

**CITY OF BAYONNE
CITY COUNCIL
REGULAR MEETING
DECEMBER 17, 2025**

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

ORDINANCES SCHEDULED FOR HEARING-OLD

- O-1 AN ORDINANCE OF THE CITY OF BAYONNE, COUNTY OF HUDSON, NEW JERSEY APPROVING A REDEVELOPMENT PLAN FOR THE PROPERTY LOCATED AT 626-628 AVENUE E, WHICH IS DESIGNATED AS BLOCK 405, LOT 31 AS SHOWN ON THE OFFICIAL TAX MAP OF THE CITY.

ORDINANCES SCHEDULED FOR HEARING

- O-2 AN ORDINANCE OF THE CITY OF BAYONNE, COUNTY OF HUDSON, NEW JERSEY APPROVING A REDEVELOPMENT PLAN FOR THE PROPERTY LOCATED AT 62.5-72 PROSPECT AVENUE, WHICH IS IDENTIFIED AS BLOCK 449, LOTS 21, 22 & 23 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.
- O-3 AN ORDINANCE OF THE CITY OF BAYONNE, COUNTY OF HUDSON, NEW JERSEY APPROVING A REDEVELOPMENT PLAN FOR THE PROPERTY LOCATED AT 1037-1041 BROADWAY, WHICH IS IDENTIFIED AS BLOCK 45, LOT 20 AS SHOWN ON THE OFFICIAL TAX MAP OF THE CITY, PURUSANT TO THE LOCAL REDEVELOPMENT AND HOUSING LAW, N.J.S.A. 40A:12A-1 ET SEQ.
- O-4 AN ORDINANCE AMENDING AND SUPPLEMENTING THE REVISED GENERAL ORDINANCE OF THE CITY OF BAYONNE, CHAPTER 35, ZONING. **(Section 5.16-IL-A and IL-B Light Industrial Districts to permit indoor recreational sports facility as a permitted principal use)**
- O-5 AN ORDINANCE AMENDING AND SUPPLEMENTING THE REVISED GENERAL ORDINANCES OF THE CITY OF BAYONNE, CHAPTER 35 ZONING. **(Section 5.17 – I-H to permit automobile import and export facility as a permitted conditional use)**
- O-6 AN ORDINANCE OF THE CITY OF BAYONNE, COUNTY OF HUDSON, NEW JERSEY APPROVING AN AMENDMENT TO THE REDEVELOPMENT PLAN FOR 69-71 NEW HOOK ROAD, WHICH IS IDENTIFIED AS BLOCK 416, LOTS 1 & 2 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.
- O-7 AN ORDINANCE OF THE CITY OF BAYONNE, COUNTY OF HUDSON, NEW JERSEY VACATING 40 FOOT RIGHT-OF-WAY LOCATED ON BLOCK 476.01, LOT 10.01
- O-8 AN ORDINANCE AMENDING AND SUPPLEMENTING THE REVISED GENERAL ORDINANCES OF THE CITY OF BAYONNE, CHAPTER 7, TRAFFIC. **(Designating East 23rd Street between Avenue F and Avenue G as a One-Way Street)**
- O-9 AN ORDINANCE AMENDING AND SUPPLEMENTING THE GENERAL ORDINANCES OF THE CITY OF BAYONNE, CHAPTER 7, TRAFFIC. **(Restrictive Parking Zones-Delete (8))**
- O-10 AN ORDINANCE AMENDING AND SUPPLEMENTING THE REVISED GENERAL ORDINANCES OF THE CITY OF BAYONNE, CHAPTER 7, TRAFFIC. **(Section 7-20-Loading Zone – West 17th Street)**

