

MINUTES OF COUNCIL CAUCUS

CAUCUS MEETING OF THE MUNICIPAL COUNCIL OF THE CITY OF BAYONNE, IN THE COUNTY OF HUDSON, NEW JERSEY, HELD IN THE COUNCIL CHAMBERS, 630 AVENUE C, ON WEDNESDAY, APRIL 15, 2015

Time of Meeting: 7:00 P.M.

The President announced: "I would like to advise all those present that notice of this Caucus Meeting of the Municipal Council of the City of Bayonne of April 15, 2015, has been provided to the public in accordance with the provision of the Open Public Meetings Act of the State of New Jersey. Notice of time and place has been included in the annual notice of meetings, which was posted and filed with the Jersey Journal and the Star Ledger within the time required. An additional notice of time and place of the meeting was posted and filed with the city clerk and forwarded to the Jersey Journal and the Star Ledger by fax on April 10, 2015."

The following Council Members were present if an "X" appears, absent if an "A" appears:

Council Members: Cotter A, Gullace X, La Pelusa X, Perez X, President Nadrowski X

The Council reviewed the items submitted on the proposed agenda for its next regular meeting and at least one Council Member proposed that the items appearing on the attached agenda should be included on the agenda for the regular meeting, subject to the addition of any items the Council may entertain at the regular meeting which may not have been discussed at the Caucus.

CITY OF BAYONNE
CITY COUNCIL
REGULAR MEETING
APRIL 22, 2015

REQUESTS TO ADDRESS THE COUNCIL

ORDINANCES SCHEDULED FOR HEARING

- O-1 AN ORDINANCE AMENDING AND SUPPLEMENTING THE REVISED GENERAL ORDINANCES OF THE CITY OF BAYONNE, CHAPTER 33, PLANNING AND DEVELOPMENT REGULATIONS. **(General Development Plans, Planned Developments and related definitions) Planning**
- O-2 AN ORDINANCE AMENDING AND SUPPLEMENTING THE REVISED GENERAL ORDINANCES OF THE CITY OF BAYONNE, CHAPTER 2, ADMINISTRATION. **(Parking Utility) Public Safety**
- O-3 ORDINANCE OF THE CITY OF BAYONNE, COUNTY OF HUDSON, NEW JERSEY APPROVING THE APPLICATION AND FINANCIAL AGREEMENT FOR TAX EXEMPTION FOR AN URBAN RENEWAL PROJECT WITH RESPECT TO THE PROPERTY KNOWN AS 298-304 BROADWAY ("304 BROADWAY PARTNERS URBAN RENEWAL, LLC") LOCATED AT BLOCK 258, LOT 8 BAYONNE, NEW JERSEY (THE "PROPERTY").
- O-4 ORDINANCE OF THE CITY OF BAYONNE, COUNTY OF HUDSON, NEW JERSEY ADOPTING THE 8TH STREET STATION REHABILITATION PLAN. **Planning**
- O-5 AN ORDINANCE AMENDING AND SUPPLEMENTING THE REVISED GENERAL ORDINANCES OF THE CITY OF BAYONNE, CHAPTER 7, TRAFFIC. **(Street sweeping) Public Safety**
- O-6 AN ORDINANCE AMENDING AND SUPPLEMENTING THE REVISED GENERAL ORDINANCES OF THE CITY OF BAYONNE, CHAPTER 7, TRAFFIC. **(Restrictive Parking Zones) Public Safety**
ADD
107. Maria Petrus, 92 West 50th Street, Apt. 1
133. Mervat G. Elsaker, 19 East 52nd Street
210. Cathy Alvaradous, 88 West 55th Street
330. Fletcher Robinson, 31 West 20th Street
361. Luis Canales, 41-43 Kelly Parkway

