

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 9, 2025

Time of Meeting: 6:10 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 9, 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 electronically on April 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: 11:20 A.M./04/09/25

CITY OF BAYONNE
CITY COUNCIL
COUNCIL CAUCUS
APRIL 9, 2025

ORDINANCES, COMMUNICATIONS AND
ADMINISTRATION REQUESTS FOR COUNCIL MEETING AGENDA

ORDINANCES SCHEDULED FOR HEARING-OLD

- O-1 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.

ORDINANCES SCHEDULED FOR HEARING-NEW

- O-2 A CAPITAL ORDINANCE PROVIDING FOR CONSTRUCTION OF AND IMPROVEMENTS TO A PORTION OF THE HUDSON RIVER WATERFRONT WALKWAY IN THE PORTION OF THE CITY KNOWN AS THE PENINSULA, AND APPROPRIATING \$3,500,000 THEREFOR, AUTHORIZED IN AND BY THE CITY OF BAYONNE, IN THE COUNTY OF HUDSON, NEW JERSEY.
- O-3 AN ORDINANCE AMENDING AND SUPPPLMENTING THE REVISED GENERAL ORDINANCES OF THE CITY OF BAYONNE, CHAPTER 19, FIRE PREVENTION AND PROTECTIONS. (Amending Section 9-3 and 19.7, Definitions and Lithium Ion Batteries)

- O-4 AN ORDINANCE AMENDING AND SUPPLEMENTING THE REVISED GENERAL ORDINANCES OF THE CITY OF BAYONNE, CHAPTER 4, LICENSING, REGISTRATION AND BUSINESS REGULATIONS. **(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-5 AN ORDINANCE AMENDING AND SUPPLEMENTING THE REVISED GENERAL ORDINANCES OF THE CITY OF BAYONNE, CHAPTER 2, ADMINISTRATION. **(Creating Article XI, Office of the Tax Assessor)**
- O-6 AN ORDINANCE AMENDING AND SUPPLEMENTING THE REVISED GENERAL ORDINANCES, CHAPTER 2 ADMINISTRATION. **(section 2-5.13 (c) to remove the need for Council Approval for to advertise for bids)**
- O-7 AN ORDINANCE AMENDING AND SUPPLEMENTING THE REVISED GENERAL ORDINANCE OF THE CITY OF BAYONNE, CHAPTER 7 TRAFFIC. **(Restrictive Parking Zones – Add 1/Delete-1)**

PUBLIC COMMENTS

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

ORDINANCES PROPOSED FOR INTRODUCTION

- O-8 AN ORDINANCE OF THE CITY OF BAYONNE, COUNTY OF HUDSON, NEW JERSEY APPROVING THE PRELIMINARY INVESTIGATION AND NON-CONDEMNATION REDEVELOPMENT FOR THE PROPERTY LOCATED 18-20 AND 22 EAST 15TH STREET, WHICH IS IDENTIFIED AS BLOCK 253, LOTS 39 AND 40 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., and a resolution fixing Wednesday, May 14, 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.
- O-9 AN ORDINANCE OF THE CITY OF BAYONNE, COUNTY OF HUDSON, NEW JERSEY AUTHORIZING AN ENCROACHMENT AGREEMENT WITH 111 AVENUE F PARTNERS URBAN RENEWAL LLC, FOR THE PROPERTY LOCATED AT 107-11 AVENUE F AND 86 EAST 22ND STREET, WHICH IS IDENIFIED AS BLOCK 456, LOTS 7, 8.01, 8.02, 9 AND 10 and a resolution fixing Wednesday, May 14, 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.
- O-10 AN ORDINANCE AMENDING AND SUPPLEMENTING THE REVISED GENERAL ORDINANCE OF THE CITY OF BAYONNE, CHAPTER 7 TRAFFIC, and a resolution fixing Wednesday, May 14, 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)**

Restrictive Parking Zones
ADD

042. Cynthia Campanile – 63 West 49th Street
COMMUNICATIONS

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

- C-1 From Stanley R. Pietruska, Esq., filing notice of claim on behalf of RICHARD A. RUTKOWSKI alleging injuries sustained from a slip and fall n the corner of 54th Street and Sunset Avenue.
- C-2 From Daniel A. Gronda, Esq., filing notice of claim on behalf of PATRICIA BURGIN alleging injuries sustained from an automobile accident at 63rd Street and Kennedy Blvd.
- C-3 From Lance Betterman, Esq., filing notice of claim on behalf of CANDELARIA RIJOS alleging injuries sustained from a slip and fall at or near Port Terminal Blvd.
- C-4 From BRIYONNA WILLIAMS filing notice of claim alleging damage to her automobile when it struck by a fire truck while parked.

