

CITY OF BAYONNE CITY COUNCIL REGULAR MEETING APRIL 15, 2026

ORDINANCES, COMMUNICATIONS AND ADMINISTRATION REQUESTS FOR COUNCIL MEETING AGENDA

ORDINANCES SCHEDULED FOR HEARING - OLD

- O-1 Postponing “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.” to the meeting of Wednesday, May 13, 2026 at 6:00 P.M.

ORDINANCES SCHEDULED FOR HEARING-NEW

- O-2 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 AVENUE, WHICH IS DESIGNATED AT BLOCK 455, LOT 1.01 AS SHOWN ON THE OFFICIAL TAX MAP OF THE CITY.
- O-3 AN ORDINANCE OF THE CITY OF BAYONNE AMENDING AND SUPPLEMENTING THE REVISED GENERAL ORDINANCES, CHAPTER 7, TRAFFIC. **(Amending to combine 7-10 & 7-11)**
- O-4 AN ORDINANCE OF THE CITY OF BAYONNE AMENDING AND SUPPLEMENTING THE REVISED GENERAL ORDINANCES, CHAPTER 7, TRAFFIC. **(Restrictive Parking Zones – Delete-2/Add 3)**
- O-5 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.
- O-6 **WITHDRAWN**
- O-7 AN ORDINANCE OF THE CITY OF BAYONNE, COUNTY OF HUDSON, NEW JERSEY APPROVING A FINANCIAL AGREEMENT BY AND BETWEEN THE CITY OF BAYONNE AND GAMAL GROUP EAST LUXURY APARTMENTS URBAN RENEWAL, LLC FOR THE PROPERTY LOCATED AT 38 AVENUE A AND 40 AVENUE A, WHICH IS IDENTIFIED AS BLOCK 361, LOT 12 AND BLOCK 362, LOT 13 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-8 Postponing “AN ORDINANCE OF THE CITY OF BAYONNE, COUNTY OF HUDSON, STATE OF NEW JERSEY ADDRESSING THE REQUIREMENTS OF THE FAIR HOUSING ACT AND THE UNIFORM HOUSING AFFORDABILITY CONTROLS., to the meeting of Wednesday, May 13, 2026 at 6:00 P.M.

PUBLIC COMMENTS

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

ORDINANCES PROPOSED FOR INTRODUCTION

- O-9 A BOND ORDINANCE PROVIDING FOR PHASE 2 OF THE LEAD SERVICE LINE REPLACEMENT PROJECT IN AND BY THE CITY OF BAYONNE, IN THE COUNTY OF HUDSON, NEW JERSEY, APPROPRIATING \$25,000,000 THEREFOR AND AUTHORIZING THE ISSUANCE OF \$25,000 BONDS OR NOTES OF THE CITY TO FINANCE THE COST THEREOF and resolution fixing Wednesday, May 13, 2026 at 6:00 P.M. and the Dorothy E. Harrington Council Chambers as the time and place for a public hearing and final passage.
- O-10 AN ORDINANCE OF THE CITY OF BAYONNE, IN THE COUNTY OF HUDSON, NEW JERSEY CREATING A SPECIAL IMPROVEMENT DISTRICT FOR THE PENINSULA AT BAYONNE HARBOR and resolution fixing Wednesday, May 13, 2026 at 6:00 P.M. and the Dorothy E. Harrington Council Chambers as the time and place for a public hearing and final passage.
- O-11 AN ORDINANCE OF THE CITY OF BAYONNE AMENDING AND SUPPLEMENTING THE REVISED GENERAL ORDINANCES, CHAPTER 7, TRAFFIC and resolution fixing Wednesday, May 13, 2026 at 6:00 P.M. and the Dorothy E. Harrington Council Chambers as the time and place for a public hearing and final passage. **(Restrictive Parking Zones – Delete-3)**

Restrictive Parking Zones

ADD

- 026. Robert Dodd – 74 East 25th Street**
- 036. John Wojniekiewicz – 73 West 26th Street**
- 045. Lynn Matulena – 35 West 29th Street**