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 62.5-72 PROSPECT URBAN RENEWAL LLC FOR THE PROPERTY LOCATED 62.5-72 PROSPECT AVENUE, WHICH IS IDENTIFIED AS BLOCK 449, LOTS 21, 22 & 23 AS SHOWN ON THE OFFICIAL TAX MAP OF THE CITY, and a resolution fixing Wednesday, January 21, 2026 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 OF THE CITY OF BAYONNE, COUNTY OF HUDSON, NEW JERSEY APPROVING A FINANCIAL AGREEMENT BY AND BETWEEN THE CITY AND 18TH ST. PARTNERS MW URBAN RENEWAL LLC FOR THE PROPERTY LOCATED AT 33-37 EAST 18TH STREET, WHICH IS IDENTIFIED AS BLOCK 226, LOTS 12, 13 & 14 AS SHOWN ON THE OFFICIAL TAX MAP OF THE CITY, and a resolution fixing Wednesday, January 21, 2026 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-13 AN ORDINANCE OF THE CITY OF BAYONNE, COUNTY OF HUDSON, NEW JERSEY APPROVING A FINANCIAL AGREEMENT BY AND BETWEEN THE CITY AND GOLDEN APPLE CAPITAL URBAN RENEWAL LLC FOR THE PROPERTY LOCATED AT 935-939 BROADWAY, WHICH IS IDENTIFIED AS BLOCK 85, LOT 23 AS SHOWN ON THE OFFICIAL TAX MAP OF THE CITY, and a resolution fixing Wednesday, January 21, 2026 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-14 AN ORDINANCE OF THE CITY OF BAYONNE, COUNTY OF HUDSON, NEW JERSEY APPROVING A FINANCIAL AGREEMENT BY AND BETWEEN THE CITY AND KENNEDY MW URBAN RENEWAL LLC FOR THE PROPERTY LOCATED AT 361-363, 365-367 & 373 KENNEDY BOULEVARD, WHICH IS IDENTIFIED AS BLOCK 262, LOTS 7, 8 & 9 AS SHOWN ON THE OFFICIAL TAX MAP OF THE CITY, and a resolution fixing Wednesday, January 21, 2026 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-15 AN ORDINANCE OF THE CITY OF BAYONNE, COUNTY OF HUDSON, NEW JERSEY APPROVING A FINANCIAL AGREEMENT BY AND BETWEEN THE CITY AND 102-116 AVE E BAYONNE URBAN RENEWAL LLC FOR THE PROPERTY LOCATED AT 102.5-116 AVENUE E, WHICH IS IDENTIFIED AS BLOCK 467, LOTS 10, 11, 12, 13 & 14 AS SHOWN ON THE OFFICIAL TAX MAP OF THE CITY, and a resolution fixing Wednesday, January 21, 2026 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 AND BROADWAY PARTNERS NES URBAN RENEWAL LLC FOR THE PROPERTY LOCATED AT 431-439 BROADWAY, 11-13 WEST 19TH STREET AND 10-12 WEST 20TH STREET, WHICH IS IDENTIFIED AS BLOCK 220, LOTS 18, 23, 24 25 & 26 AS SHOWN ON THE OFFICIAL TAX MAP OF THE CITY, and a resolution fixing Wednesday, January 21, 2026 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-17 AN ORDINANCE OF THE CITY OF BAYONNE, COUNTY OF HUDSON, NEW JERSEY APPROVING A FINANCIAL AGREEMENT BY AND BETWEEN THE CITY AND QOZ PROSPECT PROPERTY URBAN RENEWAL LLC FOR THE PROPERTY LOCATED AT 33 PROSPECT AVENUE, WHICH IS IDENTIFIED AS BLOCK 455, LOT 1.01 AS SHOWN ON THE OFFICIAL TAX MAP OF THE CITY, and a resolution fixing Wednesday, January 21, 2026 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-18 AN ORDINANCE OF THE CITY OF BAYONNE, COUNTY OF HUDSON, NEW JERSEY APPROVING A FINANCIAL AGREEMENT BY AND BETWEEN THE CITY AND 2834 EAST 22 STREET URBAN RENEWAL LLC FOR THE PROPERTY LOCATED AT 28-34 EAST 22ND STREET, WHICH IS IDENTIFIED AS BLOCK 212, LOTS 30, 31 & 32 AS SHOWN ON THE OFFICIAL TAX MAP OF THE CITY, and a resolution fixing Wednesday, January 21, 2026 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-19 AN ORDINANCE OF THE CITY OF BAYONNE, COUNTY OF HUDSON, NEW JERSEY APPROVING A FINANCIAL AGREEMENT BY AND BETWEEN THE CITY AND 1037-1041 BROADWAY URBAN RENEWAL LLC FOR THE PROPERTY LOCATED AT 1037-1041 BROADWAY, WHICH IS IDENTIFIED AS BLOCK 45, LOT 2 AS SHOWN ON THE OFFICIAL TAX MAP OF THE CITY, and a resolution fixing Wednesday, January 21, 2026 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-20 AN ORDINANCE OF THE CITY OF BAYONNE, COUNTY OF HUDSON, NEW JERSEY APPROVING A FINANCIAL AGREEMENT BY AND BETWEEN THE CITY AND 1012-1022 AVENUE C URBAN RENEWAL LLC FOR THE PROPERTY LOCATED AT 1012-1022 AVENUE C, WHICH IS IDENTIFIED AS BLOCK 64, LOTS 2 & 3 AS SHOWN ON THE OFFICIAL