- C-5 From Superior Court of New Jersey in the matter of “DANIELLA MARTINEZ vs. CARVEL ICE CREAM, CITY OF BAYONNE, et als.
- C-6 From the Tax Court of New Jersey in the matter of “LPM SERVICES, INC. vs. CITY OF BAYONNE”
- C-7 From the Tax Court of New Jersey in the matter of “1030 BROADWAY, LLC vs. CITY OF BAYONNE”
- C-8 From the Tax Court of New Jersey in the matter of “ELECTRICAL MOTOR MAINTENANCE, INC. c/o WALGREEN’S COMPANY #15368 vs. CITY OF BAYONNE”
- C-9 From the Tax Court of New Jersey in the matter of “NATIONAL RETAIL PROPERIES LP c/o WALGREENS COMPANY #05463 vs. CITY OF BAYONNE”
- C-10 From the Tax Court of New Jersey in the matter of “BAYONNE COMMUNITY BANK vs. CITY OF BAYONNE”
- C-11 From the Tax Court of New Jersey in the matter of “BCB COMMUNITY BANK vs. CITY OF BAYONNE”
- C-12 From the Tax Court of New Jersey in the matter of “SPG HOOK ROAD LLC vs. CITY OF BAYONNE”
- C-13 From the Tax Court of New Jersey in the matter of “12-16 NORTH STREET REALTY LLC c/o WALGREENS #19690-S vs. CITY OF BAYONNE”
- C-14 From the Tax Court of New Jersey in the matter of “CENTERPOINT PULASKI LLC vs. CITY OF BAYONNE”
- C-15 From the Tax Court of New Jersey in the matter of “IJKG OPCO LLC, tenant, in a parcel owned by 29 EAST 29TH STREET HOLDINGS LLC vs. CITY OF BAYONNE”
- C-16 From the Tax Court of New Jersey in the matter of “DWECK INC. vs. CITY OF BAYONNE”
- C-17 From the Tax Court of New Jersey in the matter of “172 AVENUE F LLC c/o NAT AMSEL vs. CITY OF BAYONNE”
- C-18 From the Tax Court of New Jersey in the matter of “SOUTH COVE DEVELOPMENT II, LLC vs. CITY OF BAYONNE”
- C-19 From the Tax Court of New Jersey in the matter of “DURAPORT REALTY FOUR LLC vs. CITY OF BAYONNE”
- C-20 From the Tax Court of New Jersey in the matter of “WEST 6TH STREET REALTY LLC vs. CITY OF BAYONNE”
- C-21 From the Tax Court of New Jersey in the matter of “MAJEED, IBRAHIM vs. CITY OF BAYONNE”
- C-22 From the Tax Court of New Jersey in the matter of “BAYVIEW JV LLC vs. CITY OF BAYONNE”
- C-23 From the Tax Court of New Jersey in the matter of “106 WEST CO LLC vs. CITY OF BAYONNE”
- C-24 From the Tax Court of New Jersey in the matter of “PALOMONT LLC vs. CITY OF BAYONNE”
- C-25 From the Tax Court of New Jersey in the matter of “BUCKEYE BAYONNE TERMINAL LLC vs. CITY OF BAYONNE”

- C-26 From the Tax Court of New Jersey in the matter of “OAK 50 LLC vs. CITY OF BAYONNE”
- C-27 From the Tax Court of New Jersey in the matter of “8-10 E 21ST ST LLC vs. CITY OF BAYONNE”
- C-28 From the Tax Court of New Jersey in the matter of “ALD REALTY, INC. vs. CITY OF BAYONNE”
- C-29 From the Tax Court of New Jersey in the matter of “FLAGSTAR BANK, N.A. vs. CITY OF BAYONNE”
- C-30 From ANTHONY INCIARRANO, appealing the denial of his application for a taxi driver’s license; and a resolution scheduling a hearing of the appeal.

