

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, AUGUST 7, 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 A , 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 12:58 P.M.-08/07/2024

CITY OF BAYONNE  
CITY COUNCIL  
COUNCIL CAUCUS  
AUGUST 7, 2024

ORDINANCES, COMMUNICATIONS AND  
ADMINISTRATION REQUESTS FOR COUNCIL MEETING AGENDA

ORDINANCES SCHEDULED FOR HEARING-OLD

- O-1 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.

ORDINANCES SCHEDULED FOR HEARING-NEW

- O-2 AN ORDINANCES AMENDING AND SUPPLEMENTING THE REVISED GENERAL ORDINANCES OF THE CITY OF BAYONNE, CHAPTER 33, PLANNING AND DEVELOPMENT REGULATIONS AND CHAPTER 35, ZONING REGULATIONS (Fencing Property Lines)
- O-3 AN ORDINANCE OF THE CITY OF BAYONNE, COUNTY OF HUDSON APPROVING AN AMENDMENT TO THE REDEVELOPMENT PLAN FOR THE PENINSULA AT BAYONNE HARBOR-HARBOR STATION SOUTH.
- O-4 POSTPONING AN ORDINANCE ENTITLED” AN ORDINANCE AMENDING AND SUPPLEMENTING THE REVISED GENERAL ORDINANCES OF THE CITY OF

BAYONNE, CHAPTER 4, LICENSING, REGISTRATION AND BUSINESS  
REGISTRATION TO THE MEETING OF SEPTEMBER 18, 2024 AT 6:00 P.M.  
**(Festivals, Parades and Special Events**

- O-5 AN ORDINANCE AMENDING AND SUPPLEMENTING THE REVISED GENERAL ORDINANCES OF THE CITY OF BAYONNE, CHAPTER 7, TRAFFIC. **Restrictive Parking Zones – Add-4**

**PUBLIC COMMENTS**

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

**ORDINANCES PROPOSED FOR INTRODUCTION**

- O-6 AN ORDINANCE OF THE CITY OF BAYONNE, COUNTY OF HUDSON, NEW JERSEY AUTHORIZING THE PURCHASE OF PROPERTY FROM THE PORT AUTHORITY OF NEW YORK/NEW JERSEY FOR THE USE AS A FERRY TERMINAL, and a resolution fixing Wednesday, September 18, 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-7 AN ORDINANCE OF THE CITY OF BAYONNE, COUNTY OF HUDSON, NEW JERSEY APPROVING A REDEVELOPMENT PLAN FOR THE PROPERTY LOCATED 15-21 EAST 23<sup>RD</sup> STREET WHICH IS IDENTIFIED AS BLOCK 198, LOTS 1 AND 2 AS SHOWN ON THE OFFICIAL TAX MAP OF THE CITY, and a resolution fixing Wednesday, September 18, 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. **(Burakovsky-Dimentman-St. Michael's)**
- O-8 AN ORDINANCE AMENDING AND SUPPLEMENTING THE REVISED GENERAL ORDINANCES OF THE CITY OF BAYONNE, CHAPTER 7, TRAFFIC and a resolution fixing Wednesday, September 18, 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. **(Loading Zone-782 Broadway)**
- O-9 AN ORDINANCE AMENDING AND SUPPLEMENTING THE REVISED GENERAL ORDINANCES OF THE CITY OF BAYONNE, CHAPTER 7, TRAFFIC and a resolution fixing Wednesday, September 18, 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 – Delete-4)**

**RESTRICTIVE PARKING ZONE**

**DELETE**

**267. Raymond Kiesnowski – 16 West 15<sup>th</sup> Street**  
**302. Anna Carroll – 14 West 12<sup>th</sup> Street**  
**357. Mary Megale – 931 Broadway**  
**359. Lewis Arlington – 311 Avenue C**

**COMMUNICATIONS**

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

- C-1 From RAFLA MOHEB filing notice of claim alleging personal injuries and property damaged sustained when his automobile was struck by a police vehicle on June 18, 2024
- C-2 From LAUREN FENTY filing notice of claim alleging property damage when a tree branch fell on her automobile,
- C-3 From Vincent S. Verdiramo, Esq. filing of claim on behalf of AILEEN CRISONINO alleging personal injury sustained from a fall on West 13<sup>th</sup> Street on June 1, 2024
- C-4 From COREY A. VALENCIA filing notice of claim alleging property damage to his automobile resulting from garbage cans being tossed by employees.

