

CITY OF BAYONNE CITY COUNCIL REGULAR MEETING SEPTEMBER 17, 2025

ORDINANCES, COMMUNICATIONS AND ADMINISTRATION REQUESTS FOR COUNCIL MEETING AGENDA

ORDINANCES SCHEDULED FOR HEARING

- O-1 AN ORDINANCE AUTHORIZING ACQUISITION OF REAL PROPERTY IN THE CITY OF JERSEY CITY FOR PUBLIC PURPOSES. **(In connection with the City's construction and installation of twin aqueduct pipeline system)**
- O-2 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. **(Pro-24-01012-745-747 Broadway)**
- O-3 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. **(PRO-24-00899-26 North Avenue)**
- O-4 AN ORDINANCE OF THE CITY OF BAYONNE, COUNTY OF HUDSON, NEW JERSEY AUTHORIZING A 30 YEAR LEASE WITH THE FIRE MUSEUM OF BAYONNE, a NJ Nonprofit Corporation, FOR THE CITY OWNED PROPERTY LOCATED AT 10 WEST 47TH STREET, BLOCK 77, LOT 26 FOR THE PURPOSE OF OPERATING THE BAYONNE FIRE MUSUEM.
- O-5 AN ORDINANCE AMENDING AND SUPPLEMENTING THE REVISED GENERAL ORDINANCES OF THE CITY OF BAYONNE, CHAPTER 7, TRAFFIC. **(Restrictive Parking Zones-Delete (1)**
- O-6 AN ORDINANCE AMENDING AND SUPPLEMENTING THE REVISED GENERAL ORDINANCES OF THE CITY OF BAYONNE, CHAPTER 7, TRAFFIC. **(7-15 Parking Prohibited at all times on certain streets – Southside of West 16th Street from Avenue A to Newark Bay)**
- O-7 AN ORDINANCE AMENDING AND SUPPLEMENTING THE REVISED GENERAL ORDINANCES OF THE CITY OF BAYONNE, CHAPTER 7, TRAFFIC. **(7-15 Parking Prohibited at all times on certain streets -Goldsborough Drive)**
- O-8 AN ORDINANCE AMENDING AND SUPPLEMENTING THE REVISED GENERAL ORDINANCES OF THE CITY OF BAYONNE, CHAPTER 7, TRAFFIC. **(Section 7-16 Parking Prohibited for Street Cleaning-Goldsborough Drive)**

PUBLIC COMMENTS

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

ORDINANCES PROPOSED FOR INTRODUCTION

- O-9 AN ORDINANCE OF THE CITY OF BAYONNE, IN THE COUNTY OF HUDSON, NEW JERSEY, PROVIDING FOR A SPECIAL EMERGENCY APPROPRIATION OF \$3,000,000 TO PROVIDE FOR THE PAYMENT OF CONTRACTUALLY REQUIRED SEVERANCE LIABILITIES RESULTING FROM THE LAYOFF OR RETIREMENT OF EMPLOYEES and a resolution fixing Wednesday, October 15, 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, October 15, 2025, at 6:00 P.M., in Dorothy E. Harrington Council Chambers, 630 Avenue C as the time and place for a public hearing and final passage. **(Restrictive Parking Zones-Delete (5), Add (1) Relocate (1)**

Restrictive Parking Zones

Delete

043. Joseph Mamone – 22 East 51st Street

045. Nicole Riley - 298 Avenue C

070. Lisandra Santiago for her son, Maurius Ramirez – 13 West 17th Street

142. Arlene Rutkowski – 106 Linnet Street

266. Germaine White – 49 Lord Avenue

Add

038. Hany Bebawy, for his son, Andrew Pasel– 495 Avenue A

Relocate

067. Amanda Leonard for her son Avier Burgos – from 380 Avenue C to 588 Avenue A

- O-11 AN ORDINANCE AMENDING AND SUPPLEMENTING THE REVISED GENERAL ORDINANCES OF THE CITY OF BAYONNE, CHAPTER 7, TRAFFIC, and a resolution fixing Wednesday, October 15, 2025, at 6:00 P.M., in Dorothy E. Harrington Council Chambers, 630 Avenue C as the time and place for a public hearing and final passage. **(Amending Section 7-17.8c-to include notification by owners and/or agents to tenants and/or occupants residing at developments within the redevelopment areas)**

- O-12 AN ORDINANCE AMENDING AND SUPPLEMENTING THE REVISED GENERAL ORDINANCES OF THE CITY OF BAYONNE, CHAPTER 7, TRAFFIC and a resolution fixing Wednesday, October 15, 2025, at 6:00 P.M., in Dorothy E. Harrington Council Chambers, 630 Avenue C as the time and place for a public hearing and final passage. **(Section 7-29 Loading Zone – West 33rd Street)**