TAX MAP OF THE CITY, and a resolution fixing Wednesday, January 21, 2026 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-21 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 PARTNERS URBAN RENEWAL, LLC FOR THE PROPERTY LOCATED AT MEMORIAL BOULEVARD (PENINSULA) , WHICH PROPERTY IS IDENTIFIED AS BLOCK 830, LOTS 2.01, 2.02, 3.01, 3.02, 4.01 & 4.02 (FORMERLY KNOWN AS BLOCK 830, LOT 1.05) AS SHOWN ON THE OFFICIAL TAX MAP OF THE, and a resolution fixing Wednesday, January 21, 2026 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-22 AN ORDINANCE OF THE CITY OF BAYONNE, COUNTY OF HUDSON, NEW JERSEY APPROVING AN AMENDED FINANCIAL AGREEMENT BY AND BETWEEN THE CITY AND SHREE LAKSHMI VARDAYINI URBAN RENEWAL LLC FOR THE PROPERTY IDENTIFIED AS BLOCK 751, LOTS 1.06, 1.07, 1.08, 1.09, 1.10, 1.12, 1.14 & 1.16 AS SHOWN ON THE OFFICIAL TAX MAP OF THE CITY, and a resolution fixing Wednesday, January 21, 2026 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-23 AN ORDINANCE OF THE CITY OF BAYONNE, COUNTY OF HUDSON, NEW JERSEY APPROVING AN AMENDED FINANCIAL AGREEMENT BY AND BETWEEN THE CITY AND BAYONNE BAY DEVELOPERS URBAN RENEWAL LLC FOR THE PROPERTY LOCATED THE PENINSULA, WHICH PROPERTY IS IDENTIFIED AS BLOCK 820, LOT 1 AS SHOWN ON THE OFFICIAL TAX MAP OF THE CITY, and a resolution fixing Wednesday, January 21, 2026 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-24 AN ORDINANCE OF THE CITY OF BAYONNE, COUNTY OF HUDSON, NEW JERSEY ADOPTING A REDEVELOPMENT PLAN FOR THE PROPERTY LOCATED AT 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 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, January 21, 2026 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-25 AN ORDINANCE OF THE CITY OF BAYONNE, COUNTY OF HUDSON, NEW JERSEY ADOPTING A REDEVELOPMENT PLAN FOR THE PROPERTY LOCATED AT 657-663 BROADWAY, WHICH IS IDENTIFIED AS BLOCK 158, LOTS 22, 23 & 24 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, January 21, 2026 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-26 AN ORDINANCE OF THE CITY OF BAYONNE, COUNTY OF HUDSON, NEW JERSEY ADOPTING A REDEVELOPMENT PLAN FOR THE PROPERTY LOCATED AT 120-122 WEST 33RD STREET, WHICH IS IDENTIFIED AS BLOCK 143, LOT 28 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, January 21, 2026 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-27 AN ORDINANCE OF THE CITY OF BAYONNE, COUNTY OF HUDSON, NEW JERSEY ADOPTING A REDEVELOPMENT PLAN FOR THE PROPERTY LOCATED AT 653-657 AVENUE E, 659 AVENUE E & 47 EAST 41ST STREET, WHICH IS IDENTIFIED AS BLOCK 989, LOTS 13, 14 & 15 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, January 21, 2026 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-28 AN ORDINANCE OF THE CITY OF BAYONNE, COUNTY OF HUDSON, NEW JERSEY ADOPTING A REDEVELOPMENT PLAN FOR THE PROPERTY LOCATED AT 81-87 EAST 22ND STREET, WHICH IS IDENTIFIED AS BLOCK 449, LOTS 6 & 7 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, January 21, 2026 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-29 AN ORDINANCE OF THE CITY OF BAYONNE, COUNTY OF HUDSON, NEW JERSEY ADOPTING A REDEVELOPMENT PLAN FOR THE PROPERTY LOCATED AT 19-45 WEST 55TH STREET, WHICH IS IDENTIFIED AS BLOCK 28, LOTS 2 & 3 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, January 21, 2026 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-30 AN ORDINANCE OF THE CITY OF BAYONNE, COUNTY OF HUDSON, NEW JERSEY ADOPTING A REDEVELOPMENT PLAN FOR THE PROPERTY LOCATED AT 958-968 BROADWAY, WHICH IS IDENTIFIED AS BLOCK 78, LOT 44 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, January 21, 2026 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-31 AN ORDINANCE OF THE CITY OF BAYONNE AMENDING AND SUPPLEMENTING THE REVISED GENERAL ORDINANCES, CHAPTER 7, TRAFFIC and a resolution fixing Wednesday, January 21, 2026 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) Add (1))**

