

**CITY OF BAYONNE  
CITY COUNCIL  
REGULAR MEETING  
JUNE 17, 2026**

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

**BUDGET AMENDMENT HEARING**

BA-1      Hearing of CY2026 Municipal Budget Amendment and final adoption of Budget

**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. 47<sup>TH</sup> 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 **(TO BE WITHDRAWN)**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 63<sup>RD</sup> 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 **(TO BE WITHDRAWN)**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 **(TO BE WITHDRAWN)**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 **(TO BE WITHDRAWN)**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 25<sup>TH</sup> 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 25<sup>th</sup> 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**

### **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 29<sup>th</sup> 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 19<sup>th</sup> 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 34<sup>th</sup> 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 57<sup>th</sup> Street and Avenue C.
- C-11 From MING LIN, filing notice of claim alleging damage to his car from a falling tree branch at 5<sup>th</sup> 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 casting 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 **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 23<sup>rd</sup> 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 **WITHDRAWN**
- 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 KENNEDY PRODUCTIONS to provide sound and audio for the 2026 Summer Sounds by the Bay Music Series and Independence Day Celebration at 16<sup>th</sup> Street Park in the amount of \$32,000.00.
- CR-20 Authorizing the Mayor and City Clerk to execute a License Agreement with LGE (LAGUARDIA ENTERTAINMENT) to provide entertainment for the 2026

Summer Sounds by the Bay Music Series at 16<sup>th</sup> 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 \$19,200.00 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 34<sup>th</sup> 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-28 Authorizing the Mayor and City Clerk to apply for PIPELINE EMERGENCY RESPONSE GRANT OPPORTUNITIES in the amount of \$125,506, with no local match for Fire Department Equipment and Training.
- CR-29 Authorizing the Mayor and City Clerk to apply for 2026 ASSISTANCE FOR FIREFIGHTERS GRANT in the amount of \$75,000.00 for firefighting personal protective equipment with an approximate local match of 10% and \$450,000.00 for hazardous materials response unit with a 10% local match.
- CR-30 Granting 3 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 63<sup>rd</sup> 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.
- R-15 Omnibus Resolution to correct the following scrivener errors:
- Resolution No. 25-11-12-061 adopted November 12, 2025 to correct "designation to authorize execution"
- Resolution No. 25-04-16-077 adopted April 15, 2025 to correct "1037-104 Broadway Redeveloper designation/execution"
- Council Meeting Minutes of August 16, 2023 resolution #23-08-16-080 to correct "4<sup>th</sup> Whereas clause to change 29<sup>th</sup> street to 25<sup>th</sup> Street"
- Council Meeting Minutes of November 12, 2025 resolution #25-11-12-061 to correct "resolution to reflect that is has been executed"
- Council Meeting Minutes of July 18, 2018, resolution #18-07-18-055 in Section "to Block to Block 305"
- Resolution #26-01-21-099 adopted January 21, 2026 in the 4<sup>th</sup> Whereas clause to change "the development plan title to 958-968 Broadway Redevelopment Plan:
- Ordinance No. O-26-28 adopted February 18, 2026 in the 4<sup>th</sup> Whereas clause to "change the redevelopment plan title to 958-968 Broadway Redevelopment Plan"
- Ordinance No. O-26-40 adopted February 18, 2026 to "removed all references to Lot 16.01.
- ADD-1 Authorizing the Mayor and Clerk to execute an Access Agreement with the BAYONNE HOUSING AUTHORITY and the CITY OF BAYONNE and BAYONNE POLICE DEPARTMENT for authority to utilize the property

located at 63-85 West 23<sup>rd</sup> Street, known as Church of Assumption as a parking area for any and all Bayonne Police Department purposes between June 30, 2026 through July 4, 2026.

- ADD-2 Authorizing the City Clerk to administer and maintain said webpage and archive in accordance with P.L. 2025, c.72.
- ADD-3 Authorizing the preparation and submission of an application for the NJ DEPARTMENT OF ENVIRONMENTAL PROTECTION HAZARDOUS DISCHARGE SITE REMEDIATION FUNDS for Investigation and Environmental Cleanup for the Holy Family Property.
- ADD-4 Acknowledging a company title change from MONTROSE LLC to ONTERRIS LLC and assigning all contractual obligations to same.
- ADD-5 Authorizing the Mayor and/or his designee to execute an agreement and any amendments with DEPARTMENT OF ENVIRONMENTAL PROTECTION GREEN ACRES PROGRAM for the Newark Bay Waterfront Phase II.
- ADD-6 Authorizing an agreement with PICERNO-GIORDANO CONSTRUCTION LLC, 200 Market St., Kenilworth, NJ to replace rubber surfacing in Fitzpatrick Park in the amount of \$15,051.97 through State Contract Bid #26-080.
- ADD-7- Authorizing an agreement to PICERNO-GIORDANO CONTRUCTION LLC, 200 Market St., Kenilworth, NJ to replace rubber surfacing in Clark Park in the amount of \$44,252.81 through State Control #26-079.
- ADD-8 Authorizing and approving a transfer in the controlling interest of Redeveloper BAYONNE ENERGY CENTER URBAN RENEWAL III, LLC
- ADD-9 Amending Resolution #25-12-17-074 to increase the contract with TRANE USA in the amount of \$53,665.00 to purchase AHU Air Bleeders and five (5) additional VAV boxes, making the total contract amount \$1,555,040.
- ADD-10 Awarding the contract for DPW Uniforms to Herbert's Army & Navy LLC, 468 Broadway, Bayonne, NJ 07002 for Thirty one months (31) June 18, 2026 through December 31, 2028 With a mutually agreed two-year extension through January 1, 2029 to December 31, 2030 for a contract amount not to exceed \$ 40,000.00 annually
- ADD-11 Receipt of bid and awarding the contract to 4-CLEAN-UP of North Bergen for 2025 Roadway Improvement-I BANK for the total bid price of \$471,341.50. Chargeable to Account No. c-04-55-982-2442-994.