

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, MARCH 12, 2025

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 March 12, 2025 , 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 Bergen Record and the Star Ledger by electronically on March 7, 2025 .”

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 2:30 PM/03/12/25

**CITY OF BAYONNE
CITY COUNCIL
COUNCIL CAUCUS
MARCH 12, 2025**

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

ORDINANCES SCHEDULED FOR HEARING-OLD

- O-1 BOND ORDINANCE PROVIDING FOR THE LEAD SERVICE LINE REPLACEMENT PROJECT IN AND BY THE CITY OF BAYONNE, IN THE COUNTY OF HUDSON, NEW JERSEY, APPROPRIATING \$13,000,000 THEREFOR AND AUTHORIZING THE ISSUANCE OF \$13,000,000 BONDS OR NOTES OF THE CITY TO FINANCE THE COST THEREOF
- O-2 AN ORDINANCE OF THE CITY OF BAYONNE, COUNTY OF HUDSON, NEW JERSEY ADOPTING THE REDEVELOPMENT PLAN FOR THE PROPERTY LOCATED AT 28-34 EAST 22ND STREET, WHICH IS IDENTIFIED AS BLOCK 212, LOTS 30, 31 & 32 AS SHOWN ON THE OFFICIAL TAX MAP OF THE CITY PURSUANT TO THE LOCAL REDEVELOPMENT AND HOUSING LAW, N.J.S.A. 40A:12A-1 ET SEQ. **PRO-24-01015-Fryczynski Funeral Home**
- O-3 AN ORDINANCE OF THE CITY OF BAYONNE, COUNTY OF HUDSON, NEW JERSEY ADOPTING THE REDEVELOPMENT PLAN FOR THE 15 AGNES STREET, WHICH IS IDENTIFIED AS BLOCK 232, LOT 10 AS SHOWN ON THE OFFICIAL TAX MAP OF THE CITY, PURSUANT THE LOCAL REDEVELOPMENT AND HOUSING LAW, N.J.S.A. 40A:12A-1 ET SEQ.

- O-4
- AN ORDINANCE OF THE CITY OF BAYONNE, COUNTY OF HUDSON, NEW JERSEY APPROVING THE FINANCIAL 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, WHICH IS IDENTIFIED AS BLOCK 456, LOTS 7, 8.01, 8.02, 8.03, 9 & 10 AS SHOWN ON THE OFFICIAL TAX MAP OF THE CITY. **PRO-24-0961**
- O-5
- AN ORDINANCE OF THE CITY OF BAYONNE, COUNTY OF HUDSON, NEW JERSEY APPROVING THE FINANCIAL AGREEMENT BY AND BETWEEN THE CITY OF BAYONNE AND 445-461 AVENUE C URBAN RENEWAL LLC, WHICH IS IDENTIFIED AS BLOCK 219, LOT 24.01 AS SHOWN ON THE OFFICIAL TAX MAP OF THE CITY.
- O-6
- AN ORDINANCE OF THE CITY OF BAYONNE, COUNTY OF HUDSON, NEW JERSEY APPROVING THE FINANCIAL AGREEMENT BY AND BETWEEN THE CITY OF BAYONNE AND 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, 27, 28, 29 AND 30 AS SHOWN ON THE OFFICIAL TAX MAP OF THE CITY. **(PRO-24-00834)**
- O-7
- AN ORDINANCE OF THE CITY OF BAYONNE, COUNTY OF HUDSON, NEW JERSEY APPROVING THE FINANCIAL AGREEMENT BY AND BETWEEN THE CITY OF BAYONNE AND 26 NORTH AVENUE URBAN RENEWAL, LLC FOR THE PROPERTY LOCATED AT 26 NORTH STREET, WHICH IS IDENTIFED AS BLOCK 297, LOT 3 AS SHOWN ON THE OFFICIAL TAX MAP OF THE CITY. **(PRO-24-0899)**
- O-8
- AN ORDINANCE AMENDING AND SUPPLEMENTING THE GENERAL ORDINANCES OF THE CITY OF BAYONNE, CHAPTER 1, GENERAL PROVISIONS. **(adding section 1-5.7 to Chapter 1, General Provisions, to establish a fee for checks or other written instruments that are returned marked “Insufficient Funds” consistent with the applicable NJ Statute N.J.S.A. 40:5-18.)**
- O-9
- AN ORDINANCE AMENDING AND SUPPLEMENTING THE REVISED GENERAL ORDINANCES OF THE CITY OF BAYONNE, CHAPTER 7, TRAFFIC. **Restrictive Parking Zones- Delete(3), Re-assign (1)**
PUBLIC COMMENTS

