

**CITY OF BAYONNE
CITY COUNCIL
COUNCIL CAUCUS
MARCH 11, 2026**

**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 ADOPTING A REDEVELOPMENT PLAN FOR THE PROPERTY LOCATED AT 301 AND 300-302 CONSTITUTION AVENUE, WHICH IS IDENTIFIED AS BLOCK 803, LOT 1 AND BLOCK 815, LOT 1 AS SHOWN ON THE OFFICIAL TAX MAP OF THE CITY, PURSUANT TO THE LOCAL REDEVELOPMENT AND HOUSING LAW, N.J.S.A. 12A-1 ET SEQ

ORDINANCES SCHEDULED FOR HEARING-NEW

- O-2 BOND ORDINANCE PROVIDING FOR THE REPLACEMENT OF A SANITARY SEWER LOCATED ON AVENUE F IN AND BY THE CITY OF BAYONNE, IN THE COUNTY OF HUDSON NEW JERSEY, APPROPRIATING \$3,000,000 THEREFOR AND AUTHORIZING THE ISSUANCE OF \$3,000,000 BONDS OR NOTES OF THE CITY TO FINANCE THE COST THEREOF.
- O-3 AN ORDINANCE OF THE CITY OF BAYONNE, COUNTY OF HUDSON, NEW JERSEY APPROVING A FINANCIAL AGREEMENT BY AND BETWEEN THE CITY AND 1191-1205 JOHN F. KENNEDY URBAN RENEWAL, LLC FOR THE PROPERTY LOCATED 1191-1199 KENNEDY BOULEVARD, 1201-1203 KENNEDY BOULEVARD AND 1205 KENNEDY BOULEVARD, WHICH IDENTIFIED AS BLOCK 32, LOTS 10, 11 12, 13.01 & 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.
- O-4 AN ORDINANCE OF THE CITY OF BAYONNE, COUNTY OF HUDSON, NEW JERSEY RE-APPROVING THE FINANCIAL AGREEMENT BY AND BETWEEN THE CITY AND CHANTI 5 URBAN RENEWAL, LLC FOR THE PROPERTY LOCATED AT 562-568 BROADWAY, WHICH IS IDENTIFIED AS BLOCK 184, LOTS 1, 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.
- O-5 AN ORDINANCE OF THE CITY OF BAYONNE TO REOPEN AND AMEND THE CITY'S MASTER PLAN TO ESTABLISH CLEARLY DEFINED ZONING DISTRICTS THAT REFLECT THE CHARACTER OF THE CITY AND PROTECT RESIDENTIAL NEIGHBORHOODS FROM INAPPROPRIATE DEVELOPMENT.
- O-6 AN ORDINANCE OF THE CITY OF BAYONNE AMENDING AND SUPPLEMENTING THE REVISED GENERAL ORDINANCES, CHAPTER 7, TRAFFIC. **(amend O-25-80 to designated East 23rd Street between Avenue F and Avenue G as a one-way to read in a westerly direction)**
- O-7 AN ORDINANCE OF THE CITY OF BAYONNE AMENDING AND SUPPLEMENTING THE REVISED GENERAL ORDINANCES, CHAPTER 7, TRAFFIC. **(Modification of Signs-7-15 Parking Prohibited at all times on Certain Street & 7-24 Stop intersections)**
- O-8 AN ORDINANCE OF THE CITY OF BAYONNE AMENDING AND SUPPLEMENTING THE REVISED GENERAL ORDINANCES, CHAPTER 7, TRAFFIC. **(Restrictive Parking Zones – Delete-2/Add 3)**