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**

RESOLUTIONS

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

- CR-1 Approving the minutes of the regular meeting held Wednesday March 19, 2025. **City Clerk**
- CR-2 Approving the minutes of the council caucus held Wednesday, March 12, 2025. **City Clerk**
- CR-3 Ordering warrants drawn to taxpayers representing refunds for overpayment of taxes. (3 properties) **Tax Collector**
- CR-4 Authorizing the Director of Public Safety to enter into a contract with SAFEWARE, INC, 4403 Forbes Blvd., Lanham, MD for the Citywide Public Safety Camera maintenance system for a period of one year commencing January 1, 2025 under NJ State Contract Omnia Contract #4400008468 for the amount of \$100,000.00. Chargeable to Account No. C-04-55-985-2460-994.
- CR-5 Authorizing the Director of Public Safety to enter into a contract with SAFEWARE, INC. 4403 Forbes Blvd., Lanham, MD for the Citywide Emergency Services Communications System for a period of one year commencing January 1, 2025 in the amount of \$40,000.00 under NJ State Contract Omnia Contract #4400008468. Chargeable to Account No. C-04-55-985-2460-994.
- CR-6 Authorizing the Director of Public Safety to enter into a contract with PMC, 8 Crown Plaza, Hazlet, NJ for renovations of the Emergency Services Communications Center in the amount of \$263,069.36 under NJ State Contract #83900. Chargeable to Account No. C-04-55-991-2467-994.
- CR-7 Authorizing the Mayor and City Clerk to enter into a Interlocal Agreement with the County of Hudson to accept \$19,424.00 in Law Enforcement Grant Funding through the 2023 JUSTICE ASSISTANCE GRANT PROGRAM (JAG) to purchase three (3) Automated License Plate Reader Systems (ALPR) for use in the Police Department for a total amount of \$19,248.28. **Public Safety**