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

ORDINANCES PROPOSED FOR INTRODUCTION

- O-10
- AN ORDINANCE AMENDING AND SUPPLMENTING THE REVISED GENERAL ORDINANCES OF THE CITY OF BAYONNE, CHAPTER 19, FIRE PREVENTION AND PROTECTIONS, and a resolution fixing Wednesday, April 16, 2025 at 6:00 P.M. and the Dorothy E, Harrington Council Chambers, 630 Avenue C, as time and place for a public hearing and final passage. **(Amending Section 9-3 and 19.7, Definitions and Lithium Ion Batteries)**
- O-11
- AN ORDINANCE AMENDING AND SUPPLEMENTING THE REVISED GENERAL ORDINANCE OF THE CITY OF BAYONNE, CHAPTER 7 TRAFFIC, resolution fixing Wednesday, April 16, 2025 at 6:00 P.M. and the Dorothy E, Harrington Council Chambers, 630 Avenue C, as time and place for a public hearing and final passage. **(Restrictive Parking Zones – Add 1/Delete-1)**
Restrictive Parking Zones
ADD
092. Catherine Peselli – 182 Prospect Avenue
DELETE
065. Joanne Bozewski – 663 Avenue E
- O-12
- AN ORDINANCE AMENDING AND SUPPLEMENTING THE REVISED GENERAL ORDINANCES OF THE CITY OF BAYONNE, CHAPTER 4, LICENSING, REGISTRATION AND BUSINESS REGULATIONS, resolution fixing Wednesday, April 16, 2025 at 6:00 P.M. and the Dorothy E, Harrington Council Chambers, 630 Avenue C, as time and place for a public hearing and final passage. **(Amending Section 4-6.3, License Fees. Wavier of Fees and Section 4-31.2 to reflect that application will be submitted the Department of Public Safety)**

- O-13 AN ORDINANCE AMENDING AND SUPPLEMENTING THE REVISED GENERAL ORDINANCES OF THE CITY OF BAYONNE, CHAPTER 2, ADMINISTRATION, resolution fixing Wednesday, April 16, 2025 at 6:00 P.M. and the Dorothy E, Harrington Council Chambers, 630 Avenue C, as time and place for a public hearing and final passage. (**Creating Article XI, Office of the Tax Assessor**)
- O-14 AN ORDINANCE AMENDING AND SUPPLEMENTING THE REVISED GENERAL ORDINANCES, CHAPTER 2 ADMINISTRATION. resolution fixing Wednesday, April 16, 2025 at 6:00 P.M. and the Dorothy E, Harrington Council Chambers, 630 Avenue C, as time and place for a public hearing and final passage. (**section 2-5.13 (c) to remove the need for Council Approval for to advertise for bids**)