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 APPROVING AN AMENDED EASEMENT TO QOZ PROSPECT PROPERTY URBAN RENEWAL LLC REGARDING THE LOCATION OF THE FORCE MAIN LOCATED UNDERGROUND AT 33 PROSPECT AVNUE, WHICH IS DESIGNATED AT BLOCK 455, LOT 1.01 AS SHOWN ON THE OFFICIAL TAX MAP OF THE CITY, and a resolution fixing Wednesday, April 15, 2026 at 600 P.M. in the Dorothy E. Harrington Council Chambers, 630 Avenue C at the time and place for a public hearing and final passage
- O-10 AN ORDINANCE OF THE CITY OF BAYONNE AMENDING AND SUPPLEMENTING THE REVISED GENERAL ORDINANCES OF THE CITY OF BAYONNE, CHAPTER 35, ZONING REGULATIONS, and a resolution fixing Wednesday, April 15, 2026 at 600 P.M. in the Dorothy E. Harrington Council Chambers, 630 Avenue C at the time and place for a public hearing and final passage **(Amending Section 17 I-Heavy Industrial District to restrict and regulate metal scrap yards)**
- O-11 AN ORDINANCE AMENDING AND SUPPLEMENTING THE REVISED GENERAL ORDINANCES OF THE CITY OF BAYONNE, CHAPTER 11, POLICE DEPARTMENT and a resolution fixing Wednesday, April 15, 2026 at 600 P.M. in the Dorothy E. Harrington Council Chambers, 630 Avenue C at the time and place for a public hearing and final passage
- O-12 AN ORDINANCE OF THE CITY OF BAYONNE AMENDING AND SUPPLEMENTING THE REVISED GENERAL ORDINANCES, CHAPTER 7, TRAFFIC and a resolution fixing Wednesday, April 15, 2026 at 600 P.M. in the Dorothy E. Harrington Council Chambers, 630 Avenue C at the time and place for a public hearing and final passage. **(Amending to combine 7-10 & 7-11)**
- O-13 AN ORDINANCE OF THE CITY OF BAYONNE AMENDING AND SUPPLEMENTING THE REVISED GENERAL ORDINANCES, CHAPTER 7, TRAFFIC and a resolution fixing Wednesday, April 15, 2026 at 600 P.M. in the Dorothy E. Harrington Council Chambers, 630 Avenue C at the time and place for a public hearing and final passage. **(Restrictive Parking Zones – Delete-2/Add 3)**

DELETE

189. Marco Santos – 91 West 24th Street

310. Carolyn Beatty – 94 West 15th Street

Add

006. Christopher Campbell – 29 West 39th Street

021. Gameil Botros – 459 Broadway

033. Hassan Hassan – 20 West 48th Street

- O-14 AN ORDINANCE AUTHORIZING EARLY VOTING FOR THE CITY OF BAYONNE'S REGULAR MUNICIPAL ELECTION OF 2026 PURSUANT TO N.J.S.A.19:1-15A-1, et seq., and resolution fixing Wednesday, April 15, 2026 at 7:00 P.M. and the Dorothy E. Harrington Council Chambers as the time and place for a public hearing and final passage. **City Clerk**

COMMUNICATIONS

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

- C-1 From MAGDY MOHAMED filing notice of claim alleging damage to his car when it was struck by a snowplow while parked.
- C-2 From WENDY SUAREZ filing notice of claim alleging injuries sustained resulting from a slip and fall on 22nd Street and Broadway.
- C-3 From Brandon Broderick, Esq., filing notice of claim on behalf of GICELA PINALES alleging injuries sustained resulting from a slip and fall on West 16th Street.
- C-4 From CHELSEA ACETI filing notice of claim alleging property damage resulting from a water main break at West 27th Street.

