

**CITY OF BAYONNE
CITY COUNCIL
REGULAR MEETING
MAY 13, 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, June 17, 2026
- O-2 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.

ORDINANCES SCHEDULED FOR HEARING

- O-3 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.
- O-4 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.
- O-5 AN ORDINANCE OF THE CITY OF BAYONNE, COUNTY OF HUDSON, NEW JERSEY AMENDING AND SUPPLEMENTING THE REVISED GENERAL ORDINANCES, CHAPTER 7 TRAFFIC. **(Section 7-29 – Loading Zones)**
- O-6 AN ORDINANCE OF THE CITY OF BAYONNE AMENDING AND SUPPLEMENTING THE REVISED GENERAL ORDINANCES, CHAPTER 7, TRAFFIC. **(Restrictive Parking Zones – Delete-3)**

PUBLIC COMMENTS

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

ORDINANCES PROPOSED FOR INTRODUCTION

- O-7 AN ORDINANCE TO EXCEED THE MUNICIPAL BUDGET APPROPRIATION LIMITS AND TO ESTABLISH A CAP BANK and a resolution fixing Wednesday, June 17, 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-8 AN ORDINANCE AMENDING AND SUPPLEMENTING THE REVISED GENERAL ORDINANCES, CHAPTER 24, WATER AND SEWER SERVICE and a resolution fixing Wednesday, June 17, 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. **(Adding Section 24-3 ADOPTING AMENDED AND RESTATED WATER AND SEWER UTILITY RULES AND REGULATIONS AND CAPACITY ALLOCATION, RESERVATION, AND VESTING REQUIREMENTS**

- O-9 AN ORDINANCE OF THE CITY OF BYAONNE, COUNTY OF HUDSON, NEW JERSEY APPROVING A REDEVELOPMENT PLAN FOR 80 W. 47TH STREET AND 979-993 AVENUE C, WHICH IS IDENTIFIED AS BLOCK 76, LOTS 17.01 AND 17.02 AS SHOWN ON THE OFFICIAL TAX MAP, PURSUANT TO THE LOCAL REDEVELOPMENT AND HOUSING LAW, N.J.S.A. 12A-1 ET SEQ., and a resolution fixing Wednesday, June 17, 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, COUNTY OF HUDSON, NEW JERSEY APPROVING A REDEVELOPMENT PLAN FOR THE PROPERTY 190 WEST 63RD STREET, WHICH IS IDENTIFIED AS BLOCK 2, LOT 1 AS SHOWN ON THE OFFICIAL TAX MAP, PURSUANT TO THE LOCAL REDEVELOPMENT AND HOUSING LAW, N.J.S.A. 40A:12A-1 ET SEQ., and a resolution fixing Wednesday, June 17, 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, COUNTY OF HUDSON, NEW JERSEY AMENDING THE REDEVELOPMENT PLAN FOR THE PENINSULA OF BAYONNE HARBOR, HARBOR STATION NORTH FOR THE PROPERTY KNOWN AS BLOCK 660.01, LOT 1 and a resolution fixing Wednesday, June 17, 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-12 AN ORDINANCE OF THE CITY OF BAYONNE, COUNTY OF HUDSON, NEW JERSEY AUTHORIZING AN AMENDED AND RESTATED FINANCIAL AGREEMENT WITH CENTRE STREET REDEVELOPERS, LLC FOR THE PROPERTY KNOWN AS BLOCK 660.01, LOT 1 and a resolution fixing Wednesday, June 17, 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-13 AN ORDINANCE OF THE CITY OF BAYONNE, COUNTY OF HUDSON, NEW JERSEY AUTHORIZING ENCROACHMENT AGREEMENT WITH J. PAR REALTY LLC AND PKD LLC FOR THE PROPERTY LOCATED AT 21-29, 35 & 37 WEST 25TH STREET, WHICH IS IDENTIFIED AS BLOCK 183, LOTS 5, 6 & 8.01 AS SHOWN ON THE OFFICIAL TAX MAP OF THE CITY, and a resolution fixing Wednesday, June 17, 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-14 AN ORDINANCE OF THE CITY OF BAYONNE, COUNTY OF HUDSON, NEW JERSEY AMENDING AND SUPPLEMENTING, CHAPTER 35, ZONING REGULATIONS and a resolution fixing Wednesday, June 17, 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. **(To permit film studios and media production uses as permitted principal use in the Light Industrial Zones)**
- O-15 AN ORDINANCE OF THE CITY OF BAYONNE, COUNTY OF HUDSON, NEW JERSEY AMENDING AND SUPPLEMENTING, CHAPTER 35, ZONING REGULATIONS and a resolution fixing Wednesday, June 17, 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. **(To permit recreational use a permitted principal uses in the Central Business District, Office/Retail Service District and Uptown Business District)**
- O-16 AN ORDINANCE OF THE CITY OF BAYONNE, COUNTY OF HUDSON, NEW JERSEY AMENDING AND SUPPLEMENTING, CHAPTER 7, TRAFFIC and a resolution fixing Wednesday, June 17, 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 seven (7) on-street Parking Permits at 33 Prospect Avenue)**
- O-17 AN ORDINANCE OF THE CITY OF BAYONNE AMENDING AND SUPPLEMENTING THE REVISED GENERAL ORDINANCES, CHAPTER 7, TRAFFIC and a resolution fixing Wednesday, June 17, 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 – Add -1)