ADDITIONAL ORDINANCES ADDED AT END OF AGENDA

COMMUNICATIONS

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

- C-1 From Paul L. LaSalle, Esq. filing a notice of claim on behalf of CAROL CHIARAMONTE alleging injuries sustained resulting from a slip and fall on the sidewalk near 296 Broadway.
- C-2 From KERRI RZCZKOWSKI filing a notice of claim alleging property damage to her automobile when it struck a metal pipe on Goldsborough Drive.
- C-3 From Devin Baer, Esq., filing a notice of claim on behalf of MAX CAMACHO by g/a/1 JUNJIE ZHANG alleging injuries sustained from a slip and fall at Stepen R. Gregg Park.
- C-4 From Thomas MacInnis, Esq., filing a notice of claim on behalf of PAOLA TORRES alleging injuries sustained in a car accident with a Bayonne Board of Education school bus.
- C-5 From Thomas MacInnis, Esq., filing a notice of claim on behalf of BYRON CHUQUI alleging injuries sustained in a car accident with a Bayonne Board of Education school bus.
- C-6 From ANA L. KENNY filing a notice of claim alleging damage to her property when a branch fell on her fence.
- C -7 From Corey J. Gawl, Esq. filing notice of claim on behalf of ROMEL HALIM alleging damage to his automobile resulting from a temporary manhole plate on East 26th Street.
- C-8 From Superior Court of New Jersey in the matter of POLLA E. RAID, individually and SANDI MAKEN, per quad vs. EDWARD TAVERAS, BAYONNE POLICE DEPARTMENT, CITY OF BAYONNE, et als.

- C-9 From Tax Court of New Jersey in the matter of 820-824 Avenue C Bayonne LLC vs. City of Bayonne.
- C-10 From Tax Court of New Jersey in the matter of 25-27 Bayonne LLC vs. City of Bayonne.
- C-11 From the Tax Court of New Jersey in the matter of 21-23 Bayonne LLC vs. City of Bayonne.
- C-12 From the Tax Court of New Jersey in the matter of 140 Avenue E Dev AMS LLC vs. City of Bayonne.
- C-13 From the Tax Court of New Jersey in the matter of St. Vincent de Paul Church 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 a resolution adopting the recommendation and ordering payment of claims. **Finance**
- OR-2 From the Hon. James M. Davis, Mayor appointed CHRISTOPHER L. PATELLA, ESQ. as Judge of the Bayonne Municipal Court, effective November 3, 2025 term to expire March 31, 2027 with advise and consent of the council.

RESOLUTIONS

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

- CR-1 Approving the minutes of the regular meeting held Wednesday, August 13, 2025. **City Clerk**
- CR-2 Approving the minutes of the council caucus held Wednesday, August 6 2025. **City Clerk**
- CR-3 Ordering warrants drawn to taxpayers representing refunds for overpayment of taxes. (13 properties) **Tax Collector**
- CR-4 Authorizing the Tax Collector to refund and/or cancel taxes on Block 274, Lot 9 (163 West 9th St.) a two-family dwelling occupied by a qualifying 100% totally and permanently disabled veteran effective April 12, 2024, and refunded to January 1, 2025. Fifty (50%) percent of taxes due from January 1, 2025, shall be canceled and any payments made for taxes owed that should be exempt shall be refunded. The refund is approximately \$1,643.00 with the final amount to be determined by the Tax Collector. **Assessor**
- CR-5 Authorizing the Mayor and/or his designee(s) to enter into a Tax Appeal Settlement Agreement with BAYONNE PLAZA LLC for Block 204, Lot 1-473-475 Broadway and authorizing the Mayor and/or his designee(s) to take any action necessary to effectuate this resolution and resulting judgement. **Assessor**
- CR-6 Authorizing the Mayor and/or his designee(s) to enter into a Tax Appeal Settlement Agreement with BAYVIEW LLC for Block 300.02, Lot 2 & 3 – Ave A & North Street & 175 Avenue A 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 Mayor and/or his designee(s) to enter into a Tax Appeal Settlement Agreement with RITE AID OF NEW JERSEY, INC. (#149-02), as Tenant, (in parcel owned by H & M Realty Associates LLC) for Block 31, Lot 17.01-1097 Broadway and authorizing the Mayor and/or his designee(s) to take any action necessary to effectuate this resolution and resulting judgement. **Assessor**

