

**CITY OF BAYONNE
CITY COUNCIL
COUNCIL CAUCUS
JUNE 10, 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.
- O-2 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.

ORDINANCES SCHEDULED FOR HEARING

- O-3 AN ORDINANCE AMENDING AND SUPPLEMENTING THE REVISED GENERAL ORDINANCES, CHAPTER 24, WATER AND SEWER SERVICE. **(Adding Section 24-3 ADOPTING AMENDED AND RESTATED WATER AND SEWER UTILITY RULES AND REGULATIONS AND CAPACITY ALLOCATION, RESERVATION, AND VESTING REQUIREMENTS)**
- O-4 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. **(TO BE WITHDRAWN)**
- O-5 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. **(TO BE WITHDRAWN)**
- O-6 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. **(TO BE WITHDRAWN)**
- O-7 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. **(TO BE WITHDRAWN)**
- O-8 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.
- O-9 AN ORDINANCE OF THE CITY OF BAYONNE, COUNTY OF HUDSON, NEW JERSEY AMENDING AND SUPPLEMENTING, CHAPTER 35, ZONING REGULATIONS. **(To permit film studios and media production uses as permitted principal use in the Light Industrial Zones) (TO BE WITHDRAWN)**

- O-10 AN ORDINANCE OF THE CITY OF BAYONNE, COUNTY OF HUDSON, NEW JERSEY AMENDING AND SUPPLEMENTING, CHAPTER 35, ZONING REGULATIONS. **(To permit recreational use a permitted principal uses in the Central Business District, Office/Retail Service District and Uptown Business District) (TO BE WITHDRAWN)**
- O-11 AN ORDINANCE OF THE CITY OF BAYONNE, COUNTY OF HUDSON, NEW JERSEY AMENDING AND SUPPLEMENTING, CHAPTER 7, TRAFFIC. **(Authorizing seven (7) on-street Parking Permits at 33 Prospect Avenue)**
- O-12 AN ORDINANCE OF THE CITY OF BAYONNE AMENDING AND SUPPLEMENTING THE REVISED GENERAL ORDINANCES, CHAPTER 7, TRAFFIC. **(Restrictive Parking Zones – Add -1)**
- O-13 AN ORDINANCE OF THE CITY OF BAYONNE AMENDING AND SUPPLEMENTING THE REVISED GENERAL ORDINANCES, CHAPTER 7, TRAFFIC. **(Amending Section 7-29 – Loading Zones-for 21-29, 35 & 37 W 25th Street)**
- O-14 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. **(TO BE WITHDRAWN)**

PUBLIC COMMENTS

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

ORDINANCES PROPOSED FOR INTRODUCTION

- O- AN ORDINANCE OF THE CITY OF BAYONNE AMENDING AND SUPPLEMENTING THE REVISED GENERAL ORDINANCES, CHAPTER 7, TRAFFIC and a resolution fixing Wednesday, July , 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 /Add)**

Restrictive Parking Zones

Delete

023. Tara Lavelle – 687 Avenue E

050. Frances O’Rourke – 120 West 50th Street

057. Mahinaz Elsherif – 863 Kennedy Blvd.

083. Dawn Rinker – 15 Meadow Street

300. Altagracia Gonzalez – 135 West 54th Street

331. Rosalinda Baker-Brayboy=103 West 55th Street

356. Charles Bowling – 38 East 35th Street

ADD

045. Geraldine Mallardi – 41 Eat 15th Street

047. Linda Baker – 180 Prospect Avenue

054. Joseph Mari – 86 West 26th Street

065. Almikar Gonzalez – 48 West 54th Street

070. John Kimak – 78 East 27th Street

COMMUNICATIONS

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

- C-1 From MARIA KALDES filing a notice of claim alleging damage to her car from raised manhole covers on West 29th Street.
- C-2 From DANIEL MENA, filing a notice of claim alleging damage to his car resulting from an accident with a city-owned vehicle.
- C-3 From JEAN-PAUL PERRAULT filing notice of claim alleging damages arising from the City’s unlawful assessment, imposition and collection of “Temporary Continued Certificated of Occupancy fee.
- C-4 From MICHAEL BARANOK, filing notice of claim alleging damage to his automobile while parked in the City’s underground garage.
- C-5 From RAFAEL VALENCIA, filing notice of claim alleging damage to his car when it struck a pothole at 19th Street and Avenue E.