Restrictive Parking Zones

DELETE

026. George Dehehy – 192 West 52nd Street

ADD

043. Zoraida T'avéras-Lopez – 499 Avenue A

- O-32 AN ORDINANCE OF THE CITY OF BAYONNE, COUNTY OF HUDSON, NEW JERSEY APPROVING A REDEVELOPMENT PLAN FOR THE PROPERTY LOCATED 1191-1205 KENNEDY BOULEVARD, WHICH IS IDENTIFIED AS BLOCK 32, LOTS 10, 11, 12, 13.01 & 15 ON THE OFFICE 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, January 21, 2026 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-33 AN ORDINANCE OF THE CITY OF BAYONNE, COUNTY OF HUDSON, NEW JERSEY APPROVING A REDEVELOPMENT PLAN FOR THE PROPERTY

LOCATED 485-493 AVENUE C AND 64-66 WEST 22ND STREET, WHICH IS IDENTIFIED AS BLOCK 209, LOTS 2, 23.01 & 27 ON THE OFFICE 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, January 21, 2026 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 SAMANTHA A. MARTINO filing a notice of claim alleging damage to her car resulting from an automobile accident with a city owned vehicle on November 1, 2025
- C-2 From Alexander S. Corazon, Esq., filing notice of claim on behalf of ANDRES CRIOLLO alleging injuries sustained resulting from an automobile accident on August 4, 2025.
- C-3 From the Leonard Law Group filing notice of claim on behalf of JAMES K, MCDERMOTT, a minor by his parent & natural guardian James F. McDermott alleging injuries sustained resulting from an automobile accident on September 30, 2025.
- C-4 From the Leonard Law Group filing notice of claim on behalf of EILEEN KACZKA alleging injuries sustained resulting from an automobile accident on September 30, 2025.
- C-5 From Tony Parrish filing a notice of claim alleging civil rights violations by the Bayonne Police Department.
- C-6 From Michael J. Montanari, Esq., filing notice of claim on behalf of MICHAEL RABA alleging injuries sustained from an automobile accident at Port Jersey Blvd.
- C-7 From JOHN PAUL filing notice of claim alleging damage to his parked car when it was struck by a city owned vehicle.
- C-8 From DOROTHY FORGIONE filing a notice of claim alleging damage to her car when was struck by a city owned vehicle.
- C-9 From the Superior Court of New Jersey in the matter entitled "A & L DISPOSAL LLC vs. CITY OF BAYONNE, CENTURY WASTE SERVICES, LLC & et als.
- C-10 From Tax Court of New Jersey in the matter entitled, "EXCHANGE 148 WEST 5TH STREET 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 Hon. James M. Davis, Mayor, re-appointing MARIBETH K. DORIA to the Library Board of Trustees as a Regular Member, term to expire December 31, 2030.
- OR-3 From the Hon. James M. Davis, Mayor appointing DONNA M. RUSSO, ESQ. as Law Director effective December 1, 2025, with advice and consent of Council

OR-4 From the Hon. James M. Davis, Mayor re-appointing ROSEMARIE MARTINEZ-KUFTA, CTC as Tax Collector effective January 1, 2026 through December 21, 2029, with advice and consent of Council

OR-5 From the Hon. James Davis, Mayor reappointing the following individuals to ZONING BOARD OF ADJUSTMENTS:

Arrigo De Ros, Jr. **Term to expire: December 31, 2029**
Ian Garvey **Term to expire: December 31, 2027**