- CR-8 Authorizing the Mayor and City Clerk to enter into a Interlocal Agreement with the County of Hudson to accept \$20,275.00 in Law Enforcement Grant Funding through the 2024 JUSTICE ASSISTANCE GRANT PROGRAM (JAG) to purchase computers, projection screen and upgrades to the emergency operations center. **Public Safety**
- CR-9 Authorizing the Mayor to exercise the option to renew Agreement No CY22-054 between the City of Bayonne and Joan Marie Tsirabdidies, t/a Let's Eat Concession for the lease of the pool concession for a one (1) term commencing June 21, 2025 and ending Labor Day, 2025 at the lease price of \$5,001.11
- CR-10 Authorizing the Purchasing Agent to go out to bid for Bus Services for the Summer Camp Program.
- CR-11 Authorizing the Tax Collector to refund and/or cancel taxes on Block 413, Lot 16, on one family home occupied by a qualifying 100% totally and permanently disabled veteran effective June 13, 2024 and refunded from January 1, 2025. The refund is approximately \$2,163.00.00 with the final amount to be determined by the Tax Collector
- CR-12 Authorizing the Tax Collector to refund and/or cancel taxes on Block 380, Lot 29 (Qual C0105) a condominium occupied by a qualifying 100% totally disabled veteran effective August 6, 2024 and refunded to January 1, 2025. The refund is approximately \$1,273.00 with the final amount to be determined by the Tax Collector
- CR-13 Authorizing the Tax Collector to refund and/or cancel taxes on Block 114, Lot 8 (25 East 37th Street) a two-family home occupied by a qualifying 100% totally and permanently disabled veteran effective March 24, 2024 and refunded to January 1, 2025. The refund is approximately \$952.75 with the final amount to be determined by the Tax Collector.
- CR-14 Authorizing the Bayonne UEZ Coordinator to apply for an amount not to exceed \$820,000.00 from the NEW JERSEY URBAN ENTERPRISE ZONE AUTHORITY-ZONE ASSISTANCE FUND (ZAF) for the Bayonne UEZ Sidewalk Repair
- CR-15 Authorizing the Fire Department to sell as scrap or at auction a 2002 Chevrolet Tahoe and a 2009 Ford Escape.
- CR-16 Authorizing the UEZ Coordinator to apply for not to exceed \$435,354, 00 from the NEW JERSEY URBAN ENTERPRISE ZONE AUTHORITY-ZONE ASSISTANCE FUND (ZAF) for the Bayonne Urban Enterprise Zone Boardway Security Cameras-Phase Two.
- CR-17 Ratifying and affirming the execution of a License Agreement with DANIEL GEORGE, (current owner of 11 West Drive) for the purpose of transferring a License for the continued encroachment of an existing concrete patio, retaining wall, in-ground pool, walls and step extending into the City's property designated as Block, 148, Lot 17 in an annual fee of \$500.00.
- CR-18 Authorizing the Mayor and City Clerk to enter into an agreement with CLIFFSIDE BODY CORP., 130 Broad Avenue, Fairview, NJ through ESCNJ State Approved Co-Op #65MCESCCPS Bid #ESCNJ23/24-04 to purchase and install two new Galion 400U-10 HD Single Azle Dump Bodies, V130 Hydraulic Valve, Monroe MC7092 Truck Portion Quick Hitch for Snow Plow and Monroe MP39R10-ISTT Power Reversible Snow Plow in the amount of \$67,753.00
- CR-19 Authorizing the Mayor and City Clerk to enter into an agreement with EJ WARD, 12621 Silicon Drive, San Antonio, TX to purchase Turn-Key Fuel Management System-hosted by Simply Fuel Solutions, LLC, includes tank level monitoring and compliance reporting module via Sourcewell #08154-EJW for the amount of \$21,935.74.
- CR-20 Authorizing the Mayor and City Clerk to execute a second amendment to Agreement No. CY24-046 with Stack, Coolahan & Stack for Expert Real Estate Appraisal Services for the period commencing January 18, 2024 and ending December 31, 2024 as

amended and extended through December 31, 2025 to increase same in an amount not to exceed \$50,000.00 for the period commencing as of January 1, 2025 through December 31, 2025 for additional work that was not anticipated at the time of the initial contract extension award, thereby making the total amount not to exceed \$152,000 for said period and a total contract amount not to exceed \$254,000.00 inclusive of the initial contract term.

CR-21 Authorizing the Purchasing Agent to purchase two (2) 2025 Chevrolet Malibu Sedan for the fire department from HERTRICH FLEET SERVICES under State Contract #19-FLEET-009653 for the total amount of \$46,485.00

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

END OF CONSENT AGENDA

R-1 Approving the Temporary Emergency Appropriation #4 in CY 2025 budget.

R-2 Authorizing and directing the Mayor and City Clerk to enter into an amended agreement with CLARKE, CATON, HINTZ, PC for professional planning services in connection with the City's Council on Affordable Housing (COAH) work for the period commencing January 1, 2025 and ending December 31, 2025, for a total contact amount not exceed \$200,00.00. Chargeable to Account #T-12-56-814-368B-199.

R-3 Authorizing and directing the Mayor and City Clerk to enter into an agreement with MONTROSE ENVIRONMENTAL SOLUTIONS, INC., 5120 Northshore Drive, North Little Rock, AR for Environmental Consulting Services in connection with developer and redeveloper work for period commencing April 1, 2025 and ending December 31, 2025 for a total contract amount not to exceed \$200,000.

R-4 Authorizing and directing the Mayor and City Clerk to enter into an agreement with MONTROSE ENVIRONMENTAL SOLUTIONS, INC., 5120 Northshore Drive, North Little Rock, AR for environmental consulting services in connection with the City's work for the period commencing April 16, 2025 and ending December 31, 2025 for a total contract amount not to exceed \$50,000. Chargeable to Account No. 5-01-20-165-0000-199.