- C-6 From John A. Burke, Esq., filing notice of claim on behalf of ISAIAH QUICK alleging injuries sustained in an accident on Route 440 and Pulaski Street
- C-7 From MARINA G. GAID, filing notice of claim alleging damage to her car when it was struck by a snowplow while parked.
- C-8 From Brian M. Maggio, Esq., filing notice of claim on behalf of ARIELLE TAYLOR alleging injuries sustained from a fall on 34th Street & Broadway.
- C-9 From JENNIFER MARTIN, filing notice of claim alleging to her car when it struck a pothole at Bayonne Crossing Way at Rte 440.
- C-10 From MEGAN POWANDA, filing notice of claim alleging damage to her car when she struck a pothole at 57th Street and Avenue C.
- C-11 From MING LIN, filing notice of claim alleging damage to his car from a falling tree branch at 5th Street & Broadway.
- C-12 From Lance J. Bitterman, Esq., filing notice of claim on behalf of “WILLIAM A. DAVIS, JR. alleging injuries sustained from a fall on ice neat 471-73 Kennedy Blvd.
- C-13 From EYAD S. BELAL filing notice of claim alleging damage to his car when it was struck by a city owned vehicle at the intersection of Avenue A and Newark Bay Court.
- C-14 From the Superior Court of New Jersey, in the matter of “AILEEN & ANSELMO CRISONINO vs. CITY OF BAYONNE, et als”
- C-15 From the Superior Court of New Jersey, in the matter of JEAN-PAUL PERRAULT & SYNTAX SERVICES, LLC vs. CITY OF BAYONNE”
- C-16 From the Superior Court of New Jersey, in the matter of “LUISA Y. CASTRO vs. MARK D. DWORZANSKI, CITY OF BAYONNE, et als.
- C-17 From the Superior Court of New Jersey, in the matter of “LEILANY SANTIAGO vs. MARK D. DWORZANSKI, CITY OF BAYONNE, et als.”
- C-18 From Tax Court of New Jersey in the matter of “ALD REALTY CO., INC. c/o INSERRA SUPERMARKETS (tenant/taxpayer) 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 Madelene C. Medina, City Clerk certifying the results of the Municipal Election held on Tuesday, May 17, 2026.
- OR-3 From Amy Dellabella, Purchasing Agent reporting on bids received for DPW Uniforms (space holder)
- OR-4 From Amy Dellabella, Purchasing Agent, reporting on bids received for 2025 LEAD SERVICE LINE REPLACEMENT PHASE 2. (space holder)
- OR-5 From Amy Dellabella, Purchasing Agent, reporting on bids received for BROADWAY IMPROVEMENTS. (2 bidder)