ORDINANCES PROPOSED FOR INTRODUCTION

- O-7An Ordinance adopting a Redevelopment Plan for Block 77, lots 16 through 24; and a resolution fixing Wednesday, May 20, 2015, at 7:00 P.M., and the Dorothy E. Harrington Council Chambers, Municipal Building, as the time and place for a public hearing and final passage. Planning
- O-8An Ordinance adopting an Overlay Zone to the Scattered Sites Redevelopment Plan dated December 7, 2005 for Block 163, lot 45, 662-666 Avenue C; and a resolution fixing Wednesday, May 20, 2015, at 7:00 P.M., and the Dorothy E. Harrington Council Chambers, Municipal Building, as the time and place for a public hearing and final passage. Planning
- O-9CALENDAR YEAR 2015 ORDINANCE TO EXCEED THE MUNICIPAL BUDGET APPROPRIATION LIMITS AND TO ESTABLISH A CAP BANK (N.J.S.A. 40A: 4-45.14); and a resolution fixing Wednesday, May 20, 2015, at 7:00 P.M., and the Dorothy E. Harrington Council Chambers, Municipal Building, as the time and place for a public hearing and final passage. Finance
- O-10BOND ORDINANCE PROVIDING FOR VARIOUS 2015 CAPITAL IMPROVEMENTS, BY AND IN THE CITY OF BAYONNE, IN THE COUNTY OF HUDSON, STATE OF NEW JERSEY (THE “CITY”); APPROPRIATING \$3,975,000 THEREFOR AND AUTHORIZING THE ISSUANCE OF \$3,780,000 BONDS OR NOTES OF THE CITY TO FINANCE PART OF THE COSTS THEREOF; and a resolution fixing Wednesday, May 20, 2015, at 7:00 P.M., and the Dorothy E. Harrington Council Chambers, Municipal Building, as the time and place for a public hearing and final passage.
- O-11AN ORDINANCE AMENDING AND SUPPLEMENTING THE REVISED GENERAL ORDINANCES OF THE CITY OF BAYONNE, CHAPTER 7, TRAFFIC; and a resolution fixing Wednesday, May 20, 2015, at 7:00 P.M., and the Dorothy E. Harrington Council Chambers, Municipal Building, as the time and place for a public hearing and final passage. (Expanding loading zone hours at Hudacko’s Pharmacy) Public Safety
- O-12AN ORDINANCE AMENDING AND SUPPLEMENTING THE REVISED GENERAL ORDINANCES OF THE CITY OF BAYONNE, CHAPTER 7, TRAFFIC; and a resolution fixing Wednesday, May 20, 2015, at 7:00 P.M., and the Dorothy E. Harrington Council Chambers, Municipal Building, as the time and place for a public hearing and final passage. Establishing a loading zone at Angela’s Mum Floral design on East 34th Street, south side) Public Safety
- O-13AN ORDINANCE AMENDING AND SUPPLEMENTING THE REVISED GENERAL ORDINANCES OF THE CITY OF BAYONNE, CHAPTER 7, TRAFFIC; and a resolution fixing Wednesday, May 20, 2015, at 7:00 P.M., and the Dorothy E. Harrington Council Chambers, Municipal Building, as the time and place for a public hearing and final passage. (Establishing a loading zone for Ideal Window on West 7th Street, south side) Public Safety
- O-14AN ORDINANCE AMENDING AND SUPPLEMENTING THE REVISED GENERAL ORDINANCES OF THE CITY OF BAYONNE, CHAPTER 7, TRAFFIC; and a resolution fixing Wednesday, May 20, 2015, at 7:00 P.M., and the Dorothy E. Harrington Council Chambers, Municipal Building, as the time and place for a public hearing and final passage. (Restrictive Parking Zones) Public Safety
- REMOVE
048. Alan Leavy, 75 East 25th Street
161. Robert Astuni, 306 Broadway
216. Edward Lewandowski, 65 Garretson Avenue
241. Clementine Bogart, 82 West 6th Street
326. Helene P. Ramer-Zdyb, 14 Cooper Street
- ADD
161. Thomas Turelik, 539 Avenue A
216. Patricia Daly, 86 West 7th Street
362. Priscilla Souvlatsis, 15 Cottage Street
- RENUMBER
- From 346. to 326. Martin Schnitzer, 3 Bergen Court, Apt. 2-C

