

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, JUNE 5, 2024

Time of Meeting: 6:00 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 **, 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 **.”

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

Council Members: Booker X, Carroll X, Perez X, Weimmer X, President LaPelusa 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.

As of 11:25 AM/06/05./24

CITY OF BAYONNE
CITY COUNCIL
COUNCIL CAUCUS
JUNE 5, 2024

ORDINANCES, COMMUNICATIONS AND
ADMINISTRATION REQUESTS FOR COUNCIL MEETING AGENDA

BUDGET HEARING

BA-1 Hearing of CY2024 Municipal Budget and the introduction of Budget Amendments.

ORDINANCES SCHEDULED FOR HEARING - OLD

O-1 POSTPONING AN ORDINANCE OF THE MUNICIPAL COUNCIL OF THE CITY OF BAYONNE, COUNTY OF HUDSON, STATE OF NEW JERSEY TO AMEND A FINANCIAL AGREEMENT FOR LONG TERM TAX EXEMPTION BY THE ENTITLED, BAYONNE REDEVELOPERS RESIDENTAL URBAN RENEWAL BLOCK 780 LLC WITH RESPECT TO BLOCK 722, LOT 1 AND BLOCK 790, LOT 1.01. to the meeting of Wednesday, July 17, 2024 at 6:300PM

ORDINANCES SCHEDULED FOR HEARING - NEW

O-2 AN ORDINANCE TO EXCEED THE MUNICIPAL BUDGET APPROPRIATION LIMITS AND TO ESTABLISH A CAP BANK

O-3 AN ORDINANCE OF THE CITY OF BAYONNE, COUNTY OF HUDSON, STATE OF NEW JERSEY APPROVING THE REDEVELOPMENT PLAN FOR PROPERTY LOCATED AT 21-29, 35 & 37 WEST 25TH STREET, WHICH IS IDENTIFIED AS BLOCK 183, LOTS 5, 6 AND 8.01 AS SHOWN ON THE OFFICIAL TAX MAP OF THE CITY (Kessler/Forum)

O-4 AN ORDINANCE AMENDING AND SUPPLEMENTING THE REVISED GENERAL ORDINANCES OF THE CITY OF BAYONNE, CHAPTER 33, PLANNING AND DEVELOPMENT REGULATIONS AND CHAPTER 35, ZONING REGULATIONS. (Updating the Duties of a Zoning Officer)

- O-5 AN ORDINANCE AMENDING AND SUPPLEMENTING THE REVISED GENERAL ORDINANCES OF THE CITY OF BAYONNE, CHAPTER 33, PLANNING AND DEVELOPMENT REGULATIONS. **(Amending Short Term Rentals)**
- O-6 AN ORDINANCE AMENDING AND SUPPLEMENTING THE REVISED GENERAL ORDINANCES OF THE CITY OF BAYONNE, CHAPTER 17, PROPERTY MAINTENANCE. **(Amending Vacant Unimproved Property)**
- O-7 AN ORDINANCE OF THE CITY OF BAYONNE, COUNTY OF HUDSON, STATE OF NEW JERSEY AMENDING AND SUPPLEMENTING, CHAPTER 33, PLANNING AND DEVELOPMENT REGULATIONS. **(Update Special Meeting Fees)**
- O-8 AN ORDINANCE AMENDING AND SUPPLEMENTING THE REVISED GENERAL ORDINANCES OF THE CITY OF BAYONNE, CHAPTER 7, TRAFFIC. **(Restrictive Parking Zones-Add-6/Delete-2)**