RESOLUTIONS

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

- CR-1 Approving the minutes of the regular meeting held Wednesday, May 13. **City Clerk**
- CR-2 Approving the minutes of the council caucus held Wednesday, May 6 2026. **City Clerk**
- CR-3 Ordering warrants drawn to taxpayers representing refunds for overpayment of taxes. (5 properties) **Tax Collector**
- CR-4 Authorizing the Director of Public Safety to accept the 2025 BULLETPROOF VEST PARTNERSHIP GRANT in the amount of \$32,142.58 for FY 2025.
- CR- 5 Authorizing the Director of Public Safety to enter into a No Cost Service Agreement with NORTHEAST TARGET & SHOOTING SUPPLY, LLC, 6 Sturms Place, Park Ridge, Nj to collect spent brass shell casing from the Police Department Shooting Range and to pay the City market value for the shell casing.
- CR-6 Authorizing the Purchase of ten (10) Automated License Plate Reader Cameras to be installed in conjunction with the Citywide Camera System in the amount of \$120,000 from PACKETALK, 163 Stuyvesant Ave., Lyndhurst, NJ under State Contract # CDW/Government ESCNJ/AEPA-26G. Chargeable to Bond Account #C-04-55-985-2460-994.
- CR-7 Amending Agreement No. CY-22-054 between the City of Bayonne and Joan Marie Tsiranides, t/a Let's Eat Concession to Joan Marie Tsiranides t/a Lets Grab a Bite LLC for the lease of the pool concession for term commencing June 25, 2026 and ending Labor Day 2026 for the lease price of \$5,001.11. **(TO BE WITHDRAWN)**
- CR-8 Authorizing a Quitclaim Deed from the City of Bayonne to MCR 54 RT 440 LOT 6 LLC for the property located at East 23rd Street which is identified as Block 452.02, Lot 8 & 11.
- CR-9 Approving the submission of Bayonne Urban enterprise Zone Admin Budget Transitional to FY26 to CY27 not to exceed \$ 300,000. This application is to cover the cost of salaries and office supplies for the Bayonne UEZ
- CR-10 Approving the submission of Bayonne Urban enterprise Zone Admin Budget FY26 not to exceed \$ 40,000. This application is to cover the cost of salaries and office supplies for the Bayonne UEZ
- CR-11 Authorizing the Mayor and his or her designee(s) to execute any and all documents necessary to enter into a Tax Appeal Settlement Agreement with Vertellus Bayonne LLC for the property identified as Block 332 Lots 2, 4, 5, Block 360 Lot 1, Block 361 Lot 12, Block 362 Lot, 3 and authorizing the Mayor and his or her designee(s) to take any action necessary to effectuate this resolution and resulting judgment.
- CR-12 Authorizing the purchase of equipment for the Citywide Camera System Viewing Stations in the Police Headquarters from SHI, 300 Davidson Ave., Somerset, NJ for the amount of \$44,675.47. Chargeable to Account No. C-04-55-985-2460-994.
- CR-13 Rejecting the bids received Broadway Sidewalk Improvements that substantially exceed the Engineer's cost estimates for the goods and services.
- CR-14 Authorizing ABCO CONSTRUCTION, 47 Newman Ave., Bayonne to complete work for the COMMUNITY DEVELOPMENT HOME REHABILITATION PROGRAM in the amount of \$20,000.00. Chargeable to Account No. T-03-56-108-0000-199
- CR-15 Authorizing the Mayor and City Clerk to enter into an agreement with BAYONNE FAMILY COMMUNITY CENTER to provide the cost of the replacement of air conditioning units and sidewalk work from ABCO CONSTRUCTION in an amount not to exceed \$98,750 for a period of one year commencing September 1, 2025 through August 31, 2026. Chargeable to Account No. T-03-56-108-0000-199

- CR-16 Authorizing the Mayor and City Clerk to enter into an agreement with HUDSON MILESTONE, 365-381 Clendenny Ave., Jersey City to provide the cost of renovations at 715 Avenue E, Bayonne, NJ location from SALMERON COMPANY, 319 Barrow Street, Jersey City, NJ in an amount not to exceed \$92,000.00 for a period of one year commencing September 1, 2025 through August 31, 2026. Chargeable to Account No. T-03-56-108-0000-199
- CR-17 Amending CY26-039 with ALPHA DOG SOLUTIONS for the City's Website Design to create and configure a dedicated Legal Notice column for a period of six months.
- CR-18 Amending Resolution No. #25-07-16-036 to increase the contract with PRIMEPOINT by \$25,000.00 making the amount not to exceed \$140,000.00
- CR-19 Authorizing the Mayor and City Clerk to execute an agreement with JOHN KENNEDY PRODUCTIONS to provide sound and audio for the 2026 Summer Sounds by the Bay Music Series and Independence Day Celebration at 16th Street Park in the amount of \$32,000.00.
- CR-20 Authorizing the Mayor and City Clerk to execute a License Agreement with LAGUARDIA ENTERTAINMENT to provide entertainment for the 2026 Summer Sounds by the Bay Music Series at 16th Street Park in the amount of \$28,700.00.
- CR-21 Amending the emergency contract pursuant to N.J.S.A. 40A:11-6 to E-CONTROL SERVICES, P.O. Box 91, Colts Neck, NJ for emergency snow removal for an additional amount of \$19,2000.00 for unanticipated invoices. Chargeable to Account No. T-12-56-346-0000-199
- CR-22 Amending Resolution No. 26-04-18-075 appointing T.Y. Lin International Professional Engineers as the Design Assistance Consultant and construction support services for the Pedestrian Bridge Over Route 440 Between 34th Street Light Rail Station and the Peninsula at Bayonne Harbor to correct the amount from \$749,997.26 to \$749,996.39
- CR-23 Requesting an Extension of time of award for a CONSTABLE HOOK INFRASTRUCTURE STUDY. (space holder)
- CR-24 Requesting an Extension of LFIF Grant award for PULASKI STREET. (space holder)
- CR-25 Amending Resolution No. 26-03-18-074 for Professional Services Agreement with NV5 Global Inc., Professional Engineers for the design and construction support services for the South Cove Pedestrian Bridge as required by Federal Aid Agreement TA -202 Transportation Alternatives Set Aside Program Administered by the NJDOT in the amount of \$441,889.72 to correct to funding source. (space holder)
- CR-26 Requesting an extension to time to award additional NJDOT grant award in the amount of \$1,000,000.00 for the Pedestrian Bridge over Rout 440. (space holder)
- CR-27 Authorizing the Mayor and City Clerk to enter into an agreement with HEARTLAND PAYMENTS SYSTEMS, LLC for Credit Card Processing Services for the Municipal Court pursuant to the fee schedule set forth. (space holder)
- CR- Granting 1 Raffle licenses to qualified organizations. **City Clerk**