RESTRICTIVE PARKING ZONES

ADD

027. Andrew Rylkiewicz – 69 Avenue F

- O-18 AN ORDINANCE OF THE CITY OF BAYONNE AMENDING AND SUPPLEMENTING THE REVISED GENERAL ORDINANCES, CHAPTER 7, TRAFFIC and a resolution fixing Wednesday, June 17, 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 7-29 – Loading Zones-for 21-29, 35 & 37 W 25th Street)**
- O-19 DUPLICATE SEE O-14
- O-20 AN ORDINANCE OF THE CITY OF BAYONNE, IN THE COUNTY OF HUDSON, NEW JERSEY AMENDING AND SUPPLEMENTING THE REVISED GENERAL ORDINANCES, CHAPTER 35, ZONING REGULATIONS and a resolution fixing Wednesday, June 17, 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. **(Section 35-31 Administration and Enforcement, Subsection 35-31.8 Revocation of Zoning Permit)**
- O-21 AN ORDINANCE AMENDING AND SUPPLEMENTING THE REVISED GENERAL ORDINANCES OF THE CITY OF BAYONNE, CHAPTER 33, PLANNING AND DEVELOPMENT REGULATIONS, and a resolution fixing Wednesday, June 17, 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. **(Article IV-General Development Procedures, Section33-4.1 Zoning Permit; Subsection 33-4.1b(1) Revocation of Zoning Permit) To be postponed**
- O-22 AN ORDINANCE AMENDING AND SUPPLEMENTING THE REVISED GENERAL ORDINANCES OF THE CITY OF BAYONNE, CHAPTER 40, PUBLIC UTILITY AND OTHER EQUIPMENT AND INSTALLATION, REPLACEMENT OR REMOVAL, and a resolution fixing Wednesday, June 17, 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. **To be postponed**
- O-23 AN ORDINANCE AUTHORIZING A PURCHASE AND SALE AGREEMENT BY AND BETWEEN THE CITY OF BAYONNE AND CENTRE STREET REDEVELOPERS, LLC FOR THE PROPERTY KNOWN AS BLOCK 660.01, LOT 1, and a resolution fixing Wednesday, June 17, 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.

COMMUNICATIONS

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

- C-1 From MARY E. MOORE, filing a notice of claim alleging damage to her car when it was struck by a fire truck while parked.
- C-2 From JENNIFER VENTRONE, filing notice of claim alleging damage to her car when it struck pot holes at 35th Street and Broadway
- C-3 From LYNN MARIE PAWLOWSKI, filing notice of claim alleging damage to her car when it was struck by a snow plow.
- C-4 From WALTER REYNA, filing notice of claim alleging injuries sustained resulting in a slip and fall on West 16th Street.
- C-5 From MAHER ABDELMASIH, filing notice of claim alleging injuries sustained resulting from accident with a City owned vehicle.
- C-6 From PATRYK FILIPCZUK, filing notice of claim alleging damage to his car when it was struck by a City owned vehicle while parked.

- C-7 From CHRISTINE ALVAREZ, filing notice of claim alleging property damage to her yard resulting from a water line leak.
- C-8 From the Superior Court of New Jersey in the matter of HESTON HAZELWOOD vs. SUZANNE CAVANAUGH.
- C-9 From United States District Court in the matter of JOSHUA BATISTA vs. the CITY OF BAYONNE, et als.
- C-10 From Superior Court of New Jersey in the matter of MICHAEL BARANOK, ESPERANZA PENARANDA, RAFAEL OCASIO, MATTHEW DUGAN & ANTHONY PELLICCIO, et als vs. CITY OF BAYONNE, BAYONNE POLICE DEPARTMENT, et als.
- C-11 From the Tax Court of New Jersey in the matter of NEW JERSEY TURNPIKE AUTHORITY vs. CITY OF BAYONNE
- C-12 From the Tax Court of New Jersey in the matter of 327-374 BROADWAY, LLC by Bridgestone Americas Inc. 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 Donna L. Mauer, Chief Financial Officer, submitted the SUPPLEMENTAL DEBT STATEMENT as of May 13, 2026
- OR-3 **WITHDRAWN**