R-5 Authorizing and directing the Mayor and City Clerk to enter into an agreement with INGLESINO TAYLOR, LLC 600 Parsippany Road, Parsippany, NJ 07054 for professional legal services with the City's Council on Affordable Housing (COAH) for the period commencing January 1, 2025 and ending December 31, 2025, for a total contract amount not to exceed \$75,000. Chargeable to Account No. T-12-56-814-368B-199.

R-6 Authorizing and directing the Planning Board to conduct a preliminary investigation to determine if the properties located at 104-108 West 7th Street, which is identified as Block 314, Lot 44.01 as shown on the official tax map of the City constitutes a non-condemnation area in need of redevelopment, pursuant to N.J.S.A. 40A12A-1 et seq. (PRO-25-1004)

R-7 Authorizing the conditional designation of JOHN AND MARYAN, LLC for 1037-1041 Broadway which is identified as Block 45, Lot 20 and shown on the official tax map of the City and authorizing the execution of an Interim Cost Agreement. (PRO-24-1025)

R-8 Authorizing the preparation of a Redevelopment Agreement with 28-24 EAST 22 LLC for the property located 28-34 East 22nd Street, which is identified as Block 212, Lot 30, 31 and 32 as shown on the official tax map of the City.

R-9 Authorizing and directing the Planning Board to conduct a preliminary investigation to determine if the properties located 9 East 50th Street, 10 East 50th Street, 16 East 50th Street, 1022 Broadway, 1026 Broadway, 1028 and 1030 Broadway, which identified as Block 54, Lots 1, 22.01, 22.02, 21, 26, 25 24 and 23 as shown on the official tax map of 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. (PRO-25-1003)

- R-10 Authorizing and directing the Planning Board to conduct a preliminary investigation to determine if the properties identified as Block 452.02, Lots 6, 7 and 9, 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. (PRO-24-0808) **Clayton Block/IMTT Tanks**
- R-11 Reserve space to add a section to future Redevelopment Plans to include permanent parking structures.

ADDED AT THE CAUCUS

- ADD-1 Ratifying and affirming the actions of the City Engineer in submitting an application to the County Trust Fund to obtain a matching grant in the amount \$750,000 for “Improvements to W. 24th Playground”
- ADD-2 Ratifying and affirming the actions of the City Engineer in submitting an application to the County Trust Fund to obtain a matching grant in the amount of \$750,000.00 for “16th Street Mini Golf Course Improvements”
- ADD-3 Designating the property located 745-747 Broadway, which is identified as Block 139, Lots 18 & 19 as shown on the official tax map of the City as a non-condemnation area in need of redevelopment and authorizing the Planning Board to prepare a redevelopment plan for said property.
- ADD-4 Designating the property located 626-628 Avenue E, which is identified as Block 405, Lot 31 as shown on the official tax map of the City as a non-condemnation area in need of redevelopment and authorizing the Planning Board to prepare a redevelopment plan for said property.
- ADD-5 Authorizing an extension of the construction commencement and construction completion deadlines in the redevelopment agreement by and between PARKVIEW REALTY URBAN RENEWAL II, LLC and the City of Bayonne for property located at 130 Avenue F and identified as Block 450, Lot 1.02 as shown on the official tax map of the City.
- ADD-6 Designating the property located at 62.5-72 Prospect Avenue, which is identified as Block 449, Lots 21, 22 & 23 as shown on the official tax map of the City as a non-condemnation area in need of redevelopment and authorizing the Planning Board to prepare a redevelopment Plan for said property.
- ADD-7 AN ORDINANCE APPROVING A REDEVELOPMENT PLAN FOR 33-37 EAST 18TH STREET, WHICH IS IDENTIFIED AS BLOCK 226, LOTS 12, 13 AND 14 AS SHWN ON THE OFFICIAL TAX MAP OF THE CITY PURSUANT THE LOCAL REDEVELOPMENT AND HOUSING LAW, N.J.S.A. 40A:12A-1 ET SEQ., and a resolution fixing Wednesday, May 14, 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.
- ADD-8 Resolution declaring support for the preservation of the Federal Tax Exemption of Municipal Bonds.
- ADD-9 Requesting State and Federal Funding Assistance for the CSO Long Term Control Plan.