OR-6 From the Hon. James M. Davis, Mayor re-appointing the following individuals to the ALCOHOLIC BEVERAGE CONTROL BOARD:

Debra Cuseglio **Term to expire: December 31, 2028**
Ramy Lawandy **Term to expire: December 31, 2028**

OR-7 From the Hon. James. M. Davis, Mayor re-appointing SHANNA M. MCKENNA to the BAYONNE HOUSING AUTHORITY term to expire December 31, 2030

OR-8 From the Hon. James M. Davis, Mayor, submitting a letter of resignation as Mayor effective January 1, 2026 and recommending the appointment of an interim mayor for the unexpired term from January 1, 2026 through June 30, 2026.

OR-9 From the Hon. James M. Davis, Mayor, reappointing the following individuals to the PLANNING BOARD:

Ahmed Lack **Term to expire: December 31, 2029**
 (Reappointed as Class IV member)
Maria Valado **Term to expire: December 31, 2029**
 (Reappointed as Class IV member)

OR-10 From the Hon. James M. Davis, Mayor, reappointing the following individuals to the HISTORIC PRESERVATION COMMISSION:

Lee Fahley **Term to expire: December 31, 2028**
 (Reappointed as Class C Member)
Ahmed Lack **Term to expire: December 31, 2028**
 (Appointment as Class C Member ,
 Planning Board Member)

OR-11 From James M. Davis, Mayor, reappointing the following individuals to RENT CONTROL BOARD

Salvatore A. Clappsy, Jr. **Term to expire: September 30, 2028**
Lecia Cheatham-Nichols **Term to expire: September 30, 3038**
Richard Farber **Term to expire: December 31, 2028**

OR-12 From James M. Davis, Mayor, reappointing the following individuals to the URBAN ENTERPRISE ZONE DEVELOPMENT CORPORATION BOARD:

Bishop Thomas Robinson **Term to expire: December 31, 2027**
Anthony Segarra **Term to expire: December 31, 2027**
Kenneth Poesl **Term to expire: December 31, 2027**
Megan Healey **Term to expire: December 31, 2027**

RESOLUTIONS

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

CR-1 Approving the minutes of the regular meeting held Wednesday November 12, 2025. **City Clerk**

CR-2 Approving the minutes of the council caucus held Wednesday, November 5, 2025. **City Clerk**

CR-3 Establishing the calendar of council caucuses and council meetings for 2026. **City Clerk**

CR-4 Ordering warrants drawn to taxpayers representing refunds for overpayment of taxes. (16 properties) **Tax Collector**

