

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, OCTOBER 9, 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 October 9, 2024, 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 October 7, 2024 .”

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 1:20 P.M.-10/09/24

CITY OF BAYONNE
CITY COUNCIL
COUNCIL CAUCUS
OCTOBER 9, 2024

ORDINANCES, COMMUNICATIONS AND
ADMINISTRATION REQUESTS FOR COUNCIL MEETING AGENDA

ORDINANCES SCHEDULED FOR HEARING-OLD

- O-1 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 OCTOBER 16, 2024 **(Festivals, Parades and Special Events)**

ORDINANCES SCHEDULED FOR HEARING-NEW

- O-2 AN ORDINANCE AMENDING AND SUPPLEMENTING THE REVISED GENERAL ORDINANCES OF THE CITY OF BAYONNE, CHAPTER 24, WATER AND SEWER SERVICES. **(Secure access to premises to effectuate the mandatory replacement of lead service lines)**
- O-3 AN ORDINANCE OF THE CITY OF BAYONNE, IN THE COUNTY OF HUDSON, NEW JERSEY PROVIDING FOR A SPECIAL EMERGENCY APPROPRIATION OF \$4,000,000.00 PROVIDING FOR THE PAYMENT OF CONTRACTUALLY REQUIRED SEVERANCE LIABILITIES RESULTING FROM THE LAYOFF OR RETIREMENT OF EMPLOYEES

- O-4 BOND ORDINANCE PROVIDING FOR THE ACQUISITION OF CERTAIN REAL PROPERTY FROM THE PORT AUTHORITY OF NEW YORK AND NEW JERSEY AND THE CONSTRUCTION OF A FERRY PIER AND DOCK IMPROVEMENTS ON A PORTION THEREOF, APPROPRIATING \$6,000,000 THEREFOR AND AUTHORIZING THE ISSUANCE OF \$6,000,000 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

- O-5 AN ORDINANCE OF THE CITY OF BAYONNE, IN THE COUNTY OF HUDSON, STATE OF NEW JERSEY AUTHORIZING THE CITY OF BAYONNE TO ENTER INTO A REAL ESTATE PURCHASE AGREEMENT AND ALL OTHER DOCUMENTS NECESSARY FOR AND RELATED TO THE PURCHASE OF CERTAIN REAL PROPERTY AND THE CONSTRUCTION OF CERTAIN INFRASTRUCTURE IMPROVEMENTS WITHIN

- O-6 AN ORDINANCE OF THE CITY OF BAYONNE, COUNTY OF HUDSON, NEW JERSEY APPROVING THE REDEVELOPMENT PLAN FOR 15-21 EAST 23RD STREET WHICH IS IDENTIFIED AS BLOCK 198, LOT 1 AND 2 AS SHOWN ON THE OFFICIAL TAX MAP OF THE CITY PURSUANT TO THE LOCAL REVEDELOPMENT AND HOUSING LAW, N.J.S.A. 40A:12A-1, ET SEQ. **(Burakovsky/Dimentman-St. Michael's-PRO-24-1009)**

- O-7 AN ORDINANCE AMENDING AND SUPPLEMENTING THE REVISED GENERAL ORDINANCE OF THE CITY OF BAYONNE, CHAPTER 7, TRAFFIC **No Parking 46th Street and Broadway**

- O-8 AN ORDINANCE AMENDING AND SUPPLEMENTING THE REVISED GENERAL ORDINANCES OF THE CITY OF BAYONNE, CHAPTER 7, TRAFFIC. **(Restrictive Parking Zone- Add (2) Delete (3))**

PUBLIC COMMENTS

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

ORDINANCES PROPOSED FOR INTRODUCTION

- O-9 BOND ORDINANCE PROVIDING FOR THE 63RD STREET FLOOD RESILIENCY PROJECT IN AND BY THE CITY OF BYAONNE, IN THE COUNTY OF HUDSON, NEW JERSEY, APPROPRIATING \$3,000,000 THEREFORE AND AUTHORIZING THE ISSUANCE OF NOT TO EXCEED \$3,000,000 BONDS OR NOTES OF THE CITY TO FINANCE THE COST THREOF, and a resolution fixing Wednesday, NOVEMBER 13, 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 APPROVING THE REDEVELOPMENT PLAN FOR 173-179 AVENUE F, WHICH IS IDENTIFIED AS BLOCK 442, LOTS 6,7, 8 AND 9 AS SHOWN ON THE OFFICIAL TAX MAP OF THE CITY PURSUANT TO THE LOCAL REVEDELOPMENT AND HOUSING LAW, N.J.S.A. 40A:12A-1, ET SEQ., and a resolution fixing Wednesday, NOVEMBER 13, 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. **(Walczyk's Amin-PRO-24-01002)**