PUBLIC COMMENTS

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

ORDINANCES PROPOSED FOR INTRODUCTION

- O-9 BOND ORDINANCE PROVIDING FOR IMPROVEMENTS TO various roads, APPROPRIATING \$2,700,000 THEREFOR AND AUTHORIZING THE ISSUANCE OF \$2,700,000 BONDS AND NOTES TO FINANCE A PORTION OF THE COSTS THEREOF, AUTHORIZED IN AND BY THE CITY OF BAYONNE, IN THE COUNTY OF HUDSON, NEW JERSEY and a resolution fixing Wednesday, July 17, 2024 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 APPROVED AN AMENDMENT TO THE 8TH STREET REHABILITATION PLAN OF 26TH NORTH STREET and a resolution fixing Wednesday, July 17, 2024 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 BAONNE, COUNTY OF HUDSON, NEW JERSEY APPROVING AN AMENDMENT TO THE REDEVELOPMENT PLAN FOR THE PENINSULA AT BAYONNE HARBOR – HARBOR STATION SOUTH and a resolution fixing Wednesday, July 17, 2024 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 AMENDING AND SUPPLEMENTING THE REVISED GENERAL ORDINANCES OF THE CITY OF BAYONNE, CHAPTER 7, TRAFFIC and a resolution fixing Wednesday, July 17, 2024 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-6**
ADD
077. Brischia McKoy – 46 Willow Street
090. Ashraf Ayad – 86 West 18th Street
091. Georgette O”Rourke – 71 West 6th Street
095. John Campion – 112 Newman Avenue
097. Donna Quinn – 194 Avenue C
102. Janet Montalvo -9 Cottage Street
- O-13 AN ORDINANCE AMENDING AND SUPPLEMENTING THE REVISED GENERAL ORDINANCES OF THE CITY OF BAYONNE, CHAPTER 4, LICENSING, REGISTRATION AND BUSINESS REGISTRATION, and a resolution fixing Wednesday, July 17, 2024 at 6:00 P.M. and the Dorothy E. Harrington Council Chambers as the time and place for a public hearing and final passage. **(Festivals, Parades and Special Events)-Space Holder**

COMMUNICATIONS

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

- C-1 From Joseph M. Ghabour, Esq., filing notice of claim on behalf of JOSEPH J. MARI alleging injuries sustained from an accident at the Bayonne Dry Dock on February 17, 2024.

- C-2From ANTOINETTE CULBRETH filing notice of claim alleging damage to her automobile when it hit large pothole on Goldsborough Drive on March 17, 2024.
- C-3From Brandon J. Broderick, Esq., filing notice of claim on behalf of SIRAJ RAMSEY alleging injuries sustained from an accident with a city-owned vehicle on January 15, 2024.
- C-4From Ihab A. Ibrahim, Esq., filing notice of claim on behalf of MARCOS RUBIO alleging injuries sustained from an accident with a city-owned vehicle on March 11, 2024.
- C-5From SHANNON LEVERSON filing notice of claim alleging personal injuries resulting from Zoning issues from August 2020 to present.
- C-6From Ihab A. Ibrahim, Esq., filing notice of claim on behalf of NANCY IBRAHIM alleging injuries sustained from a fall at the intersection of Kennedy Blvd. and West 21st Street on April 26, 2024.
- C-7From Brandon J. Broderick, Esq. filing notice of claim on behalf of GLENN A. GAMBOA alleging injuries sustain from a fall on West 28th Street on May 6, 2024.
- C-8From Ihab A. Ibrahim, Esq. filing notice of claim on behalf of POLLA E. RAID alleging injuries sustained from an accident with a city-owned vehicle on April 3, 2024.
- C-9From the Superior Court of New Jersey, Law Division: Hudson County in the matter of “195 EAST 22ND STREET URBAN RENEWAL, LLC, 195 EAST 22ND STREET 1-01 URBAN RENEWAL LLC, 195 EAST 22ND STREET 1-02 URBAN RENEWAL And 195 EAST 22ND STREET 1-03 URBAN RENEWAL vs. CITY OF BAYONNE & 23RD STREET URBAN RENEWALJOF AAI III, LLC.

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-1From 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-2From the Hon. James M. Davis, Mayor reappointing the following individual to the Planning Board.