- CR-8 Authorizing the Mayor and City Clerk and/or his designee to apply for a NEW JERSEY OFFICE OF EMERGENCY TELECOMMUNICATIONS SERVICES (OETS) 911 NEXTGEN GRANT in the amount of \$100,000.00 to be used to upgrade emergency telecommunications equipment in the public safety emergency services communication center.
- CR-9 Authorizing the Mayor and/or his designee to review, approve and execute a Standard Operating Procedure and Memorandum of Agreement with HONEYWELL.
- CR-10 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.
- CR-11 Authorizing the Mayor and City Clerk to enter into a GREEN ACRES PROJECT AGREEMENT with the State of New Jersey, Department of Environmental Protection for Multi-Park Improvement Project #0901-19-046.
- CR-12 Authorizing the Mayor and City Clerk to execute a License Agreement with Kennedy Productions for the 2025 Summer Sounds by the Bay Music Series at 16th Street Park in the amount of \$26,000.00.
- CR-13 Ratifying and affirming the payment to FIRE & SAFETY SERVICES, LTD, 200 Ryan St., South Plainfield, NJ in the amount of \$33,327.94 for repairs to firetruck ladder #2. Chargeable to Account #4-01-23-0000-092.
- CR-14 Authorizing the cancelation of certain reserves and receivable in the State and Federal Grant Fund.
- CR-15 Granting 2 Raffle licenses to qualified organizations. **City Clerk**
- CR-16 Designating the Yellow-crowned Night Heron as the official bird of the City of Bayonne.
- CR-17 Rendering a decision from the hearing held on May 7, 2025, pertaining to MICHELE SOLLER

END OF CONSENT AGENDA

- R-1 Designating JOHN & MARYAN, LLC as redeveloper of 1012-1022 Avenue C and 53-57 West 48th Street, which is identified as Block 64, Lots 2 & 3 as shown on the official tax map and authorizing the preparation and negotiation of a redevelopment agreement pursuant to the Local Redevelopment and Housing Law, N.J.S.A. 40A:12A-1 et seq. **(Avenue C Synagogue-PRO 24-00850)**
- R-2 Designating 508 Avenue A, 510-514 Avenue A & 134-136 West 22nd Street, which is identified as Block 208, Lots 1.01, 4 & 35 as shown on the office tax map of the city as a non-condemnation area in need of redevelopment and directing the Planning Board to prepare a redevelopment plan. **(John & Maryan LLC Gas Station-PRO-24-01011)**
- R-3 Designating 653-657 Avenue E, 47 East 41st Street and 659 Avenue E, which is identified as Block 98, Lots 13, 14 & 15 as shown on the office tax map of the city as a non-condemnation area in need of redevelopment and directing the Planning Board to prepare a redevelopment plan. **(653-657 Ave E LLC-PRO-24-01008)**
- R-4 Designating GOLDEN APPLE CAPITAL, LLC as redeveloper of the property located at 935-939 Broadway, which is identified as Block 85, Lot 23 as shown on the office tax map of the city authorizing the preparation and negotiation of a redevelopment agreement pursuant to the Local Redevelopment and Housing Law, N.J.S.A. 40A:12A-1 et seq. **(Bank of America-PRO-24-01022)**
- R-5 Authorizing and directing the Planning Board to conduct a preliminary investigation to determine whether the property located 485 Avenue C, 487-493 Avenue C and 64-66 West 22nd Street, which identified as Block 209, Lots 22, 23.01 & 27 as shown on the office tax map of the city authorizing

the preparation and negotiation of a redevelopment agreement pursuant to the Local Redevelopment and Housing Law, N.J.S.A. 40A:12A-1 et seq. **(485 Ave C-PRO-25-010110)**

- R-6 Designating the property located at 15-23 East 33rd Street and identified as Block 140, Lot 3, 4 5.01 & 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.

TO BE ADDED AT MEETING

- ADD-1 Authorizing the Purchasing Agent to enter into an agreement with PICERNO-GIORDANO, LLC 200 Market St., Kenilworth, NJ to purchase four (4) park benches in the amount of \$10,200.00 through state contract #T-0103. Chargeable to Account No. C-04-55-967-2210-994.
- ADD-2 Authorizing the submission of an application to the NEW JERSEY INFRASTRUCTURE BANK FINANCING PROGRAM for funds to effectuate the Lead Service Line Replacement Project in the City of Bayonne and authorizing the Chief Financial Officer and Business Administrator to execute any and all documents and take any and all actions with respect to same.
- ADD-3 Authorizing the cancellation of taxes for two years for CY 2025 in the amount of \$28,577.64 and \$18,868.32 for CY 2026 in connection with the property located at 6850689 Broadway, which identified as Block 153, Lot 2 which was purchased by the HUDSON COUNTY IMPROVEMENT AUTHORITY on March 20, 2025.
- ADD-4 AN ORDINANCE AMENDING AND SUPPLEMENTING THE GENERAL ORDINANCES OF THE CITY OF BAYONNE, CHAPTER 7, TRAFFIC, and a resolution fixing Wednesday, October 15, 2025, at 6:00 P.M., in Dorothy E. Harrington Council Chambers, 630 Avenue C as the time and place for a public hearing and final passage. **(SECTION 7-7, MOTORIZED SCOOTERS)**
- ADD-5 Authorizing the Purchasing Agent and/or City Engineer to advertise for, solicit and receive bids for the PROPOSED ALTERATIONS TO THE STEPPING STONE ACADEMY (Bayonne Head Start) at 239 Avenue C.