- C-5 From NICOLE FLOWERS filing notice of claim alleging property damage when a tree branch fell on her automobile.
- C-6 From John W. Portanova, Esq., filing notice of claim on behalf of LUISA CASTRO alleging personal injuries sustained resulting from an accident with a police vehicle.
- C-7 From John W. Portanova, Esq., filing notice of claim on behalf of LEILANY SANTIAGO, an infant by her G.A.L. Evelyn Castro alleging personal injuries sustained resulting from an accident with a police vehicle.
- C-8 From John W. Portanova, Esq., filing notice of claim on behalf of KALEB CASTRO, an infant by his G.A.L. Evelyn Castro alleging personal injuries sustained resulting from an accident with a police vehicle.
- C-9 From MIGUEL GUTIERREZ filing a notice of claim alleging property damage to his automobile when it was struck by a city owned vehicle.
- C-10 From JULIANNA KAHIGAS filing notice of claim alleging property damage when a tree fell on her car.
- C-11 From Joseph Boccia, Esq., filing notice of claim on behalf of GLENN GAMBOA alleging personal injuries resulting from a fall on sidewalk on West 28<sup>th</sup> Street.
- C-12 From Tax Court of New Jersey in the matter of DELAWARE DELTA LLC vs. City of Bayonne.
- C-13 From Tax Court of New Jersey in the matter of WEST 6<sup>TH</sup> STREET REALTY LLC vs. City of Bayonne.
- C-14 From Tax Court of New Jersey in the matter of DURAPORT REALTY FOUR LLC vs. City of Bayonne.
- C-15 From Tax Court of New Jersey in the matter of PORT JOHNSON REALTY LLC vs. City of Bayonne.
- C-16 From Tax Court of New Jersey in the matter of SOUTH COVE DEVELOPMENT II LLC vs. City of Bayonne.
- C-17 From Tax Court of New Jersey in the matter of ST. VINCENT DE PAUL CHURCH vs. City of Bayonne.
- C-18 From Tax Court of New Jersey in the matter of 2-4 MEADOW ST., LLC vs. City of Bayonne.
- C-19 From Tax Court of New Jersey in the matter of 820-824 AVE C BAYONNE, LLC vs. City of Bayonne.
- C-20 From Tax Court of New Jersey in the matter of 1044 BROADWAY LLC vs. City of Bayonne.
- C-21 From Tax Court of New Jersey in the matter of 72 WEST 18<sup>TH</sup> REALTY LLC vs. City of Bayonne.
- C-22 From Tax Court of New Jersey in the matter of EMILIO'S PROPERTIES, LLC vs. City of Bayonne.
- C-23 From Tax Court of New Jersey in the matter of AZER, BECHARA & ADLY AWAD vs. City of Bayonne.
- C-24 From Tax Court of New Jersey in the matter of 38-40 EAST GRAND STREET LLC vs. City of Bayonne.

- C-25 From Tax Court of New Jersey in the matter of KASPERSETZ LIMITED PARTNERSHIP vs. City of Bayonne.
- C-26 From Tax Court of New Jersey in the matter of KASPERSETZ LIMITED PARTNERSHIP vs. City of Bayonne.
- C-27 From Tax Court of New Jersey in the matter of KASPERSETZ LIMITED PARTNERSHIP vs. City of Bayonne.
- C-28 From Tax Court of New Jersey in the matter of PLOUMITSAKOS, STEVEN & DENISE 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 the Hon. James M. Davis, Mayor fixing From the Honorable James M. Davis, Mayor establishing the salary range for the title: TECHNICAL ASSISTANT OFFICE OF CONSTRUCTION OFFICIAL. **(Min \$59,108-Max \$76,647)**
- OR-3 From the Purchasing Agent reporting on bids received for Improvements to the 11<sup>th</sup> Street Oval.

**RESOLUTIONS**

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

- CR-1 Approving the minutes of the regular meeting held Wednesday July 17, 2024. **City Clerk**
- CR-2 Approving the minutes of the council caucus held Wednesday, July 10, 2024. **City Clerk**
- CR-3 Ordering warrants drawn to taxpayers representing refunds for overpayment of taxes. ( 4 properties) **Tax Collector**
- CR-4 Awarding a contract for Interpreting Services to CRANEY INTERPRETING SERVICES. 328 E. Main Street, Oceanport, NJ 07757 for an amount not to exceed \$40,000.00. Chargeable to Account No. 4-02-43-490-0000-028.
- CR-5 Approving Chapter 159 #1 in the CY 2024 budget, seeking permission of the Division of Local Government Services to approve the insertion of an item of revenue. **Finance**
- CR-6 Recognizing the ITALIAN HERTIAGE PARADE to be held Sunday, October 20, 2024 at 1:00 PM to 3:00 PM from 57<sup>th</sup> Street and Avenue C to 888 Avenue C
- CR-7 Authorizing the Tax Collector to refund and/or cancel taxes of Block 244, Lot 14, a two-family homes occupied by a qualifying 100% total and permanently disabled veteran effective June 4, 2024 and refunded to June 4, 2024. Fifty (50%) percent of taxes due from June 4, 2024 shall be canceled and any payments made for taxes owed that should be exempt shall be refunded. The refund if approximately \$879.81with the final amount to be determined by the Tax Collector.
- CR-8 Authorizing the Tax Collector to refund and/or cancel taxes of Block 172, Lot 38, a two-family homes occupied by a qualifying 100% total and permanently disabled veteran effective July 20, 2024 and refunded to May 6, 2024. Fifty (50%) percent of taxes due from May 6, 2024 shall be canceled and any payments made for taxes owed