- C-5 From Peter Davis, Esq. filing notice of claim on behalf of JOSE MARTINEZ-MARTINEZ alleging injuries sustained 30th Street & Rte 440.
- C-6 From EGBERTA MARTE filing notice of claim alleging property damage which resulted from a broken water line in front of her home at 120 West 12th Street.
- C-7 From Norberto Garcia, Esq., filing notice of claim on behalf of MARISOL SANTIAGO alleging injuries sustained resulting from a slip and fall at 1026 Avenue C.
- C-8 From Tax Court of New Jersey in the matter of IBRAHIM MAJEED vs. City of Bayonne.
- C-9 From Tax Court of New Jersey in the matter of KESHARI REALTY, LLC vs. City of Bayonne.
- C-10 From Tax Court of New Jersey in the matter of DWECK INC. vs. City of Bayonne
- C-11 From Tax Court of New Jersey in the matter of 471 BROADWAY, LLC. vs. City of Bayonne.
- C-12 From Tax Court of New Jersey in the matter of PSE&G CO CORP PROPERTIES vs. City of Bayonne.
- C-13 From Tax Court of New Jersey in the matter of BAYVIEW JV 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 reporting on bids received for a LOADMASTER ELITE (or equivalent) on March 4, 2026 **1 Bidder**
- OR-3 From Amy Dellabella, Purchasing Agent reporting on bids received for IMPROVEMENTS TO VETERANS PARK. **Space Holder**
- OR-4 From Amy Dellabella, Purchasing Agent reporting on bids received for IMPROVEMENTS TO 16TH ST MINI GOLF COURSE. **Space Holder**

RESOLUTIONS

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

- CR-1 Approving the minutes of the regular meeting held Wednesday February 18, 2026 **City Clerk**
- CR-2 Approving the minutes of the council caucus held Wednesday, February 11, 2026. **City Clerk**
- CR-3 Ordering warrants drawn to taxpayers representing refunds for overpayment of taxes. (16 properties) **Tax Collector**
- CR-4 Authorizing the Tax Collector to cancel taxes on Block 194, Lots 1 & 2 which are deeded to the Bayonne Housing Authority on November 3, 2025, pursuant to N.J.S.A. 40A:12A-36 and any taxes due shall be canceled and any payments made shall be refunded in the approximate amount of \$20,565.31. **Assessor**

- CR-5 Authorizing the purchase of thirty (30) replacement bullet proof vests for the Police Department from ATLANTIC TACTIAL, 14 Worlds Fair Drive, Somerset, NJ under State Contract 17-FLEET-00787 for the amount of \$47,040.00. **Public Safety**
- CR-6 Authorizing the Purchasing Agent to purchase a Case 621G from GROFF TRACTOR MID ATLANTIC, LLC 8404 Kelso Drive, Essex, MD in the of \$208,195.00 through Sourcewell contract #011723-CNH. **Public Works**
- CR-7 Authorizing the Purchase Agent to purchase SCOTT air-packs, air bottles & facemasks from NEW JERSEY FIRE EQUIPMENT CO. for use in the Fire Department in the amount of \$70,757.05 under NJ State Contract #24-FLEET-61850. **Fire**
- CR-8 Authorizing the Purchasing Agent to purchase shipboard firefighting training from TRI-STATE MARITIME SAFETY ASSOCIATION for the fire department in the amount of \$18,900.00. **Fire**
- CR-9 Authorizing the Purchasing Agent to purchase the following equipment from POWER PLACE, INC., 297 Route 22 East, Whitehouse Station, NJ:
- GATOR XUV 845M (Model Year 2026) for amount of \$33,603.24 through Sourcewell Grounds Maint. 112624-DAC;
GATOR XUV 845 M HVAC (Model Year 2026) for the amount of \$36,020.74 through Sourcewell Grounds Maint. 12624-DAC, and
(2) ExMark Lazar Z Series for the amount of \$11,185.00 for a total of \$22,370.00 through Omnia Contract #20469
- CR-10 Amending Resolution No. 25-08-13-042 to exercise the second option to renew the contract with RUSSELL'S AUTO BODY for Vehicle Collision Repairs in an amount not to exceed \$50,000 annually commencing May 1, 2026 through April 30, 2027. Chargeable to Account #T-12-56-825-0000-199.
- CR-11 Ratifying and affirming the actions of the Mayor and City Clerk in executing an agreement with BAYONNE ECONOMIC OPPORTUNITY FOUNDATION (BEOF) to provide Community Development Block Grant funds in the amount of \$4,914.60 to cover the cost of a broken sprinkler pipe at the BEOF's facility located at 7 West 9th Street ("Head Start III") and authorizing the Municipal Treasurer to issue a check to the BEOF in the amount of \$4,914.60 to cover the cost of repairs.
- CR-12 Authorizing the Mayor and City Clerk to enter into an agreement with J.P. PLUMBING & HEATING CORP., 116 Linnett Street to provide the cost of the new unisex ADA bathroom & other improvements at the 4th Street Senior Citizen Center in the amount not to exceed \$52,850.00 for the period commencing September 1, 2025 and ending August 31, 2026.
- CR-13 Authorizing the Purchasing Agent one (1) 2027 Western Star 47X from HUDSON COUNTY MOTORS. 290 Secaucus Road, Secaucus, NJ through Bergen County Co-Op Bid #24-06 for the amount of \$161,724.
- CR-14 Authorizing the Purchasing Agent to purchase one (1) MAXX902201L Tire Changer from HOFFMAN SERVICES, INC., 55-57 East Bigelow Street, Newark, NJ through ESCNJ Co-Op #65MCESCCPS for the amount of \$31,161.19.
- CR-15 Authorizing the Purchasing Agent to purchase one (1) 2026 Ford Transit from ALL AMERICAN FLEET, 375 Route 17 South, Paramus, NJ through Bergen County Co-Op Bids #BC-24-43 for the amount of \$55,531.33
- CR-16 Rescinding Resolution #26-02-18-101 authorizing the purchase of a Tire Changer from MOHAWK LIFTS LLC for the amount of \$37,640.04
- CR-17 Amending Resolution No. 24-11-13-060 to enter into an agreement with RICHARD N. CAMPISANO, ESQ. for professional legal services as Zoning Board of Adjustment attorney to increase said agreement in the amount of \$2,395.00 making the total contract amount \$30,395,000.