COMMUNICATIONS

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

- C-1From Linda J. Hockstein, Esq., filing notice of tort claim on behalf of IRIS PAGANO, alleging injuries sustained February 5, 2015 in a fall in the parking lot at 535 Avenue A.
- C-2From Vincent Falcetano, Esq., filing notice of tort claim on behalf of JOHN A DIXON, alleging injuries sustained January 19, 2105 in a fall on ice in the Cape Liberty parking lot.
- C-3From KATARZYNA SZYPEREK, filing notice of tort claim alleging property damage to her automobile tire on March 4, 2015 resulting from striking a pothole at Avenue E and 52nd Street.
- C-4From the Superior Court of New Jersey, Law Division, Summons and Complaint in matter entitled, “BORRELLI STEEL FABRICATORS, LLC vs. PEREIRA ELECTRICAL CONTRACTORS, THE CITY OF BAYONNE, et al.” (Suit for payment as a subcontractor on the fire station project)
- C-5From the Superior Court of New Jersey, Law Division, Summons and Complaint in matter entitled, “SALEEB vs. THE CITY OF BAYONNE.” (Seeking damages for the issuance of a warrant for his arrest)

- C-6 From the United States District Court, District of New Jersey, Summons and Complaint in matter entitled, “GLUNK vs. THE CITY OF BAYONNE.” (Assault by police officers on April 26, 2014 at 661 Kennedy Boulevard)
- C-7 From the Superior Court of New Jersey, Chancery Division, Summons and Complaint in matter entitled, “US BANK, NA vs. HAMPTON, et al., incl. THE CITY OF BAYONNE.” (Mortgage foreclosure – city has a judgment against the defendant)
- C-8 From the Superior Court of New Jersey, Chancery Division, Summons and Complaint in matter entitled, “GREEN TREE SERVICING, LLC vs. CASTELLUZZO, et al., incl. THE CITY OF BAYONNE.” (Mortgage foreclosure on a property on which the city holds a Community Development Office mortgage)
- C-9 From the Tax Court of New Jersey, complaint in matter entitled, “528, LLC vs. CITY OF BAYONNE.” (New Hook Road & 22nd Street, Block 452.02, lot 5 - commercial)
- C-10 From the Tax Court of New Jersey, complaint in matter entitled, “PSE&G CO. vs. CITY OF BAYONNE.” (160 West 63rd Street, Block 3, lot 3 - industrial)
- C-11 From the Tax Court of New Jersey, complaint in matter entitled, “MARL ASSO vs. CITY OF BAYONNE.” (26 North Street, Block 297, lot 3 - vacant)
- C-12 From the Tax Court of New Jersey, complaint in matter entitled, “MPT OF BAYONNE, LLC vs. CITY OF BAYONNE.” (Bayonne Medical Center, various Blocks and lots - commercial & vacant)
- C-13 From the Tax Court of New Jersey, complaint in matter entitled, “GORDON TERMINAL SERVICE CO. OF NJ, INC. vs. CITY OF BAYONNE.” (2 Hook Road, Block 481, lots 1 & 2 - industrial)
- C-14 From the Tax Court of New Jersey, complaint in matter entitled, “NJIND HOOK RD, LLC vs. CITY OF BAYONNE.” (99 Hook Road, Block 414, lot 1.01 - industrial)
- C-15 From the Tax Court of New Jersey, complaint in matter entitled, “NJIDN HOOK ROAD, LLC vs. CITY OF BAYONNE.” (99 Hook Road, Block 414, lot 1.02 - industrial)
- C-16 From the Tax Court of New Jersey, complaint in matter entitled, “CENTERPOINT PULASKI, LLC vs. CITY OF BAYONNE.” (30 Pulaski Street, Block 397, lot 1 - commercial)
- C-17 From the Tax Court of New Jersey, complaint in matter entitled, “51-53 HOOK ROAD, LLC vs. CITY OF BAYONNE.” (51-53 Hook Road, Block 417, lot 4 - industrial)
- C-18 From the Tax Court of New Jersey, complaint in matter entitled, “JERSAM, INC. vs. CITY OF BAYONNE.” (63-67 Hook Road, Block 416, lot 3 - industrial)
- C-19 From the Tax Court of New Jersey, complaint in matter entitled, “SUBHA REALTY, INC. c/o PURNA ALTURI vs. CITY OF BAYONNE.” (2nd Street & Lexington Avenue, Block 359, lot 4.04 - industrial)
- C-20 From the Tax Court of New Jersey, complaint in matter entitled, “ONE COMMERCE ST, LLC vs. CITY OF BAYONNE.” (Hook Road, Block 482, lots 1 & 2- industrial)
- C-21 From the Tax Court of New Jersey, complaint in matter entitled, “ENGEL HOLDING COMPANY vs. CITY OF BAYONNE.” (48-52 New Hook Road, Block 427, lot 1 - industrial)