RESOLUTIONS

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

- CR-1 Approving the minutes of the regular meeting held Wednesday, April 15, 2026. **City Clerk**
- CR-2 Approving the minutes of the council caucus held Wednesday, April 8, 2026. **City Clerk**
- CR-3 Ordering warrants drawn to taxpayers representing refunds for overpayment of taxes. (2 properties) **Tax Collector**
- CR-4 Approving the Temporary Emergency Appropriation #5 in CY 2026 budget.
- CR-5 Authorizing the preparation of estimated third quarter tax bills for the CY 2026.
- CR-6 Approving Required Modification for Engineering Design for Long Term Control Plan Implementation-Phase 1-3. Chargeable to Concessionaire's Agreement.
- CR-7 Authorizing an agreement with CLIFFSIDE BODY CORP., Fairview, NJ through ESCNJ State Approved Co-Op for the purchase and installation of a Stellar Slider 40 Hooklift, Buyers Snowdog Power Reversible Snow Plow, Buyers Snowdog Mid Mount Patrol Wing Plow, Buyers Saltdogg Stainless Steel VBox Salt Spreader and Valley Enterprise Standard Duty Container for a total amount of \$188,263. Chargeable to Account No. C-04-55-986-2467-994.

- CR-8 Authorizing a contract with MAJORA FUEL, Bayonne, NJ for CY 2026 invoices for the purchase of heating oil for the 4th St. Senior Center and 16th St Garage in the amount of \$25,000.
- CR-9 Authorizing the Mayor and City Clerk to enter into an agreement with IN-LINE AIR CONDITIONING CO., INC., Bayonne, NJ through the Educational Services Commission of New Jersey, New Jersey State Approved Cooperative Purchasing System for a one year period commencing January 1, 2026 through December 31, 2026 for an amount not to exceed \$150,000. Chargeable to Account No. 6-01-26-310-0000-029
- CR-10 Amending Resolution No. 26-03-18-046 authorizing the City to exercise its second one year option to renew Agreement CY22-060 with RUSSELL'S AUTO BODY, LLC for vehicle collision repairs for police vehicles in the amount of \$30,000.00 payable from Account No. T-121-56-825-0000-199 and all other city vehicles in the amount of \$20,000 from Account No. 6-01-26-315-0000-030 commencing May 1, 2026 through April 30, 2027.
- CR-11 Amending Resolution No. 26-03-18-059 authorizing the City to exercise its first (1) year option to renew Agreement No CY22-071 with MUNICIPAL INSPECTION CORP. to correct the Agreement term to "exercise its option for a two (2) year extension until August 31, 2027."
- CR-12 Awarding a contract to Rentokil North America d/b/a J.C. EHRlich PEST CONTROL to install $\frac{3}{4}$ mesh with all stainless steel and galvanized hardware and PVC coating mesh under the bridges located Broadway and Linnet Street for a total amount of \$64,215 through the Omnia Partners Coop Contract.
- CR-13 Authorizing an agreement with ** for professional services for Credit Card Processing Services for the Bayonne Municipal Court commencing May 14, 2026 through December 31, 2026 for an amount not to exceed \$**. Pursuant to the Fair and Open process.
- CR-14 Authorizing the purchase of Class B Police Embroidered Uniform Shirts for Bayonne Police uniformed personnel from TURNOUT UNIFORMS, 195 Paterson Ave., Little Falls, NJ through the Bergen County CO-OP for total amount of \$46,436.50. Chargeable to Police Forfeiture Account (DOJ) #T-12-56-948-0000-199.
- CR-15 Granting 4 Raffle licenses to qualified organizations. **City Clerk**
- CR-16 Authorizing the Director of Public Works to sell two (2) vehicles no longer serviceable as scrap.