- CR-18 Amending Resolution No. 25-03-19-081 to enter into an agreement with CLARKE, CATON, & HINTZ to act as the City's Council on Affordable Housing (COAH) Consultant to increase said agreement in the amount of \$3,103.00 making the total contract amount \$28,103.00
- CR-19 Amending Resolution No. 25-03-19-081 to enter into an agreement with WATERMEN, LLC for professional engineering services to increase said agreement in the amount of \$30,434.00 making the total contract amount \$180,434.00
- CR-20 Amending Resolution No. 25-03-19-081 to enter into an agreement with MCMANIMON, SCOTLAND & BAUMANN for professional legal services as Special Redevelopment/Land Use Counsel to increase said agreement in the amount of \$116,242.42 making the total contract amount \$166,242.42
- CR-21 Approving CY26 Temporary Emergency Appropriation #3.
- CR-22 Authorizing Appropriation Reserve Transfer #2
- CR-23 Authorizing the Mayor and the City Clerk to take any and all actions and execute any and all documents necessary to exercise the City's first one year option to extend an agreement with MUNICIPAL INSPECTION CORPORATION, 183 West 4th Street, Bayonne, NJ to act as the City's Elevator Sub-Code Official for period of one year commencing September 1, 2025 through August 31, 2026.
- CR- Granting ## Raffle licenses to qualified organizations. **City Clerk**