- O-11 AN ORDINANCE OF THE CITY OF BAYONNE, COUNTY OF HUDSON, NEW JERSEY APPROVING THE REDEVELOPMENT PLAN FOR 102-1/2 -116 AVENUE E, WHICH IS IDENTIFIED AS BLOCK 467, LOTS 10, 11, 12, 13 AND 14 AS SHOWN ON THE OFFICIAL TAX MAP OF THE CITY PURSUANT TO THE LOCAL REVEDELOPMENT AND HOUSING LAW, N.J.S.A. 40A:12A-1, ET SEQ., and a resolution fixing Wednesday, NOVEMBER 13, 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. **(PRO-24-01017)**

- O-12 AN ORDINANCE AMENDING AND SUPPLEMENTING THE REVISED GENERAL ORDINANCES OF THE CITY OF BAYONNE, CHAPTER 7, TRAFFIC and a resolution fixing Wednesday, NOVEMBER 13, 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. **(Designating a portion of Flagship Drive as a NO PARKING AREA ZONE)**

- O-13
- AN ORDINANCE AMENDING AND SUPPLEMENTING THE REVISED GENERAL ORDINANCES OF THE CITY OF BAYONNE, CHAPTER 7, TRAFFIC and a resolution fixing Wednesday, NOVEMBER 13, 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. **(Changing direction of “Cross Lane” from a one-way road to a two-way road)**
- O-14
- AN ORDINANCE AMENDING AND SUPPLEMENTING THE REVISED GENERAL ORDINANCES OF THE CITY OF BAYONNE, CHAPTER 7, TRAFFIC and a resolution fixing Wednesday, NOVEMBER 13, 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 for Horace Mann School)**
- O-15
- AN ORDINANCE AMENDING AND SUPPLEMENTING THE REVISED GENERAL ORDINANCES OF THE CITY OF BAYONNE, CHAPTER 7, TRAFFIC and a resolution fixing Wednesday, NOVEMBER 13, 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 (9), Delete (3) and Relocate (1)**

Restrictive Parking Zones
ADD

108. Kenneth Dwyer – 930 Avenue C
109. Edmund Grabowski – 91 West 33rd Street
111. Sandra Hana – 35 West 40th Street
112. Joseph McLaughlin – 16 West 48th Street
114. Albert Rinaldi – 17 West 41st Street
115. Jarinelly Beltran – 150 Prospect Avenue
116. Patricia Byers – 96 Linnet Street
118. Edwin Flicstein – 126 West 47th Street
119. Alexande McBean – 74 West 54th Street

DELETE

092. Patricia Pipher – 13 Country Village Court
129. Jennifer Agostino – 92 West 24th Street
349. Jessica Young – 175 West 48th Street

RELOCATE

195. John Gortatowski – **From: 86 West 7th Street**
To: 19 West 15th Street

COMMUNICATIONS

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

- C-1
- From Kenneth M. Harrell, Esq., filing notice of claim on behalf of LETRICE FELTON as the Administer of the estate of SANIYA FELTON, LATRICE FELTON, as an individual, and DRAHMELL BRYANT alleging negligence resulting from a fire on June 30, 2024.
- C-2
- From Michael Golner, Esq., filing notice of claim on behalf of MOHAMED SALEM alleging injuries sustained when his boke struck a metal in the street on June 17, 2024.
- C-3
- From DONOHUE, GIRONDA DORIA & TOMKINS the Annual Report of Audit for years ending December 31, 2023 and 2022.