- CR-5 Authorizing the Tax Collector to refund and/or cancel taxes on Block 378, Lot 12 Qual. C0101 (63-65 West 1st St., Unit 101) a condominium occupied by a qualifying 100% totally and permanently disabled veteran effective October 16, 2022, and refunded to April 24, 2025. One hundred (100%) percent of taxes due from May 23, 2025 shall be canceled and any payments made for taxes owed that should be exempt shall be refunded. The refund is approximately \$1,189.64 with the final amount to be determined by the Tax Collector. **Assessor**
- CR-6 Authorizing the Tax Collector to refund and/or cancel taxes on Block 109, Lot 14 (46 West 39th St.) a two-family home occupied by a qualifying 100% totally and permanently disabled veteran effective September 9, 2025, and refunded to September 9, 2025. 16.66% of taxes due from September 9, 2025 shall be canceled and any payments made for taxes owed that should be exempt shall be refunded. The refund is approximately \$ 956.56 with the final amount to be determined by the Tax Collector. **Assessor**
- CR-7 Authorizing the Tax Collector to refund and/or cancel taxes on Block 47, Lot 8 Qual. C1604 (8 Elco Ct.) a condominium occupied by a qualifying 100% totally and permanently disabled veteran effective October 1, 2025, and refunded to October 1, 2025. Fifty (50%) percent of taxes due from October 1, 2025, shall be canceled and any payments made for taxes owed that should be exempt shall be refunded. The refund is approximately \$1,411.58 with the final amount to be determined by the Tax Collector. **Assessor**
- CR-8 Authorizing the purchase of rifle and shotgun ammunition for 2025 qualification/training under State Contract 17-FLEET-00732 in the amount of \$23,033.00 from ATLANTIC TACTIAL, 14 World Fair Drive, Somerset, NJ. Chargeable to Account #5-01-25-240-0000-058. **Public Safety**
- CR-9 Authorizing the purchase of rifle and shotgun ammunition for 2025 qualification/training under State Contract 17-FLEET-00721 in the amount of \$26,000.37 from EAGLE POINT GUN/TJ MORRIS & SONS 170 Third Street, Thorofare, NJ . Chargeable to Account #5-01-25-240-000-058. **Public Safety**
- CR-10 Authorizing the Purchasing Agent to purchase equipment and supplies for the fire department from ED M. FELD EQUIPMENT CO., INC. in the amount of \$41,500.00. **Fire**
- CR-11 Amending Resolution No. 25-11-12-039 authorizing the Purchasing Agent to purchase equipment and supplies for the fire department from TRAINING SPECIALITIES, INC. to increase the contract amount by \$31,275.00, thereby making the amount not to exceed \$51,750.00. **Fire**
- CR-12 Amending Agreement No. CY 25-021 for Interpreter Services from CRANEY INTERPRETING SERVICES, 328 E. Main St., Oceanport, NJ to increase said contract by \$6,000, thereby making total contract amount not to exceed \$46,000.00. Chargeable to Account #5-01-43-490-0000-028 **Finance**
- CR-13 Award a contract for Interpreter Services to CRANEY INTERPRETING SERVICES 328 E. Main Street, Oceanport NJ 07757 for an amount not to exceed \$50,000.00 chargeable to account 6-01-43-490-0000-028 subject to the appropriation and availability of funds CY2026.
- CR-14 Ratifying and affirming payment to LUCCIOLA MASON CONTRACTING, 145 Lord Avenue, Bayonne, NJ in the amount of \$18,500.00 for the work completed for the Community Development Home Rehabilitation Program.
- CR-15 Authorizing the Mayor and City Clerk to enter into a contract with TRANE USA, INC., 19 Chapin Rd., Pine Brook, NJ for improvements to the City Hall's VAV systems for the amount of \$150,763.00 through OMNIA CONTRACT #3341. **Public Works**
- CR-16 Amending the contract with TRANE USA, INC., 19 Chapin Rd., Pine Brook, NJ for City Halls's phase 2 VAVS and BAS & duct cleaning for the amount of \$1,501,375.00 through OMNIA CONTRACT #3341. **Public Works**