END OF CONSENT AGENDA

- R-1 Introduction of the 2026 Local Municipal Budget and fixing Wednesday, June 10 2026 at 6:00 P.M. and the Dorothy E. Harrington Council Chambers, Municipal Building, as the time and place for a public hearing and final passage. **Finance**
- R-2 Authorizing the execution and delivery of a Loan Agreement to be executed by the City of Bayonne and the NEW JERSEY INFRASTRUCTURE BANK, and further authorizing the execution and delivery of an Escrow Agreement and a Continuing Disclosure Agreement, all pursuant to the State Fiscal Year 2026 NEW JERSEY TRANSPORTATION INFRASTRUCTURE FINANCING PROGRAM
- R-3 GOVERNING BODY CERTIFICATION OF COMPLIANCE WITH THE UNITED STATES EQUAL EMPLOYMENT OPPORTUNITY COMMISSION'S "Enforcement Guidance on the Consideration of Arrest and Conviction Records in Employment Decisions Under Title VII of the Civil Rights Act of 1964"
- R-4 Resolution determining the form and other details of its note relating to the CONSTRUCTION FINANCING LOAN PROGRAM of the NEW JERSEY INFRASTRUCTURE BANK, to be issued in the aggregate principal amount of up to \$25,000,000, providing for the issuance and sale of such note to the New Jersey Infrastructure Bank, and authorizing the execution and delivery of such

note by the City in favor of the New Jersey Infrastructure Bank, pursuant to the New Jersey Infrastructure Bank Construction Financing Loan Program.

- R-5 Resolution adopting an Affirmative Marketing Plan for the Department of Community Affairs Affordable Housing Program.
- R-6 Resolution determining the form and other details of not exceeding \$3,300,000 General Obligation Bonds, Series 2026A, of the City of Bayonne, in the County of Hudson and providing for their sale to the NEW JERSEY INFRASTRUCTURE BANK pursuant to the State Fiscal Year 2026 New Jersey Infrastructure Bank Transportation Infrastructure Financing Program.
- R-7 **WITHDRAWN**
- R-8 Re-designating DUKE REALTY BAYONNE URBAN RENEWAL LLC as redeveloper of property identified as Block 466.01, Lot 1. **(solely for the purpose of an amended site plan application to adjust roadway improvements on that Lot)**
- R-9 Amending Resolution #26-01-21-103 to correct a scrivener's error to correct the entity designated as redeveloper, to read "1945 55 STREET BAYONNE URBAN RENEWAL LLC"
- R-10 Amending Resolution #25-12-17-104 and Ordinance O-26-27 to correct a scrivener's error in the project description for the project to be located at 28-34 East 22nd Street, which is identified as Block 212, Lots 30, 31 & 32.
- R-11 Amending Resolution #25-02-19-078 to correct a scrivener's error in the entity name to read "NOVA GROUP URBAN RENEWAL LLC"
- R-12 Amending Resolution #25-11-12-058 to correct a scrivener's error to read "KENNEDY BOULEVARD MW URBAN RENEWAL LLC"
- R-13 Amending Resolution #25-02-19-079 to correct a scrivener's error in the entity name in Section 1 to read "211-217 BROADWAY LLC"
- R-14 Amending Resolution #25-02-19-099 and Ordinance O-26-28 to correct a scrivener's error in the name of the redevelopment plan referenced in the whereas clauses.
- R-15 Approving a Funding Agreement with JD HOMES INVESTMENT, LLC
- R-16 Approving the License Agreement with MAHALAXMI BAYONNE URBAN RENEWAL LLC for the use of Block 751, Lot 1.14 and construction of improvements on said property.
- R-17 Awarding contract to ** for Commingled Recycling Collection in the City for the period commencing May 14, 2026 and ending December 31, 2026 for an amount not to exceed \$**, pursuant to the Fair and Open process.
- R-18 Authorizing the submission of an application to the HUDSON COUNTY OPEN SPACE TRUST FUND for the total cost of \$936,000, requested amount \$695,000 with a match of \$241,000 and authorizing the appropriate city official to sign of any and all documents if approved.
- R-19 Authorizing the Mayor and City Clerk to enter into a contract with BELOVED COMMUNITY CHARTER SCHOOL for summer camp/event transportation in the amount of \$156,000.00
- R-20 From Amy Dellabella, Purchasing Agent reporting on bids received for the FERRY TERMINAL PARKING LOT AND WALKWAY and resolution awarding the contract to ** for the contract amount of \$
- R-21 **WITHDRAWN.**

TO BE ADDED AT MEETING

ADD-1 From Hon. Robert Kubert, Mayor, appointing the following individuals to the HISTORIC PREERVATION COMMISSIONS:

- | | |
|---------------------------|--|
| Jesse Wolleon | Term to expire on December 31, 2026
(Appointed as Commissioner-replacing Lisa Glover) |
| Michael Fatouros | Term to expire on February 28, 2027
(Appointed as Alternate #1-) |
| Stephanie Petersen | Term to expire on April 30, 2028
(Appointed as Alternate #2) |

ADD-2 Appointing Suzanne Mack as qualified Municipal Housing Liaison as required by the Department of Community Affairs Affordable Housing Program.

ADD-3 Authorizing the use of a three (3) average for the reserve for UNCOLLECTED TAXES CALCULATION.