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 Hon. James M. Davis, Mayor, reappointing JANET CONVERY, Municipal Treasurer, to the Insurance Fund Commission for a term to expire April 21, 2017. **Mayor**
- OR-2 From Terrence Malloy, 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-3 From Terrence Malloy, Chief Financial Officer, submitting SUPPLEMENTAL DEBT STATEMENT as of April 15, 2015. **Finance**
- OR-4 From the Purchasing Department reporting on bids received April 7, 2015 for lease of the food concession at the municipal pool. (1 bidder) **Purchasing**

RESOLUTIONS

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

- CR-1 Approving the minutes of the regular meeting held Wednesday, March 18, 2015. **City Clerk**
- CR-2 Approving the minutes of the council caucus held Wednesday, March 11, 2015 **City Clerk**

- CR-3 Designating HON. FRANK T. CARPENTER, III, M.C.J. as Chief Judge of the Bayonne Municipal Court. **Mayor**
- CR-4 Ordering warrants drawn to taxpayers representing refunds for overpayment of taxes. (23 properties) **Tax Collector**
- CR-5 Ordering a warrant in the amount of \$1,925.00 drawn to the order of the TREASURER, STATE OF NEW JERSEY representing the state’s share of 78 marriage licenses issued during the months of January, February and March, 2015. **City Clerk**
- CR-6 Ordering a warrant in the amount of \$75.60 payable to the order of the BUREAU OF RABIES CONTROL, STATE OF NEW JERSEY, covering the issuance of 29 dog licenses issued in March, 2015. **City Clerk**
- CR-7 Authorizing the Urban Enterprise Coordinator to undertake all actions required to effectuate the goal of successfully hosting the BAYONNE HOMETOWN FAIR, and authorizing the UEZ Coordinator to create a project entitled, “Bayonne Hometown Fair” through the use of 2nd generation funds. **Business Administration**
- CR-8 Authorizing a reverse bid for sponsorships along the outfield fence at Don Ahern Veterans Memorial Stadium with a \$1,000.00 base bid. **Mayor’s Office**
- CR-9 Authorizing a warrant in the amount of \$7,502.00 payable to the STATE OF NEW JERSEY representing State Surcharge Fees on New Construction and Alterations for the quarter ending 7,502.00 March 31, 2015. Chargeable to Account State Training Fees with the Tax Collector. **Building**
- CR-10 Cancelling taxes on 100% of Block 123, lot 10 as being occupied by a qualifying 100% disabled veteran effective December 2, 2013, and ordering a refund of overpaid taxes resulting from the exemption. **Assessor**
- CR-11 Granting ** Bingo licenses to qualified organizations. **City Clerk**
- CR-12 Granting ** Raffle licenses to qualified organizations. **City Clerk**