- CR-17 Authorizing Budgetary Transfer #2 for CY 2025. **Finance**
- CR-18 Approving Chapter 159 #5 in the CY 2025 budget, seeking permission of the Division of Local Government Services to approve the insertion of an item of revenue. **Finance**
- CR-19 Authorizing the Mayor and City Clerk to enter into a contract with BRADY PLUS, LLC for the purchase of janitorial supplies through COOP-OMNIA R211301 for the Department of Public Works for a total contract amount not to exceed \$35,000.00. Chargeable to Account #6-01-26-310-0000-030. Pending adoption of CY 2026 Temporary and Permanent Budget. **DPW**
- CR-20 Authorizing the Mayor and City Clerk to enter into a contract with GRAINGER INDUSTRIAL SUPPLY for the purchase of janitorial supplies under State Contract #79875 for the Department of Public Works for a total contract amount not to exceed \$42,000.00. Chargeable to Account #5-01-26-310-0000-030. Pending adoption of CY 2026 Temporary and Permanent Budget. **DPW**
- CR-21 Authorizing the Mayor and City Clerk to enter into a contract with STEVENS JERSEY CITY FORD for the purchase of parts and supplies for various city owned vehicles throughout the calendar year 2026 for an amount not to exceed \$50,000.00. Chargeable to Account #6-01-26-315-0000-030. Pending adoption of CY 2026 Temporary and Permanent Budget. **DPW**
- CR-22 Authorizing the Purchasing Agent to utilize NEW JERSEY DOOR WORKS, 689 Ramsey Avenue, Hillside, NJ 07205 for overhead door repairs/replace in the amount not to exceed \$50,000.00 through State Contact #T1343. Chargeable to Account No. 6-01-26-310-0000-030. Pending adoption of CY 2026 Temporary and Permanent Budget. **DPW**
- CR-23 Authorizing the Mayor and City Clerk to enter into a contract with F & S TIRES CORP. INC. as an approved distributor under state contract M8000 to provide vehicle tires for a total amount not to exceed \$25,000.00. Chargeable to Account No. 6-01-26-315-0000-030. Pending adoption of CY 2025 Temporary and Permanent Budget. **DPW**
- CR-24 Authorizing the Mayor and City Clerk to enter into a contract with CUSTOM BANDAG as an approved distributor under state contract M8000 to provide vehicle tires for a total amount not to exceed \$50,000.00. Chargeable to Account No. 6-01-26-315-0000-030. Pending adoption of CY 2026 Temporary and Permanent Budget. **DPW**
- CR-25 Authorizing the contract with RACHELS/MICHELE'S OIL COMPANY, Clifton, NJ through State Contract # T1845 to provide diesel fuel for city vehicles in amount not to exceed \$250,000.00. Chargeable to account #6-01-31-447-0000-028. Pending adoption of CY 2026 Temporary and Permanent Budget. **Public Works**
- CR-26 Authorizing the contract with RACHELS/MICHELE'S OIL COMPANY, Clifton, NJ through State Contract #T0083 to provide gasoline for city vehicles in amount not to exceed \$450,000.00. Chargeable to account #6-01-31-447-0000-028. Pending adoption of CY 2026 Temporary and Permanent Budget. **Public Works**
- CR-27 Authorizing the Mayor and City Clerk to enter into a contract with SAMUELS INC. d/b/a BUY WISE NEW JERSEY for the purchase of parts and supplies under State Contract #42071 for various city vehicles for a total contract amount not to exceed \$70,000.00. Chargeable to Account #6-01-26-315-0000-030. Pending adoption of CY 2026 Temporary and Permanent Budget. **DPW**
- CR-28 Authorizing the Mayor and City Clerk to enter into a contract with GENUINE AUTO PARTS CO. d/b/a NAPA AUTO for the purchase of parts and supplies for various city vehicles for a total contract not to exceed \$52,500.00. Chargeable to Account #6-01-26-315-0000-030. Pending adoption of CY 2026 Temporary and Permanent Budget. **DPW**
- CR-29 Authorizing the Mayor and City Clerk to enter into a contract with M & R MILLER AUTO GEAR for the purchase of parts and supplies for various city owned vehicles throughout the calendar year 2026 for an amount not to exceed \$52,500.00. Chargeable to Account #6-01-26-315-0000-030. Pending adoption of CY 2026 Temporary and Permanent Budget. **DPW**

- CR-30 Authorizing the Mayor and City Clerk to enter into a contract with CAMPBELL SUPPLY CO., INC. for the purchase of parts and supplies for various city owned vehicles throughout the calendar year 2026 for an amount not to exceed \$52,000.00. Chargeable to Account #6-01-26-315-0000-030. Pending adoption of CY 2026 Temporary and Permanent Budget. **DPW**
- CR-31 Authorizing the Mayor and City Clerk to enter into an agreement with the HUDSON COUNTY IMPROVEMENT AUTHORITY for solid waste disposal services for a period of one year commencing January 1, 2026 for an estimated amount not to exceed \$4,100,000.00 for solid waste disposal and tipping fees. Chargeable to Account #6-01-33-464-0000-029. **DPW**
- CR-32 Authorizing the Parking Utility Administrator and/or Purchasing Agent or any other appropriate City official to procure the Cell Phone Based Parking Payment System from PARKMOBILE through OMNIA Coop Contract #158974 commencing February 1, 2026.
- CR-33 Approving an amendment of a Temporary Water Pipeline Construction Easement.
- CR-34 Amending Agreement No. CY 25-029 with YAKER GLATT, LLC for professional legal services as Municipal Public Defender to increase the agreement by \$6,400.00 thereby making the total contract amount \$46,400.00.
- CR-35 Authorizing the Cancellation of a Grant Receivable and Reserve in the Capital Fund. **Finance**
- CR-36 Authorizing the Cancellation of an Improvement Authorization. **Finance**
- CR-37 From Hon. Neil Carroll proposing a letter to the appropriate officials on County, State and Federal levels recommending a comprehensive review and amendment to all applicable County, State and Federal Laws and regulatory policies governing the operation of scrap yards.
- CR-38 Authorizing an application for and acceptance of a grant in the amount up to \$107,6687.00 from the Hazardous Discharge Site Remediation fund Public Entity Program through the New Jersey Economic Development Authority & New Jersey Department of Environmental Protection to conduct preliminary assessment and site investigation activities on the BDA-Route 440 area, located at Route 440 and 25th Street, which is identified as Block 452.02, Lots 3, 4.01 & 8.
- CR-39 Granting 4 Raffle licenses to qualified organizations. **City Clerk**
- CR-40 Ratifying and affirming the denial of the appeal of HESTON HAZELWOOD for the denial of a Health License.