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 Donna L. Mauer, Chief Financial Officer submitting the SUPPLEMENTAL DEBT STATEMENT as of October 16, 2024

RESOLUTIONS

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

- CR-1 Approving the minutes of the regular meeting held Wednesday September 18, 2024.
City Clerk
- CR-2 Approving the minutes of the council caucus held Wednesday, September 11, 2024.
City Clerk
- CR-3 Ordering warrants drawn to taxpayers representing refunds for overpayment of taxes.
(6 properties) **Tax Collector**
- CR-4 Authorizing the Mayor, City Clerk and/or any other appropriate City official to take any and all actions and execute any and all documents necessary to enable the City to exercise its second one (1) year option to renew Agreement No. CY23-045 with HEARTLAND PAYMENT SYSTEMS, LLC, 3550 Lenox Road Atlanta, GA 30326 for credit card Processing services for the Parking Utility to extend same for the period commencing January 1, 2025 through December 31, 2025 payable pursuant to the fees set forth in the response of Heartland to the City's Request for Solicitations dated February 7, 2023. **Public Safety**
- CR-5 Authorizing the Mayor and City Clerk to execute any and all documents necessary to enable the City to exercise its first one (1) year option to renew Agreement No. CY24-046 with STACK, COOLAHAN & STACK for Expert Real Estate Appraisal Services for the period commencing January 1, 2025 and ending December 31, 2025 for an amount of \$102,000 payable at the rate of \$8,500 per month pursuant to the fees set forth in Stack, Coolahan & Stack's response to the City's Request for Solicitations dated December 20, 2023 and in accordance with the Competitive Contracting Process pursuant to N.J.S.A.40A:11-4.1 *et seq.* **Assessor**
- CR-6 Authorizing the Mayor and Clerk to enter into an agreement with CIOCCA FORD, Flemington, NJ to purchase a 2025 Ford F-150 Pickup Truck for use in the fire department, under State Contract 24-FLEET-77712 for the total amount of \$42,252.50. **Fire**
- CR-7 Authorizing the Purchase of 39 sets of structural firefighting turnout protective gear, 39 pairs of structural firefighting boots and firefighting gloves and helmets from SKYLANDS AREA EQUIPMENT AND TRAINING LLC for total amount of \$177,104.45 under State Contract 17-FLEET-00806, 17 FLEET-00809 AND 17-FLEET00810. **Fire**
- CR-8 Authorizing the Mayor and City Clerk to enter into a memorandum of understanding with the METRO USAR STRIKE TEAM to cooperate with other member agencies on the purchase, maintenance, response, training and/or sharing of Urban Search and Rescue equipment used in the Bayonne Fire Department. **Fire**
- CR-9 Authorizing the Mayor and City Clerk to procure training for 15 fire recruits with the BERGEN COUNTY FIRE ACADEMY in the amount of \$17,925.00. Chargeable to Account No. 4-01-25-265-0000-028. **Fire**
- CR-10 Authorizing the purchase of 26 new modems for GPS, installation and 3 year maintenance from GTBM, 351 Paterson Ave., Rutherford, NJ in the amount of \$36,153.00 under NJ State Contract BD-Bid-23-17 for use in all police vehicles. Chargeable to Police Auction Account #T-12-56-825-0000-199. **Public Safety**
- CR-11 Authorizing the Mayor and City Clerk to enter into an agreement with DIBELLA CONSTRUCTION CO., INC. 76 East 23rd Street, Bayonne, NJ for the removal and replacement of concrete sidewalk at City Hall for the total amount of \$20,000.00. **DPW**
- CR-12 Authorizing the extension of the maintenance contract with JAN-PRO CLEANING AND DISINFECTING SERVICES from October 1, 2024 through December 31, 2024 for an additional amount of \$8,779.00, making the total contract amount not to exceed \$49,550.00.
- CR-13 authorizing the Purchasing Agent to purchase four (4) Scott brand self-contained breathing air packs from NEW JERSEY FIRE EQUIPMENT CO., 119-131 Rte. 22 East,

Green Brook, NJ for a total of amount of \$29,110.16 under State Contract 24-FLEET-61850.

CR- Granting 2 Raffle licenses to qualified organizations. **City Clerk**

END OF CONSENT AGENDA

R-1 Affirming that the council members have read, at a minimum, the comments and Recommendations section of the CY 2023 audit, and an affidavit certifying that they have done so. **City Clerk**

R-2 Approving the CORRECTIVE ACTION PLAN for the Calendar Year ending December 31, 2023. **Finance**

R-3 Authorizing an Agreed Modification to the December 20, 212 Concession Agreement between BAYONNE WATER JOINT VENTURE LLC and the City of Bayonne regarding large water meter replacement.