END OF CONSENT AGENDA

- R-1 Awarding a contract for lease of the food concession at the municipal pool to THE SAND CASTLE, the sole bidder, for a one year period commencing Memorial Day, 2015 and ending Labor Day, 2015 for the amount of \$8,222.22 payable to the city.
- R-2 Authorizing the Mayor and City Clerk to enter into an agreement with the PENINSULA LODGE/BAYONNE MASONIC TEMPLE to provide for rehabilitation and maintenance of the knee wall and fence at their premises for an amount not to exceed \$21,990.00 to be performed by FLASH POINT SERVICES GROUP, LLC, West Caldwell, NJ. Chargeable to Account CDBG-867. **Community Development**
- R-3 Authorizing an agreement with JACOBS ENGINEERING, INC., Morristown, NJ, for professional engineering services for special projects for a term expiring December 31, 2015. **Municipal Services.**
- R-4 Authorizing the Mayor and City Clerk to enter into an interlocal government services agreement with the BAYONNE BOARD OF EDUCATION for the operation, maintenance, and staffing of the Richard Korpi Ice Rink.
- R-5 Ratifying and confirming the actions of the Purchasing Agent in purchasing structural protective gear (firefighter coats, pants, boot, helmets, etc.) from SAFE-T COMPANY, Riverdale, NJ under state contract in the amount of \$200,030.72, funded 90% by a FEMA Assistance to Firefighters Grant. Chargeable to Account 02-213-41-785B-2-199. **(Purchased on an expedited basis to meet a June 24, 2015 performance deadline) Fire**
- R-6 Authorizing the Mayor and City Clerk to renew the shared services agreement with the BAYONNE URBAN ENTERPRISE ZONE for the purpose of facilitating the management of the 2015 BAYONNE FARMERS MARKET and the 2015 BAYONNE HOMETOWN FAIR. **Business Administration**
- R-7 Authorizing continued participation in the HUDSON COUNTY COOPERATIVE PURCHASING SYSTEM-2015 for the purchase of electric generation services. **Business Administration**
- R-8 Authorizing the Mayor and City Clerk to enter into an interlocal agreement for cooperative purchasing with the HOUSTON-GALVESTON AREA COUNCIL “H-GAC”, Houston, TX as permitted by NJSA 52:24-6.2(b)(3). **Business Administration**
- R-9 Extending the termination date of a license agreement with BLUE APRON, Jersey City, NJ, for the use of a portion of Harbor Station North for use as a parking lot, from April 30, 2015 to August 30, 2015, and extending the term from six to nine months for an additional rental fee of \$10,500.00, making the total rental fee \$31,500.00. **Municipal Services**
- R-10 Directing the Planning Board to perform a study of Block ##, lots ## to determine whether the property is an area in need of redevelopment as a non-condemnation area in need of redevelopment pursuant to the Local Redevelopment and Housing Law, N.J.S.A. 40A:12A-1 et seq for non-condemnation purposes. **Planning**

- R-11

Authorizing and directing the Planning Board of the City of Bayonne to conduct a preliminary investigation to determine whether certain property within the city constitutes a non-condemnation area in need of redevelopment pursuant to the Local Redevelopment and Housing Law, N.J.S.A. 40A:12A-1 et seq. **(Resnick Redevelopment Area) Planning**
- R-12

That the council members have read, at a minimum, the comments and recommendations section of the CY 2014 audit, and an affidavit certifying that they have done so.
- R-13

Adopting a CORRECTIVE ACTION PLAN following the CY 2014 audit. **Finance**
- R-14

Introducing the CY 2015 LOCAL MUNICIPAL BUDGET, and fixing Wednesday, May 20, 2015 at 7:00 P.M. and the Dorothy E. Harrington Council Chambers as the time and place for a hearing and further consideration. **Finance**
- R-15

Approving a TEMPORARY CAPITAL BUDGET. **Finance**
- R-16

Approving Temporary Emergency Appropriation #3 in the CY 2015 budget. **Finance**
- R-17

Authorizing an application to the NEW JERSEY LOCAL FINANCE BOARD pursuant to N.J.S.A. 40A:3-1 et seq. and previous approvals by said board. **(Related to Bond Ordinance introduced at this meeting) Finance**
- R-18

Authorizing participation in the pooled note financing program of THE HUDSON COUNTY IMPROVEMENT AUTHORITY. **(Related to Bond Ordinance introduced at this meeting) Finance**