END OF CONSENT AGENDA

- R-1 Approving the CORRECTIVE ACTION PLAN for the Calendar Year ending December 31, 2024. **Finance**
- R-2 Authorizing a change order to Agreement No. CY 25-062 with ZENITH CONSTRUCTION for the Hudson River Walkway Project to increase in the amount of \$41,623.10, making the total contract amount not to exceed \$2,378,538.10. Chargeable to Account No. C-04-55-996-2525-990.
- R-3 Authorizing the execution of a 5th amended Redevelopment Agreement with BAYONNE PARTNERS URBAN RENEWAL LLC for redevelopment of the property identified as Block 830, Lots 1, 2.01, 2.02, 3.01, 3.02, 4.01 & 4.02 as shown on the official tax map of the City.
- R-4 Designating M.L. REALTY CORP OF NJ URBAN RENEWAL LLC as developer of the property located 626-628 Avenue E, which is identified as Block 405, Lot 31 as shown on the official tax map of the City and authorizing the execution of a Redevelopment Agreement for said property, pursuant to the Local Redevelopment and Housing Law, N.J.S.A. 40A:12A-1 et seq.

- R-5 Authorizing the execution of a Redevelopment Agreement between the City of Bayonne and 62.5-72 PROSPECT URBAN RENEWAL LLC for the property located 62.5-72 Prospect Avenue, which is identified as Block 449, Lots 21, 22 & 23 as shown on the official map of the City, pursuant to the Local Redevelopment and Housing Law, N.J.S.A. 40A:12A-1 et seq.
- R-6 Authorizing the execution of a Redevelopment Agreement between the City of Bayonne and 2834 EAST 22 STREET URBAN RENEWAL LLC for the property located 28-34 East 22nd Street, which is identified as Block 212, Lots 30, 31 & 32 as shown on the official map of the City, pursuant to the Local Redevelopment and Housing Law, N.J.S.A. 40A:12A-1 et seq.
- R-7 Authorizing the execution of a Redevelopment Agreement between the City of Bayonne and 102-116 AVE E BAYONNE URBAN RENEWAL LLC for the property located 102.5-116 Avenue E, which is identified as Block 467, Lots 10, 11, 12, 13 & 14 as shown on the official map of the City, pursuant to the Local Redevelopment and Housing Law, N.J.S.A. 40A:12A-1 et seq.
- R-8 Authorizing the execution of a Redevelopment Agreement between the City of Bayonne and 1037-1041 BROADWAY URBAN RENEWAL LLC for the property located 1037-1041 Broadway, which is identified as Block 45, Lot 20 as shown on the official map of the City, pursuant to the Local Redevelopment and Housing Law, N.J.S.A. 40A:12A-1 et seq.
- R-9 Designating 1201-1203 Kennedy Boulevard & 1205 Kennedy Boulevard which is identified as Block 32, Lots 13.01 & 15 as shown on the official tax map of the City as a non-condemnation area in need of redevelopment pursuant to the Local Redevelopment and Housing Law, N.J.S.A. 40A:12A-1 et seq.
- R-10 Designating 301 and 300-302 Constitution Avenue, which is identified as Block 803, Lot 1 & Block 815, Lot 1 as shown on the official tax map of the City as a non-condemnation area in need of redevelopment pursuant to the Local Redevelopment and Housing Law, N.J.S.A. 40A:12A-1 et seq.
- R-11 Designating the property located at East 23rd Street and identified as Block 452.02, Lot 6 on the official tax map of the City as a non-condemnation area in need of redevelopment pursuant to the Local Redevelopment and Housing Law, N.J.S.A. 40A:12A-1 et seq.
- R-12 Awarding the contract to ** for improvements to RUSSELL GOLDING PARK for the contract amount of \$**.
- R-13 Nominations for the unexpired term for Mayor