- O-12 AN ORDINANCE AMENDING AND SUPPLEMENTING THE REVISED GENERAL ORDINANCES OF THE CITY OF BAYONNE, CHAPTER 6, ALCOHOLIC BEVERAGE CONTROL, and resolution fixing Wednesday, May 13, 2026 at 6:00 P.M. and the Dorothy E. Harrington Council Chambers as the time and place for a public hearing and final passage. **(Amending Section 6-5.1 Hours of Operations) To be withdrawn**
- O-13 AN ORDINANCE AMENDING AND SUPPLEMENTING THE REVISED GENERAL ORDINANCES OF THE CITY OF BAYONNE, CHAPTER 33, PLANNING AND DEVELOPMENT REGULATIONS, and resolution fixing Wednesday, May 13, 2026 at 6:00 P.M. and the Dorothy E. Harrington Council Chambers as the time and place for a public hearing and final passage. **(Regulating Short Term Rentals) To be withdrawn**
- O-14 AN ORDINANCE AMENDING AND SUPPLEMENTING THE REVISED GENERAL ORDINANCES OF THE CITY OF BAYONNE, CHAPTER 10, TAXATION AND SPECIAL IMPROVEMENT DISTRICTS, and resolution fixing Wednesday, May 13, 2026 at 6:00 P.M. and the Dorothy E. Harrington Council Chambers as the time and place for a public hearing and final passage. **(Authorizing and imposing an Occupancy Tax on certain rentals in the City of Bayonne) To be withdrawn**

COMMUNICATIONS

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

- C-1 From JOHANNA LARA filing notice of claim alleging damage to her car when it was struck by a fire truck while parked.
- C-2 From DOMINICK AND TANIA PAGNANI, individually and on behalf of their son D.P. alleging injuries result from an assault at John M. Bailey Community School
- C-3 From TERRENCE SELLERS filing a notice of claim alleging injuries sustained resulting from slip and fall on ice near Stanley Avenue.
- C-4 From Brandon J. Broderick, Esq., filing a notice of claim on behalf of GECELA PINALES alleging injuries sustained resulting from a slip and fall on West 16th Street.
- C-5 From REGINALD MACK filing notice of claim alleging illegal search and seizure, discrimination, false arrest and imprisonment.

- C-6 From Lance J. Bitterman, Esq., filing notice of claim on behalf of IRENE CLARK alleging injuries incurred from a fire incident at 537 Avenue A, resulting the death of claimant.
- C-7 From DANIEL PLACIDO filing notice of claim alleging damage to his car with struck when it struck while parked.
- C-8 From GLENN RODRIGUEZ filing notice of claim alleging damage to his car dangerous road conditions (potholes).
- C-9 From Ihab Ibrahim, Esq., filing of notice of claim on behalf of MINA RAFIL alleging injuries sustained resulting from a slip and fall near 284 Avenue C.
- C-10 From DOMENICO SANSANE filing a notice of claim alleging damage to his car when it was struck by a fire truck while parked at 523 Broadway.
- C-11 From Santiago Orozco, Esq., filing a notice of claim on behalf of ASTRID CASCO alleging injuries sustained resulting from a slip and fall near 365 Broadway.
- C-12 From RYAN COPPOLA filing notice of claim alleging damage to his car when it struck a pothole between West 57th and 58th Street.
- C-13 From Superior Court of New Jersey in the matter of “RICHARD ROSZKOWSKI vs. DONNA RUSSO, individually, KEITH WEAVER, individually WILLIAM DUNDAS, individually, CITY OF BAYONNE, et als
- C-14 From the United States District Court of New Jersey in the matter of KHALID MACHICH vs. TOWN OF HARRISON, BOROUGH OF EAST NEWARK, CITY OF BAYONNE, et als.
- C-15 From the Tax Court of New Jersey in the matter of “12-16 NORTH STREET REALTY, LLC c/o WALGREENS (#19690-s-Tenant Taxpayer) vs. City of Bayonne”
- C-16 From the Tax Court of New Jersey in the matter of “NATIONAL RETAIL PROPERTIES LP c/o WALGREENS COMPANY (#5463-Tenant Taxpayer) vs. City of Bayonne”
- C-17 From the Tax Court of New Jersey in the matter of “ELECTRICAL MOTOR MAINTENANCE, INC. c/o WALGREENS COMPANY (#15368-S – Tenant Taxpayer vs. City of Bayonne”
- C-18 **DUPLICATE-SEE C-15**
- C-19 From the Tax Court of New Jersey in the matter of “WEST 6TH STREET REALTY, LLC vs. City of Bayonne”
- C-20 From the Tax Court of New Jersey in the matter of “820-824 AVE C BAYONNE LLC vs. City of Bayonne”
- C-21 From the Tax Court of New Jersey in the matter of “SCF REALTY III LLC vs. City of Bayonne”
- C-22 From the Tax Court of New Jersey in the matter of “OAK 50 LLC vs. City of Bayonne”
- C-23 From the Tax Court of New Jersey in the matter of “CENTERPOINT PULASKI LLC vs. City of Bayonne”
- C-24 From the Tax Court of New Jersey in the matter of “EXCHANGE 148 EAST 5TH STREET LLC vs. City of Bayonne”
- C-25 From the Tax Court of New Jersey in the matter of “92-94 W 34TH ST HCPVI LLC vs. City of Bayonne”
- C-26 From the Tax Court of New Jersey in the matter of “399 AVE C HCPVI LLC vs. City of Bayonne”