Ramon Veloz
80 West 27th Street

Term to expire- June 30, 2025
(Re-appointed as Mayor’s Designee)

RESOLUTIONS

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

- CR-1Approving the minutes of the regular meeting held Wednesday May 8, 2024. **City Clerk**
- CR-2Approving the minutes of the council caucus held Wednesday, May 15, 2024. **City Clerk**
- CR-3Ordering warrants drawn to taxpayers representing refunds for overpayment of taxes. (## properties) **Tax Collector**
- CR-4Authorizing the sale of two (2) city vehicles at auction by the Bayonne Police Department.

2015 Ford Taurus
2016 Ford Taurus

Vin # 1FAHP2MK1FG106579
Vin #1FAHP2MK9GG126824

- CR-5Authorizing the Mayor and City Clerk to enter into an agreement with RTSP, 961 Rte. 10 East, Randolph, NJ for rental of firearms range for use by the Bayonne Police Department to conducted state mandated training from April 10, 2024 through December 30, 2024 for the contract amount of \$26,900.00).

- CR-6 Authorizing the renewal of Agreement No. CY' 22-054 with JOAN MARIE TSIRABDIDES t/a LET'S EAT CONCESSION for the lease of the pool concession utilizing the renewal option for a one (1) term commencing June 21, 2024 and ending Labor Day, September 2, 2024 for the lease price of \$5,001.11.
- CR-7 Authorizing the Mayor and City Clerk to execute a Settlement Agreement with the POINTE HOMEOWNER'S ASSOCIATION, INC. in full and final settlement of all disputes and matters arising from Municipal Services Agreement claims to date for snow plowing for the amount of \$11,000.00 and authorizing the Municipal Treasurer to issue a check payable to the Pointe Homeowner's Association, Inc., pursuant to said Settlement Agreement.
- CR-8 Ratifying and affirming the actions of the Public Safety Director in applying for a FY 24 Department of Homeland Security Port Security Grant to fund maintenance, fuel and training related to port security, for the total amount of up to \$65,000.00, which is federally funded at 75% for the amount of \$48,750.00 and with a municipal cost match of 25% for the amount of \$16,250.00. **Fire**
- CR-9 Authorizing the purchase of an ALCOTEST 9510 System-New Jersey from DRAEGER INC., 3135 Quarry Road, Telford, PA through State Contract #T-3031, to be used to detect the percentage of alcohol in a DWI arrestee's blood, through the collection of breath samples for that amount of \$22,822.50. Chargeable to account #G-02-41-786-0000-000 Drunk Driving Fund; Account #4-01-25-240-0000-020 Police O.E. and Reimbursements
- CR-10 Authorizing the Mayor and/or his designee(s) to enter into a Tax Appeal Settlement Agreement with IBAR VENTURES, LLC for 148 East 5th Street, also identified as Block 359 Lots 7 and authorizing the Mayor and/or his designee(s) to take any action necessary to effectuate this resolution and resulting judgement. **Assessor**
- CR-11 Authorizing the Submittal of an Application to the Hudson County Open Space Trust Fund for a portion of PABH Walkway at MOTBY for \$500,000 on 1.2 million improvement
- CR-12 Authorizing the Submittal of an Application to the Hudson County Open Space Trust Fund for the rehabilitation of Veterans Stadium Park in the amount of \$250,000
- CR- Granting Raffle licenses to qualified organizations. **City Clerk**