R-4 Authorizing a \$100,000 payment to CEI-HB Urban Renewal LLC for the construction of street improvements in accordance with the Redevelopment Agreement between the City and CEI-HB URBAN RENEWAL LLC.

R-5 Accepting and acknowledging water main easements and fill easements to LINCOLN EQUITIES GROUP DEVELOPMENT for Block 1180.01, Lots 1 and 2 and Block 1180.02, Lot 1 **(PRO-24-00996)**

R-6 Authorizing the execution of a Redevelopment Agreement with DA NOI RESIDENCE URBAN RENEWAL, LLC for the property located 1099-1105 Avenue C and 66-68 West 54th Street, which is identified as Block 34, Lots 26-30. **(DaNoi Residence Urban Renewal, LLC-PRO-24-00834)**

R-7 Designating 40 COTTAGE STREET LLC as redeveloper of the property located at 80-84 East25th Street, which property is designated as Block 442, Lot 14 as shown on the official tax map of the City and authorizing the preparation of a redevelopment agreement for same. **(BT Flooring Solutions-PRO-24-00943)**

R-8 Authorizing and directing the Planning Board to conduct a preliminary investigation to determine whether the property located 935-939 Broadway, which is identified as Block 85, Lot 23 as shown on the official tax map of the City constitutes an area in need of redevelopment. **(Bank of America-PRO-24-01002)**

R-9 Reserve space for assignment and assumption agreements and other related documents to effectuate the transfer to/from ACCURATE REALTY and their subsidiaries with Madison Capital Realty and their subsidiaries.

TO BE ADDED AT CAUCUS

ADD-1 Authorizing the Mayor and City Clerk to enter into an amended Employment Agreement with Deputy Police Chief Joseph Scerbo.

ADD-2 Authorizing the Mayor and City Clerk to enter into an amended Employment Agreement with Police Chief Robert Geisler.

ADD-3 Authorizing the Mayor and City Clerk to authorize the Bayonne Urban Enterprise Zone to host and sponsor the Bergen Point fall festival on October 19th from noon to six p.m. The festival is located on 5th St on Broadway to Cottage Street. The streets will close at 7:00 AM. All rides, inflatables, balloon artists, and face paint will be free to the public and sponsored by the Urban Enterprise Zone.

ADDED AT THE CAUCUS

ADD-4 Authorizing the Director of Public Works to scrapped one (1) 30 CU YD Container and one (1) 40 CU YD Container, which is no longer serviceable.

- ADD-5 Increasing the amount of contract with CAMPBELL SUPPLY CO., INC. by an additional amount of \$12,000.00 for invoices and future purchases of repair parts for city vehicles for the remainder of calendar year 2024. Chargeable to Account #4-01-26-315-0000-030.
- ADD-6 Authorizing a contract with AMERICAN PAPER TOWEL for invoices and future purchase of janitorial supplies for the remainder of calendar year 2024 not to exceed \$42,000.00 through COOP-OMNIA R211301. Chargeable to Account #4-01-26-310-0000-030.
- ADD-7 AN ORDINANCE AMENDING AND SUPPLEMENTING THE REVISED GENERAL ORDINANCES, CHAPTER 4, LICENSING, REGISTRATION AND BUSINESS REGISTRATION, and a resolution fixing Wednesday, NOVEMBER 13, 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. **(Regulating Garage and Yard Sales)**
- ADD-8 BOND ORDINANCE PROVIDING FOR THE ACQUISITION OF VARIOUS ITEMS OF PUBLIC SAFETY TECHNOLOGY AND EQUIPMENT FOR THE CITY'S DEPARTMENT OF PUBLIC SAFETY, APPROPRIATING \$2,550,000 THEREFOR AND AUTHORIZING THE ISSUANCE OF \$2,550,000 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, NOVEMBER 13, 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.
- ADD-9 AN ORDINANCE OF THE CITY OF BAYONNE, COUNTY OF HUDSON, NEW JERSEY AUTHORIZING THE PURCHASE OF THE REAL PROPERTY LOCATED 442 AVENUE C, WHICH IS IDENTIFIED AS BLOCK 225, LOT 45 AS SHOWN ON THE OFFICE TAX MAP OF THE CITY and a resolution fixing Wednesday, NOVEMBER 13, 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.