- C-27 From the Tax Court of New Jersey in the matter of “34-37 WEST 29TH ST HCPVI LLC vs. City of Bayonne”
- C-28 From the Tax Court of New Jersey in the matter of “180 BWAY HCPVI LLC vs. City of Bayonne”
- C-29 From the Tax Court of New Jersey in the matter of “BUCKEYE BAYONNE TERMINAL LLC V vs. City of Bayonne”
- C-30 From the Tax Court of New Jersey in the matter of “ALD REALTY, INC. c/o CVS-Caremark (#-02753-01-tenant taxpayer) vs. City of Bayonne”
- C-31 From the Tax Court of New Jersey in the matter of “SOUTH COVE DEVELOPMENT II, LLC vs. City of Bayonne”
- C-32 From the Tax Court of New Jersey in the matter of “GASA REALTY, LLC c/o VALLEY NATIONAL BANK vs. City of Bayonne”
- C-33 From the Tax Court of New Jersey in the matter of “949 REALTY MANAGEMENT LLC vs. City of Bayonne”
- C-34 From the Tax Court of New Jersey in the matter of “1061 BROADWAY DEVELOPMENT ASSOC., LLC c/o CITIZENS BANK vs. City of Bayonne”
- C-35 From the Tax Court of New Jersey in the matter of “140 AVE E DEV AMS, LLC vs. City of Bayonne”
- C-36 From the Tax Court of New Jersey in the matter of “PSA REALTY CO vs. City of Bayonne”
- C-37 From the Tax Court of New Jersey in the matter of “SOUTH COVE DEVELOPMENT, LLC by STOP & SHOP SUPERMARKET (Tenant) vs. City of Bayonne”
- C-38 From the Tax Court of New Jersey in the matter of “NJIND HOOK ROAD, LLC vs. City of Bayonne”
- C-39 From the Tax Court of New Jersey in the matter of “SPG HOOK ROAD, LLC vs. City of Bayonne”
- C-40 From the Tax Court of New Jersey in the matter of “PORT JOHNSON REALTY, LLC vs. City of Bayonne”
- C-41 From the residents of West 42nd Street submitted a petition pertaining to the Short-Term Renewal located 84 West 42nd Street.

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. Robert Kubert, Mayor, appoint JOSEPH ANDERSON as Acting Municipal Emergency Management Coordinator and approving salary guidelines.

RESOLUTIONS

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

- CR-1 Approving the minutes of the regular meeting held Wednesday, March 18, 2026. **City Clerk**

- CR-2 Approving the minutes of the council caucus held Wednesday, March 12, 2026. **City Clerk**
- CR-3 Ordering warrants drawn to taxpayers representing refunds for overpayment of taxes. (6 properties) **Tax Collector**
- CR-4 Resolution authorizing the Tax Collector to refund and/or cancel taxes on Block 353, Lot 13 (43 West 3rd St.) a one-family home occupied by a qualifying 100% totally and permanently disabled veteran effective January 1, 2026. 100% of taxes due from January 1, 2026, shall be canceled and any payments made for taxes owed that should be exempt shall be refunded. The refund is approximately \$2,290.32 with the final amount to be determined by the Tax Collector
- CR-5 Authorizing the Bayonne Police Department to continue with an agreement with the State of New Jersey to participate in the LAW ENFORCEMENT SUPPORT OFFICE (LESO) 1033 program to enable the Bayonne Police Department to request and acquire excess Department of Defense equipment and to include the DEMIL Inventory Sheet for a period of one year commencing January 1, 2026 through December 31, 2026.
- CR-6 Authorizing the Mayor and/or his designee(s) to enter into a Tax Appeal Settlement Agreement with 304 BROADWAY PARTNER URBAN RENEWAL for 298-304 Broadway which is identified as Block 258, Lot 8 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 577-583 BROADWAY LLC for 577-581 Broadway which is identified as Block 178, Lot 25.01 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 Purchase Agent to purchase various parts for traffic signals from SIGNAL CONTROL PRODUCTS, INC., Branchburg, NJ through State Contract #T1473 for the total amount of \$124,930.00. Chargeable to Account Nos. C-04-55-934-1851-990 and C-04-55978-2210-994.
- CR-9 Amending Resolution No. 26-02-17-077 to increase the amount for the BAYONNE UEZ- MEDIA from \$175,000, to an amount not to exceed \$300,000.00 to cover additional costs.
- CR-10 Amending Resolution No. 26-02-17-083 to increase the amount for the BAYONNE UEZ- SIGNAGE from \$42,000, to an amount not to exceed \$69,102.50.
- CR-11 Approving the Temporary Emergency Appropriation #4 in CY 2026 budget.
- CR-12 Authorizing the City's continued membership in the REGIONAL HEALTH COMMISSION OF HUDSON COUNTY for the Calendar Year 2026 for a total amount assessment of \$25,944.00. Chargeable to Account #
- CR-13 Amending Resolution #26-03-18-072 adopted March 18, 2026 to include the correct project list currently being worked on by CENTER STATE ENGINEERING.
- CR-14 Authorizing the Mayor to exercise the option to renew Agreement No. CY22-054 between the City of Bayonne and JOAN MARIE TSIRABDIDES t/a LET'S EAT CONCESSION for the lease of the pool concession for a one (1) year period commencing June 25, 2026 and ending Labor Day 2026 at the lease price of \$5,001.11.
- CR-15 Granting 5 Raffle licenses to qualified organizations. **City Clerk**