END OF CONSENT AGENDA

- R-1 Authorizing the Mayor and City Clerk to execute an agreement with MCMANIMON, SCOTLAND & BAUMANN, LLC, 75 Livingston Avenue, 2nd Fl., Roseland, NJ 07068 for professional legal services as Special Redevelopment/Land Use Counsel on behalf of the City for the period commencing as of January 1, 2024 and ending December 31, 2024 for a total contract amount of \$50,000 pursuant to the Fair and Open Process and ratifying and affirming the receipt of said professional legal services by the City for the period commencing as of January 1, 2024 through present.
- R-2 Authorizing the Mayor and City Clerk to enter into a Right-of-Way Agreement (ROW) with INSERRA SUPERMARKETS INC. d/b/a SHOPRITE for purposes of installing and maintaining a shopping cart containment system into the City's ROW located between Block 182 Lot 11 and Block 188 Lot 24 along Avenue C and into the City's ROW located along Block 182 Lot 11 along West 25th Street and extending across the street between Block 182 Lot 11 and Block 188 Lot 24 on the official tax map of the City of Bayonne and for an annual fee of \$____.00 payable to the City.
- R-3 Authorizing the Mayor and City Clerk to enter into a Right-of-Way Agreement (ROW) with THARWAT KALDS for purposes of installing and maintaining a new off-street parking space (carport) into the City's ROW located at 18 West 40th Street, Block 105, Lot 27, on the official tax map of the City of Bayonne and for an annual fee of \$500.00 payable to the City.
- R-4 Authorizing the Mayor and City Clerk to enter into an ROW/Access Agreement with PUBLIC SERVICE ELECTRIC & GAS (PSE&G) to allow PSE&G to close the sidewalks of Evergreen, Orient and Linnet Street surrounding the Bergen Point Substation located at Evergreen and Orient Street for purposes of staging equipment for the

demolition and rebuild of said substation, disconnecting old sewer/water pipes in the sidewalk and restoration of the sidewalks in accordance with Planning Board Approval # P-23-021 and Site Plan attached hereto and made a part hereof. Said street closure shall be for a period of three (3) years commencing on July 8, 2024

- R-5 Authorizing the preparation of a Redevelopment Plan for the property located at 15 Agnes Street, which is identified as Block 232, Lot 10 as shown on the official tax map of the City of Bayonne pursuant to the Local Redevelopment and Housing Law, N.J.S.A. 4A:12A-1 et seq.
- R-6 Authorizing the Planning Board to conduct a preliminary investigation to determine whether properties located at 1191-1195, 1197, and 1199 John F. Kennedy Boulevard which is identified as Block 32, Lot 10, 11, and 12 as shown on the official tax map of the City of Bayonne constitute a non-condemnation area in need of redevelopment pursuant to the Local Redevelopment and Housing Law, N.J.S.A. 4A:12A-1 et seq.
- R-7 Authorizing the execution of a Redevelopment Agreement by and between the City of Bayonne and CHANTI 5 URBAN RENEWAL LLC for the property located at 562-568 Broadway, which property is identified as Block 184 Lots 1, 2 and 3 as shown on the official tax map of the City of Bayonne.
- R-8 Authorizing the execution of a Redevelopment Agreement by and between the City of Bayonne and 111 AVENUE F PARTNERS URBAN RENEWAL LLC for the property located at 107-111 Avenue F and 86-92 East 22nd Street, which is identified as Block 456 Lots 7, 8.01, 8.02, 8.03, 9 and 10 as shown on the official tax map of the City of Bayonne
- R-9 Authorizing the execution of a Redevelopment Agreement by and between the City of Bayonne and JOHN AND MARYAN LLC for the property located 455-461 Avenue C, which is identified as Block 219, Lot 24.01 as shown on the official tax map of the City of Bayonne.
- R-10 Authorizing the Mayor and City Clerk to execute an agreement with John T. Dedousis, MD, 1166 Kennedy Boulevard, Bayonne, New Jersey for professional medical services for non-uniformed employees for the period commencing June 13, 2024 and ending December 31, 2024 for an amount not to exceed \$15,000.00.

ADDED AT CAUCUS

- ADD-1 Authorizing the execution of grant documents for the NEWARK BAY WATERFRONT WALKWAYS-NJDEP Office of Natural Resources Grant Agreement in the amount of \$900,013.00.
- ADD-2 Requesting permission of the Dedication by Rider for the gifts and bequests trust fund for contributions to the Bayonne Fire Department's Fire Prevention Poster Contest.
- ADD-3 Approving Emergency Temporary Appropriation #5 in CY 2024 Budget
- ADD-4 Approving the submission of a grant application and the execution of a grant contract with the NEW JERSEY DEPARTMENT OF TRANSPORTATION for the Pedestrian Bridge over Route 440 project.