END OF CONSENT AGENDA

- R-1 Authorizing the Mayor and City Clerk to enter into a contract with PRIMEPOINT for continued use of their proprietary Human Resources and Payroll software for a period of one year commencing July 17, 2026 to July 16, 2027 for an amount not to exceed \$150,000.00.
- R-2 Authorizing the Mayor and City Clerk to enter into a contract with EDMUNDS GOV TECH for continued use of their proprietary Finance Software for a period of

one year commencing September 1, 2026 to August 31, 2027 for an amount not to exceed \$50,000.00.

- R-3 Authorizing Change Order #1 for the Emergency Generator contract with FAIGON for the 63rd Street Pump Station in the amount of \$53,713.99 making the total contract \$533,713.99. Chargeable to Account No. C-04-55-984-2459-994.
- R-4 Authorizing the Mayor and City Clerk to enter into a contract with RAYMOND JAMES for Investment Advisory Services for period of one year commencing June 17, 2026 through June 16, 2027 for an amount not to exceed \$50,000.00. Chargeable to Account No. 6-01-20-130-0000-029.
- R-5 Authorizing the Mayor and City Clerk to enter into a contract with MACKAY METERS pursuant to N.J.S.A. 40A:11-5(dd) to provide 300 mkBEACON Cell Drawer assembly boxes for the Bayonne Parking Utility for an amount not to exceed \$88,500.00. Chargeable to Account No. C-06-10-151-0000-020.
- R-6 Authorizing the Mayor and City Clerk to award the City Wide Lead Services Line Replacement Phase 2, Contract 1 to PACIFIC CONSTRUCTION in the amount not to exceed \$9,207,500.00.
- R-7 Awarding of the contract for improvements for the Ferry Terminal parking lot and walkway to ZENITH CONSTRUCTION SERVICES, INC. 365 Thomas Blvd., Orange, NJ for contract amount of \$1,881,190.00.
- R-8 Authorizing a Reimbursement Agreement with EXXON MOBIL CORPORATION. (space holder)
- R-9 Authorizing the execution of Redevelopers Agreement by and between the City and CENTRE STREET REDEVELOPERS, LLC to permit an extension for the closing to September 30, 2026.
- R-10 Authorizing the Mayor and Council to negotiate an amendment and modification to the Concessionaire Agreement with ROYAL CARRIBEAN. (space holder)
- R-11 Resolution of the City of Bayonne, in the County of Hudson, New Jersey, determining the form and other details of its "NOTE RELATING TO THE TRANSPORTATION BANK SHORT-TERM LOAN PROGRAM OF THE NEW JERSEY INFRASTRUCTURE BANK", to be issued in the principal amount of up to \$900,000, and providing for the issuance of and sale of such note to the New Jersey Infrastructure Bank and authorizing the execution and delivery of such note by the City of Bayonne in favor of the New Jersey Infrastructure Bank, all pursuant to the New Jersey Infrastructure Bank's Transportation Bank Short-Term Loan Program.
- R-12 Authorizing a Reimbursement Agreement with IMTT.
- R-13 Authorizing an amendment to the Redevelopment Agreement between City and 26 North Avenue Urban Renewal LLC for 26 North Street, which is identified as Block 297, Lot 3 as shown on the official tax map of the City.
- R-14 Designating CL HARBOR POINTE I URBAN RENEWAL LLC as redeveloper of a new structures/buildings to be constructed on 301 and 300-302 Constitution Avenue, which is identified as Block 803, Lot and Block 815, Lot as shown on the official tax map and authorizing the execution of a Redevelopment Agreement.