that should be exempt shall be refunded. The refund if approximately \$2,367.65 with the final amount to be determined by the Tax Collector.

CR- Granting Raffle licenses to qualified organizations. **City Clerk**

**END OF CONSENT AGENDA**

R-1 Authorizing the Bulk Tax Levy Sale. **Finance**

R-2 Overriding the mayor’s veto of Ordinance No. O-24-41, entitled, ”An ordinance adopted a redevelopment plan titled “Kessler/Fitness Redevelopment Plan”

R-3 Authorizing the execution of a Redevelopment Agreement with 111 AVENUE F PARTNERS URBAN RENEWAL LLC for the property located 107-111 Avenue F and 86-92 East 22<sup>nd</sup> Street which is identified as Block 456, Lots 7, 8.01, 8.02, 8.03, 9 and 10. **(Reserved space)**

R-4 Authorizing the execution of a Redevelopment Agreement with JOHN AND MARYAN LLC for the property located at 455-461 Avenue C which is identified as Block 219, Lots 24.01. **(Reserved space)**

R-5 Authorizing the execution of a Redevelopment Agreement with CHANTE 5 URBAN RENEWAL LLC for the property located 562-568 Broadway which is identified as Block 184, Lots 1, 2 and 3. **(Reserved space)**

R-6 Authorizing the execution of a Redevelopment Agreement with DA NOI RESIDENCE URBAN RENEWAL LLC for the property located at 1099-1105 Avenue C which is identified as Block 34, Lots 26-30. **(Reserved space)**

R-7 Reserve space for the awarding of a contract for the improvement to the 11<sup>th</sup> Street Oval.

**ADDED AT THE CAUCUS**

ADD-1 Authorizing the Mayor and City Clerk to enter into an agreement with the BAYONNE PAL DAY CARE CENTER for after school program and summer camp child care program in an amount not to exceed \$16,979.00 for a period of one (1) year commencing September 1, 2024 through August 31, 2025

ADD-2 Authorizing the Mayor and City Clerk to enter into an agreement with the VICTORY HALL for art instruction/development in the area of drawing and painting to adult/young adults developmentally disabled in an amount not to exceed \$8,000.00 for a period of one (1) year commencing September 1, 2024 through August 31, 2025

ADD-3 Authorizing the Mayor and City Clerk to enter into an agreement with the TEAM WILDERNESS for a program to visit nature and wilderness sites in an amount not to exceed \$4,000.00 for a period of one (1) year commencing September 1, 2024 through August 31, 2025

ADD-4 Authorizing the Mayor and City Clerk to enter into an agreement with the BAYONNE YOUTH CENTER for after school enrichment program and support for community outreach programs in an amount not to exceed \$13,500.00 for a period of one (1) year commencing September 1, 2024 through August 31, 2025

ADD-5 Authorizing the Mayor and City Clerk to enter into an agreement with the COMMUNITY DAY NURSERY for preschool childcare program care in an amount not to exceed \$35, 000.00 for a period of one (1) year commencing September 1, 2024 through August 31, 2025

ADD-6 Authorizing the Mayor and City Clerk to enter into an agreement with the BAYONNE FAMILY COMMUNITY CENTER for residential services program in an amount not to exceed \$15,000.00 for a period of one (1) year commencing September 1, 2024 through August 31, 2025