COMMUNICATIONS

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

- C-1 From MARCO T. ESCOBAR filing notice of claim alleging damage to his automobile resulting from an accident with a city owned vehicle.
- C-2 From MONET WALLER filing notice of claim alleging damage to her automobile when it was struck the city owned snow plow while parked.
- C-3 From JOSEPH SANTANA filing notice of claim alleging property damage to his home when it was struck by a city owned vehicle.
- C-4 From Joseph G. Boccia, Esq., filing notice of claim on behalf of RAY MONDELLE alleging injuries sustained resulting from a fall on ice at 330-334 Broadway.
- C-5 From Charles M. Jacobson filing notice of claim alleging injuries sustained resulting from a fall on West 24th Street between Avenue C and Kenn. Blvd.
- C-6 From Superior Court of New Jersey in the matter of “PROSPECT AVENUE URBAN RENEWAL LLC vs. CITY OF BAYONNE, MUNICIPAL COUNCIL OF THE CITY OF BAYONNE, et als.
- C-7 From Superior Court of New Jerrey in the matter of “LORIE and JEFFERY MACANKA vs. CITY OF BAYONNE, et als.
- C-8 From Superior Court of New Jersey in the matter of “GVANTSA LOLADZA vs. BAYONNE POLICE DEPARTMENT, CITY OF BAYONNE, et als
- C-9 From Tax Court of New Jersey in the matter of “399 AVE C LLC vs. CITY OF BAYONNE.”
- C-10 From Tax Court of New Jersey in the matter of “35-37 W 29th St LLC vs. CITY OF BAYONNE.”
- C-11 From Tax Court of New Jersey in the matter of “180 BROADWAY LLC vs. CITY OF BAYONNE.”
- C-12 From Tax Court of New Jersey in the matter of “V & M BRANCATELLA ENTERPRISES LLC vs. CITY OF BAYONNE.”
- C-13 From Tax Court of New Jersey in the matter of “211-217 BROADWAY LLC vs. CITY OF BAYONNE.”
- C-14 From Tax Court of New Jersey in the matter of “PSE&G CO CORP PROPERTIES vs. CITY OF BAYONNE.”
- C-15 From Tax Court of New Jersey in the matter of “SOUTH COVE DEVELOPMENT, LLC by Stop & Shop Supermarket (tenant) 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 appointing RYAN BLAKE to the Library Board of Trustees for term expiring December 31, 2030.
- OR-3 From the Hon. James M. Davis, Mayor appointing MARYJANE DESMOND, Business Administrator for to term to expire June 30, 2026 and a resolution confirming said appointment.
- OR-4 From Amy Dellabella, Purchasing Agent reporting on bids received for One (1) Chevrolet 2023 Versalift (or equivalent). **1 bidder**
- OR-5 Reserve space for bid report for Bayonne Bay Site preparation – PENINSULA AT BAYONNE HARBOR 3.

RESOLUTIONS

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

- CR-1 Approving the minutes of the regular meeting held Wednesday February 19, 2025. **City Clerk**
- CR-2 Approving the minutes of the council caucus held Wednesday, February 12, 2025. **City Clerk**
- CR-3 Ordering warrants drawn to taxpayers representing refunds for overpayment of taxes. (10 properties) **Tax Collector**
- CR-4 Authorizing the submission of a strategic plan for the BAYONNE MUNICIPAL ALLIANCE grant to the Governor's Council on Alcoholism and Drug Abuse through the County of Hudson in the amount of \$19,921.00 for a period of one year commencing July 1, 2025 and ending June 30, 2026. **City Clerk**
 - \$14,940.75 – In-kind Match
 - \$ 4.980.25 – Cash Match
- CR-5 Authorizing the Mayor and City Clerk to enter into an agreement with GENERAL CODE, Spring Lake, NJ for codification services for CY 2025 Ordinances in an amount not to exceed \$15,000.00. City Clerk
- CR-6 WITHDRAWN
- CR-7 WITHDRAWN
- CR-8 WITHDRAWN
- CR-9 Authorizing the advertisement for bids for the LEAD SERVICE LINE REPLACEMENT.
- CR.10 Ratifying and affirming the actions of the City's CDBG Administrator in authorizing SRA SECURITY, INC., Electrical Contractors to replace one existing fire panel at the BEOF Head Start Center 2 located at 557 Kennedy Blvd., pursuant to proposal submitted from SRA for the amount of \$9,570.00 and authorizing the Mayor and City Clerk to execute an agreement with the BEOF to provide CDBG funds in the amount of \$9,570.00 for the purpose of providing payment for said work. Chargeable to CDBG-1210

