of one (1) year commencing September 1, 2025 through August 31, 2026
- CR-18 Authorizing the Mayor and City Clerk to enter into an agreement with the BAYONNE ECONOMIC OPPORTUNITY FOUNDATION for the senior transportation insurance in an amount not to exceed \$3,411.00 for a period of one (1) year commencing September 1, 2025 through August 31, 2026
- CR-19 Authorizing the Mayor and City Clerk to enter into an agreement with the UCP OF HUDSON COUNTY for pediatric medical day care in an amount not to exceed \$22,590.00 for a period of one (1) year commencing September 1, 2025 through August 31, 2026

- CR-20 Authorizing the Mayor and City Clerk to enter into an agreement with the WINDMILL ALLIANCE for the HIGHWAYS program in an amount not to exceed \$9,036.00 for a period of one (1) year commencing September 1, 2025 through August 31, 2026
- CR-21 Authorizing the Mayor and City Clerk to enter into an agreement with the TRINITAS REGIONAL MEDICAL CENTER for the addiction services in an amount not to exceed \$10,843.00 for a period of one (1) year commencing September 1, 2025 through August 31, 2026
- CR-22 Authorizing the Mayor and City Clerk to enter into an agreement with the TRINITAS REGIONAL MEDICAL CENTER for the psychiatric service for emotionally disturbed children in an amount not to exceed \$10,843.00 for a period of one (1) year commencing September 1, 2025 through August 31, 2026
- CR-23 Authorizing the Mayor and City Clerk to enter into an agreement with the CHURCH WORLD SERVICES for refuge employment coach program in an amount not to exceed \$4,518.00 for a period of one (1) year commencing September 1, 2025 through August 31, 2026
- CR-24 Authorizing the Mayor and City Clerk to enter into an agreement with the WATERFRONT PROJECT, INC. for housing counseling and legal advocacy program in an amount not to exceed \$20,331.00 for a period of one (1) year commencing September 1, 2025 through August 31, 2026
- CR-25 Authorizing the Mayor and City Clerk to enter into an agreement with the WALLACE TEMPLE COMMUNITY ACTIVITY RESOURCES ENRICHNMENT site for the C.A.R.E.S. living faith food pantry in an amount not to exceed \$1,807.00 for a period of one (1) year commencing September 1, 2025 through August 31, 2026.
- CR-26 Authorizing the Mayor and City Clerk to enter into an agreement with the BAYONNE ECONOMIC OPPORTUNITY FOUNDATION for the senior transportation salary in an amount not to exceed \$13,554.00 for a period of one (1) year commencing September 1, 2025 through August 31, 2026
- CR-27 Authorizing the Mayor and City Clerk to apply for a FY2025 DEPARTMENT OF HOMELAND SECURITY PORT SECURITY GRANT for the total amount of \$24,000.00 (federally funded at 100% no match) to be used by the Bayonne Fire Department to fund Marine Firefighter 1 Training.
- CR-28 Awarding contract to BORKER TRANSMISSION SERVICES, INC., 758 Avenue A, Bayonne, NJ for transmission repair services for an amount not to exceed \$50,000.00 for a two year term commencing September 1, 2025 and ending August 31, 2027.
- CR-29 Authorizing the execution of an Employment Agreement with JOSEPH N. SCERBO as Chief of Police for the City of Bayonne in a form acceptable to the Law Director.
- CR-30 Authorizing the execution of an Employment Agreement with ANDREW QUINN as Deputy Chief of Police for the City of Bayonne in a form acceptable to the Law Director.
- CR-31 Granting 4 Raffle licenses to qualified organizations. **City Clerk**
- CR-32 Authorizing the execution of a Employment Agreement with FRANK PAWLOWSKI as Deputy Fire Chief for the City of Bayonne in a form acceptable to the Law Director.
- CR-33 Authorizing Mayor and/or his designee to enter into an agreement with the NEW JERSEY DEPARTMENT OF TRANSPORTATION, Division of Local Air and Economic Development Federal Act Cost Reimbursement Agreement for funding up to \$441,889.72 for Preliminary Engineering of the South Cove Pedestrian Bridge.
- CR-34 Authorizing the Mayor and/his designee to submit an application to the NEW JERSEY DEPARTMENT OF TRANSPORTATION for funding to conduct a traffic study for Goldsborough Drive and Chosin Few Way

- CR-35 Approving Chapter 159 #1 in the CY 2025 budget, seeking permission of the Division of Local Government Services to approve the insertion of an item of revenue. **(Office of New Americans Employment Authorization Assistance Program Grant-Library) Finance**
- CR-36 Approving Chapter 159 #2 in the CY 2025 budget, seeking permission of the Division of Local Government Services to approve the insertion of an item of revenue. **American Rescue Plan Act Capital Projects Fund: Community Center Digital Connect Grant-Library) Finance**

END OF CONSENT AGENDA

- R-1 Authorizing the execution of a Funding Agreement in connection with redevelopment of the property located at 35 Avenue A, which is identified as Block 360, Lot and Block 332, Lots 2, 2.01, 4 and 5 as shown on the official tax map of the pursuant to the Local Redevelopment and Housing Law, N.J.S.A. 40A:12-1 et seq.
- R-2 Authorizing the Planning Board to conduct a preliminary investigation for the properties located 301 Constitution Avenue and 300-302 Constitution Avenue, which are identified as Block 803, Lot 1 and Block 815, Lot 1 as shown on the official tax map of the pursuant to the Local Redevelopment and Housing Law, N.J.S.A. 40A:12-1 et seq.
- R-3 Designating 1191-1195, 1197 and 1199 John F. Kennedy Boulevard, which is identified as Block 32, Lots 10, 11 & 12 as 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:12-1 et seq. **(Pro-24-00819-A & A Realty Holdings LLC)**
- R-4 Designating 81-87 East 22nd Street, which is identified as Block 449, Lots 6 & 7.01 as 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:12-1 et seq. . **(Pro-24-01005-A & A Realty Holdings LLC)**
- R-5 Designating 1037-1041 Broadway, which is identified as Block 45, Lots 20 as 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:12-1 et seq. . **(Pro-24-01025-John & Maryan)**
- R-6 Designating 15-23 East 33RD Street, which is identified as Block 140, Lots 3, 4, 5.01 & 5.02 as 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:12-1 et seq. . **(Pro-24-01005-Beacon)**
- R-7 Approving the Third Amendment to the amended and restated Redevelopment and Purchase and Sale Agreement.

TO BE ADDED AT THE MEETING

- ADD-1 Resolution denouncing hate and bigotry speeches and/or comments made.
- ADD-2 From James M. Davis, Mayor appointing TINA SICILIANO as Health Officer effective August 13, 2025 at a salary of \$104,291.