- ADD-7 Authorizing the Mayor and City Clerk to enter into an agreement with the BAYONNE ECONOMIC OPPORTUNITY FOUNDATION for fair housing counseling services in an amount not to exceed \$60,000.00 for a period of one (1) year commencing September 1, 2024 through August 31, 2025
- ADD-8 Authorizing the Mayor and City Clerk to enter into an agreement with the BAYONNE ECONOMIC OPPORTUNITY FOUNDATION for BEOF Headstart security in an amount not to exceed \$13,500.00 for a period of one (1) year commencing September 1, 2024 through August 31, 2025
- ADD-9 Authorizing the Mayor and City Clerk to enter into an agreement with the BAYONNE ECONOMIC OPPORTUNITY FOUNDATION for the senior transportation insurance in an amount not to exceed \$3,775.00 for a period of one (1) year commencing September 1, 2024 through August 31, 2025
- ADD-10 Authorizing the Mayor and City Clerk to enter into an agreement with the UCP OF HUDSON COUNTY for pediatric medical day care in an amount not to exceed \$28,000.00 for a period of one (1) year commencing September 1, 2024 through August 31, 2025
- ADD-11 Authorizing the Mayor and City Clerk to enter into an agreement with the WINDMILL ALLIANCE for the HIGHWAYS program in an amount not to exceed \$10,000.00 for a period of one (1) year commencing September 1, 2024 through August 31, 2025
- ADD-12 Authorizing the Mayor and City Clerk to enter into an agreement with the TRINITAS REGIONAL MEDICAL CENTER for the addiction services in an amount not to exceed \$12,000.00 for a period of one (1) year commencing September 1, 2024 through August 31, 2025
- ADD-13 Authorizing the Mayor and City Clerk to enter into an agreement with the TINITAS REGIONAL MEDICAL CENTER for the psychiatric service for emotionally disturbed children in an amount not to exceed \$12,000.00 for a period of one (1) year commencing September 1, 2024 through August 31, 2025
- ADD-14 Authorizing the Mayor and City Clerk to enter into an agreement with the CHURCH WORLD SERVICES for refuge employment coach program in an amount not to exceed \$5,000.00 for a period of one (1) year commencing September 1, 2024 through August 31, 2025
- ADD-15 Authorizing the Mayor and City Clerk to enter into an agreement with the WATERFRONT PROJECT, INC. for housing counseling and legal advocacy program in an amount not to exceed \$25,000.00 for a period of one (1) year commencing September 1, 2024 through August 31, 2025
- ADD-16 Authorizing the Mayor and City Clerk to enter into an agreement with the WALLACE TEMPLE COMMUNITY ACTIVITY RESOURCES ENRICHNMENT site for the C.A.R.E.S. living faith food pantry in an amount not to exceed \$2,000.00 for a period of one (1) year commencing September 1, 2024 through August 31, 2025
- ADD-17 AN ORDINANCE OF THE CITY OF BAYONNE, COUNTY OF HUDSON, NEW JERSEY AMENDING AND SUPPLEMENTING THE REVISED GENERAL ORDINANCES CHAPTER 15, BUILDING AND HOUSING AND CHAPTER 19, FIRE PREVENTION AND PROTECTION, and a resolution fixing Wednesday, September 18, 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. **(Definitions-Illegal Dwelling Units and Re-inspections)**
- ADD-18 Authorizing the Mayor and City Clerk to enter into a License Agreement with BAYONNE PLAZA LLC/MORRIS MULLER to erect a temporary sidewalk shed and scaffolding for painting and waterproofing at the property located at 473-475 Broadway at the cost of \$500,00 payable to the City of Bayonne.
- ADD-19 Amending the Redevelopment Agreement with BAYONNE PARTNERS URBAN RENEWAL LLC to establish an escrow in the amount \$200,000.00 to defray the costs

and expenses anticipated in the City's undertaking of testing, classification and/or soil removal activities..

- ADD-20 Authorizing the Mayor and City Clerk to enter into an amended employment agreement with POLICE CHIEF ROBER GEISLER.
- ADD-21 Authorizing the Mayor and City Clerk to enter into an amended employment agreement with DEPUTY POLICE CHIEF JOSEPH SCERBO.
- ADD-22 Authorizing the Mayor and City Clerk to enter into an amended employment agreement with FIRE CHIEF KEITH WEAVER.
- ADD-23 Authorizing the Mayor and City Clerk to enter into an amended employment agreement with DEPUTY CHIEF WILLIAM BARTOS/
- ADD-24 Ratifying and affirming the actions of the Director of Public Works in authorizing the installation of an emergency rental chiller for City Hall for the amount of \$74,936.62 and the extension of rental chiller piping and electrical of same ("HVAC and Extension") for an additional amount of \$14,959.70 needed due to an emergency caused by the breakdown of City Hall's HVAC system affecting the health, welfare and safety of City employees as well as the citizens of the City through Cooperative Pricing contract "ESCNJ Bid # - ESCNJ 23/24-Bid Term 3/18-24 – 3/17/26" for a total amount of \$89,896.32; amending Resolution No. 24-03-13-061 authorizing the procurement of HVAC Services for Various City Buildings from In-Line for the period commencing March 18, 2024 through December 31, 2024 for an amount not to exceed \$125,000 increasing same in the amount of \$89,896.32, thereby making the total amount \$214,96.32; and authorizing payment to In-Line in the amount of \$89,896.32 for said HVAC and Extension.