END OF CONSENT AGENDA

- R-1 Authorizing and providing for the issuance and sale of not to exceed \$15,537,000 BOND ANICIPATION NOTES AND \$4,800,000 SPECIAL EMERGENCY NOTES of the City of Bayonne, in the County of Hudson, New

Jersey to the HUDSON COUNTY IMPROVEMENT AUTHORITY, and determining various matters in connection therewith.

- R-2 Approving agreed upon modifications to the 63rd STREET STORMWATER PUMP STATION IMPROVEMENT-Construction Oversight.
- R-3 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-4 Authorizing the City to enter into a NJDOT and FEDERAL HIGHWAY ADMINISTRATION COST REIMBURSEMENT AGREEMENT and awarding a contract of Consultant Services to TY LIN ENGINEERING, Rockway, NJ for Preliminary Engineering and Design of the Pedestrian Bridge over Rte. 440 for \$749,997.26, pursuant to the Fair and Competitive Process.
- R-5 Designating NEGLIA ENGINEERING ASSOCIATES, BEACON PLANNING & CONSULTING SERVICES, LLC & CLARKE CATION HINTZ, a professional Corporation as qualified planning consultants for the period of one year commencing January, 1, 2026 through December 31, 2026, pursuant to Fair and Open Process.
- R-6 Authorizing the Mayor and City Clerk to enter into an agreement with NEGLIA ENGINEERING ASSOCIATES, 24 Park Avenue, Lyndhurst, NJ for planning services in connection with developers and redevelopers for period of one year commencing January 1, 2026 through December 31, 2026 for an amount not to exceed \$100,000.00. Chargeable to Various Developers and Redevelopers Escrow Accounts.
- R-7 Authorizing the Mayor and City Clerk to enter into an agreement with CLARK CATION HENTZ, a Professional Corporation, 100 Barrack Street, Trenton, NJ for planning services in connection with developers and redevelopers for period of one year commencing January 1, 2026 through December 31, 2026 for an amount not to exceed \$100,000.00. Chargeable to Various Developers and Redevelopers Escrow Accounts.
- R-8 Authorizing the Mayor and City Clerk to enter into an agreement with BEACON PLANNING AND CONSULTING SERVICES, LLC, 315 Highway 24, Colts Neck, NJ for planning services in connection with developers and redevelopers for period of one year commencing January 1, 2026 through December 31, 2026 for an amount not to exceed \$100,000.00. Chargeable to Various Developers and Redevelopers Escrow Accounts.
- R-9 Designating AM REALTY URBAN RENEWAL LLC as redeveloper of 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 and authorizing an execution of a Redevelopment Agreement for said property.

TO BE ADDED AT MEETING

- ADD-1 Authorizing the Mayor and City Council to apply for the Fiscal Year 2026 United States Department of Transportation Hazardous Material Emergency Preparedness (HNEP) Subaward Grant Program in the amount \$25,800 for Fire Department Training.
- ADD-2 Accepting the Fiscal Year 2026 COMMUNITY DEVELOPMENT BLOCK GRANT allocation of \$1,422,664.00.
- ADD-3 From the Hon. Robert Kubert, Mayor fixing the salary range for the title of CODE ENFORCEMENT TRAINEE. (**min-\$41,592 - max \$61,649**)