- CR-11
- Authorizing the Mayor and City Clerk to enter into a Right-of-Way Agreement with 316 Broadway Realty, LLC for the purpose of installing and maintaining an ADA ramp projecting in the City Right-of-Way.
- CR-12
- Authorizing the Mayor and City Clerk to execute a License Agreement allowing the BENEVOLENT AND PROTECTIVE ORDER OF ELKS OF U.S.A. Bayonne NJ Elks Lodge #434, a New Jersey Non-Profit Organization, to hold a Bike Blessing event on April 19, 2025 from 12:00 p.m. to 4:00 p.m. on Broadway between 16th and 17th streets and waiving the license fee and parking meter bag fee in the Bayonne NJ Elks Lodge #434 is a non-profit organization.
- CR-13
- Authorizing the Mayor and City Clerk to enter into an agreement with the BAYONNE ECONOMIC OPPORTUNITY FOUNDATION (BEOF), 555 Kennedy Boulevard, Bayonne, New Jersey 07002 to provide a Nutritional Feeding Program for Senior Citizens for the period January 1, 2025 through December 31, 2025 for the amount of \$487,638.75 from the County of Hudson, Department of Health and Human Services, Area Agency on Aging. Chargeable to Accounts G-02-41-657-2025-199 and G-02-41-657-2025-200
- CR-14
- Authorizing the Mayor and City Clerk to enter into an agreement with HUDSON MILESTONES, 365-381 Clendenny Avene, Jersey City, NJ to provide the cost of architectural plans for interior handicap bathroom improvements from DAL Design Group, for an amount not to exceed \$5,400.00 for a period on one year commencing September 1, 2024 and ending August 31, 2025. Chargeable to Account CDBG-1207
- CR-15
- Authorizing the Mayor and City Clerk to enter into an agreement with ADVANCED CARD SYSTEMS & SOLUTIONS, INC. to provide hosting, maintenance and support for the Parking Permit System for the Bayonne Parking Utility for a period of one year commencing January 1, 2025 through December 31, 2025 for an amount not to exceed \$24,500.00. Chargeable to Account 5-05-55-501-0000-199.
- CR-16
- Authorizing the Mayor and/or his designee and /or any other appropriate official to apply for the FEDERAL TRADE ADMINISTRATION for Section 5307 Ferry Discretionary Grant Funding and committing to comply with Terms of Award.
- CR-17
- Authorizing the Director of Public Works to accept a donation of vehicles and equipment from Hudson County:
- 2011 Chevy Impala

VIN 2G1WF5EK7B1155323

2008 Ford Escape

VIN 1FMCU49H88KA75543

2006 GMC TC7 Truck

VIN 1GD57C1336F433999

2014 MARBARK Wood Chipper

Serial No. 21K36051
- CR-18
- Authorizing the Director of Public Work to accept a donation of vehicles from the BAYONNE HOUSING AUTHORITY:
- 2011 Ford Fusion

VIN 3FAHP0GA8BR346108

2005 GMC Van

VIN 1GTGG25V651104620

2006 GMA Van

VIN 1GTGG25V061129384

2008 Ford Pick-up

VIN 1FDMF21538EB75962

2011 Chevy Pick-up

VIN 1GCHTCFE7B8118713

2011 Chevy Pick-up

VIN 1GCGTBFEXB8123846
- CR-19
- Authorizing the purchase of one (1) Chevrolet Versalift 6500/VST-52-MHI from CUSTOM TRUCK & EQUIPMENT LLC, 7701 Independence Ave., Kansas City, MO in the amount of \$162,850,00. Chargeable to Account # C-04-55-986-2467-994
- CR-20
- Authorizing the purchase of six (6) 2025 Ford Maverick XL AWD from ALL AMERICAN FLEET, a division of Paramus Ford, Inc. d/b/a ALL AMERICIAN FORD OF PARAMUS, 375 Route 17 South, Paramus, NJ for a total amount of \$179,842.25 though the New Jersey Cooperative Purchasing Alliance, BC-Bids #24-43, CO-OP #CK04. Chargeable to Account # 04-55-986-2467-994

- CR-21 Authorizing the purchase of a 2024 Ford Transit 250 MR Cargo RWD from ALL AMERICAN FLEET, a division of Paramus Ford, Inc. d/b/a ALL AMERICAN FORD OF PARAMUS, 375 Route 17 South, Paramus, NJ for a total amount of \$57,464AU0 through the New Jersey Cooperative Purchasing Alliance, BC-Bids #24-43, CO-OP #CK04. Chargeable to Account # 04-55-986-2467-994
- CR-22 Authorizing the purchase of structural firefighting turnout gear and personal protective equipment in the amount of \$80,950.10. Chargeable to Account CDBG-1209.
- CR-23 Authorizing the purchase of 14 sets of structural firefighting turnout protective gear, 14 pair of structural firefighting boots and firefighting gloves and helmets from SKYLANDS AREA FIRE EQUIPMENT AND TRAINING LLC for the amount of \$68,593.56 under NJ State Contracts 17-FLEET-00809 and 17-FLEET-00810.
- CR-24 Amending Resolution No. 24-12-18-080 to correct a typographical error to correct the redeveloper name from 111 Avenue F Urban Renewal LLC to 111 AVENUE F PARTNERS URBAN RENEWAL LLC
- CR-25 Ratifying and affirming the continued agreement with MCMANIMON, SCOTLAND AND BAUMANN, LLC for professional legal services including, but not limited to legal representation of the City in all matters in connection with the City's Water Sewer Utility and/or appearance on behalf of the City to assist or supplement the efforts of the Law Department in such other diverse municipal law matters as may be requested and/or approved by the City Law Director for the period of January 1, 2025 through March 19, 2025 and authorizing the Mayor and City Clerk to enter into an agreement with MCMANIMON, SCOTLAND AND BAUMANN for said services for a period of one year commencing January 1, 2025 for an amount not to exceed \$150,000.00.
- CR-26 Approving the Notice in Lieu of Deed Notice for Peninsula at Bayonne Harbor (former MOTBY Roads) acknowledging the Use Restrictions and the Obligations Imposed on the City and authorizing execution of the Notice in Lieu of Deed Notice, the Soil Remedial Action Permit Application and related documents for the property.
- CR-27 Renaming 44th Street and Avenue C as DOROTHY ADAMS WAY
- CR-28 Granting Raffle licenses to qualified organizations. **City Clerk**