END OF CONSENT AGENDA

- R-1 Authorizing the Mayor and City Clerk to enter into an agreement with WATERMEN, LLC for professional engineering services on behalf of the City of Bayonne for a period of one year commencing March 18, 2026 and ending December 31, 2026 for an amount not to exceed \$250,000.00. Chargeable to Account No. 6-01-20-165-0000-020. **Reserve space**
- R-2 Authorizing the Mayor and City Clerk to enter into an agreement with WATERMEN, LLC for professional special projects engineering services in connections with developers and redevelopers for a period of one year commencing March 18 , 2026 and ending December 31, 2026 for an amount not to exceed \$500,000.00. Chargeable to various escrow accounts.
- R-3 Authorizing the Mayor and City Clerk to enter into an agreement with ARCADIS U.S., INC. for professional engineering services on behalf of the City of Bayonne for a period of one year commencing March 18, 2026 and ending December 31, 2026 for an amount not to exceed \$25,000.00. Chargeable to Account No. 6-01-20-165-0000-020.
- R-4 Authorizing the Mayor and City Clerk to enter into an agreement with ARCADIS U.S., INC. for professional special projects engineering services in connection with developers and redevelopers for a period of one year commencing March 18, 2026 and ending December 31, 2026 for an amount not to exceed \$75,000.00. Chargeable to various escrow accounts.
- R-5 Authorizing the Mayor and City Clerk to enter into an agreement with MATRIX NEW WORLD ENGINEERING for professional environmental engineering services on behalf of the City of Bayonne for a period of one year commencing January 1, 2026 through December 31, 2026 for an amount not to exceed \$25,000.00. Chargeable to Account No. 6-01-20-165-0000-020.
- R-6 Authorizing the Mayor and City Clerk to enter into an agreement with NW FINANCIAL GROUP, LLC for financial advisory services in connection with developers and redevelopers for a period of one year commencing March 18, 2026 for an amount not to exceed \$500,000.00. Chargeable to various escrow accounts.

- R-7 Authorizing the Mayor and City Clerk to enter into an agreement with CENTER STATE ENGINEERING ASSOCIATES, INC. 481 Sportswood Englishtown Road, Monroe Township, NJ for professional special projects engineering services in connection with developers and redevelopers for a period of one year commencing March 18, 2026 and ending December 31, 2026 for an amount not to exceed \$75,000.00. Chargeable to various escrow accounts.
- R-8 Authorizing the Mayor and City Clerk to enter into an agreement with CONSULTING AND MUNICIPAL ENGINEERS, LLC a/k/a CME ASSOCIATES, 3141 Bordentown Avenue, Parlin, NJ for professional special projects engineering services in connection with developers and redevelopers for the period of one year commencing February 18, 2026 and ending December 31, 2026 for an amount not to exceed \$250,000.00. Chargeable to various escrow accounts.
- R-9 Authorizing the Mayor and City Clerk to enter into an agreement with H2M ASSOCIATES, INC., 119 Cherry Hill Road, Parsippany, NJ for professional special projects engineering services in connection with developers and redevelopers for the period commencing February 18, 2026 and ending December 31, 2026 for an amount not to exceed \$250,000.00. Chargeable to various escrow accounts.
- R-10 Authorizing the Mayor and City Clerk to enter into an agreement with CENTER STATE ENGINEERING for professional engineering services professional engineers on behalf of the City of Bayonne for a period of one year commencing January 1, 2026 and ending December 31, 2026 for an amount not to exceed \$850,000.00. Chargeable to Account No. 6-01-20-16-0000-020.
- R-11 Approving and authorizing the execution of a transfer of funds from the City's Improvements Fund and authorizing the transfer of residual amounts no longer need to pay administrative expenses to the City Expense Account for ultimate transfer to the City for certain City Expenses.
- R-12 Awarding the contract for a 2023 ISUZU FVR Loadmaster Elite 10 yd read Loader Truck (or equivalent) to CUSTOM TRUCK, 7701 Independence Ave., Kansas City, MO for the contract amount of \$160,379.00.
- R-13 Authorizing the execution of an agreement with NV5 INC., for a professional engineering services for the Federal Aid Agreement TA-202 Transportation Alternatives Set Aside Program Design Assistance South Cove Pedestrian Bridge Project in the amount of \$441,889.72.
- R-14 Authorizing a change order to Agreement No. CY25-062 with ZENITH CONSTRUCTION for the Hudson River Walkway Project to increase in the amount of \$30,816.50, making the total contact amount not to exceed \$2,409,399.60. Chargeable to Account No. C-04-55-996-2525-990.
- R- Reserve space for the contract award for Improvements to Veterans Park.
- R- Reserve space for the contract award for Improvements to 16th Street Mini Golf Course.
- R- Reserve space for authorizing of an agreement for professional engineering services in connection with the maintenance of the City of Bayonne's Digital Tax Map.