END OF CONSENT AGENDA

- R-1 Approving the Temporary Emergency Appropriation #3 in CY 2025 budget.
- R-2 Designating 40 COTTAGE STREET LLC as redeveloper of the property located at 80-84 East 25th Street, which is identified as Block 442, Lot 14 as shown on the official tax map of the City and authorizing the preparation of a Redevelopment Agreement. **(PRO-24-09430)**
- R-3 Designating 1012-1022 Holding LLC as redeveloper of the property located 1012-1022 Avenue C, which is identified as Block 64, Lot 2 & 3 as shown on the official tax map of the City and authorizing preparation of a Redevelopment Agreement. **(PRO-24-0850)**
- R-4 Designating KENNEDY BOULEVARD MW URBAN RENEWAL LLC as redeveloper of the property located at 361-373 Kennedy Boulevard, which identified as Block 262, Lots 7, 8 & 9 and authorizing the preparation of a Redevelopment Agreement. **(PRO-24-1000)**
- R-5 Designating BROADWAY PARTNERS NES LLC as redeveloper of the property located at 11-13 West 19th Street, 431-437 Broadway and 10-12 West 20th Street which is identified as Block 220, Lots 18, 23, 24 & 26 as shown on the official tax map of the City and authorizing the preparation and execution of a Redevelopment Agreement. **(PRO-24-0971)**

- R-6 Authorizing the City and the property owners of 657-663 Broadway, which is identified as Block 158, Lots 22, 23 & 24 as shown on the official tax map of the City to enter into a Funding Agreement in connection with the redevelopment of the property pursuant to the Local Redevelopment and Housing Law, N.J.S.A. 40A:12A-1 et seq. **(Hudson Radiology-PRO-24-01021)**
- R-7 Determining the form and other details of its note relating to the Construction Financing Loan Program of the New Jersey Infrastructure Bank, to be issued in the aggregate principal amount of up to \$13,000,000, providing for the issuance and sale of such note to the New Jersey Infrastructure Bank, and authorizing the execution and delivery of such note by the City in favor of the New Jersey Infrastructure Bank, all pursuant to the New Jersey Infrastructure Bank Constitution Financing Loan Program.
- R- Reserve space for the awarding of a contract for Bayonne Bay Site preparation-Peninsula at Bayonne Harbor 3.
- R- Reserve space authorizing a closed session to discuss matters involving the settlement litigation pursuant to N.J.S.A. 10:4-12. **Law**

TO BE ADDED AT THE CAUCUS

Reserve space for the awarding of contracts for Professional Engineering Services, Professional Legal Services and Professional Planning Services

Reserve space to authorize the Mayor and City Clerk to apply for and obtain a grant from the NEW JERSEY DEPARTMENT OF COMMUNITY AFFAIRS for approximately \$2,000,000.00 for City of Bayonne Food Pantry Study.

Authorizing the Department of Public Works to purchase playground equipment from MRC, Inc. a State Contract Vendor for the 11th Street Oval Park (Buddy Baseball) for an amount not to exceed \$ 265,362.84.

From the Hon. James M. Davis, Mayor fixing the salary range for the title of Paralegal Specialist. **(Min. 55,898 – Max. 77,124)**

From the Hon. James M. Davis, Mayor fixing the salary range for the title of Construction Official with dual responsibilities as Building Subcode. **(Min. 126,748 – Max. 152,190)**

Reserve space for awarding contract for the HUDSON RIVERFRONT WALKWAY-Phase 3.