

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, MAY 7, 2025

Time of Meeting: 6:30 P.M.

The Council 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 May 7, 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 May 5, 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 pledge of allegiance was led by: LYDIA DEFINA

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 1:03 PM/05/07/25

**CITY OF BAYONNE
CITY COUNCIL
COUNCIL CAUCUS
MAY 7, 2025**

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

ORDINANCES SCHEDULED FOR HEARING

- O-1 AN ORDINANCE OF THE CITY OF BAYONNE, COUNTY OF HUDSON, NEW JERSEY ADOPTING A REDEVELOPMENT PLAN TITLED “PRELIMINARY INVESTIGATION AND NON-CONDEMNATION REDEVELOPMENT PLAN, 18-22 EAST 15TH STREET (BLOCK 253; LOTS 39 AND 40)” PREPARED BY THE CITY OF BAYONNE DIVISION OF PLANNING AND ZONING, FOR THE PROPERTY LOCATED AT 18-22 EAST 15TH STREET AND IDENTIFIED AS BLOCK 253, LOTS 39 AND 40 AS SHOWN ON THE OFFICIAL TAX MAP OF THE CITY OF BAYONNE, PURSUANT TO THE LOCAL REDEVELOPMENT AND HOUSING LAW, N.J.S.A. 40A:12A-1 ET SEQ.
- O-2 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 IDENTIFIED AS BLOCK 456, LOTS 7, 8.01, 8.02, 8.03, 9 AND 10.

- O-3

AN ORDINANCE OF THE CITY OF BAYONNE, COUNTY OF HUDSON, NEW JERSEY ADOPTING A REDEVELOPMENT PLAN TITLED “33-37 EAST 18TH STREET REDEVELOPMENT PLAN” PREPARED BY THE CITY OF BAYONNE DIVISION OF PLANNING AND ZONING, FOR THE PROPERTY LOCATED AT 33-37 EAST 18TH STREET AND IDENTIFIED AS BLOCK 226, LOTS 12, 13 AND 14 AS SHOWN ON THE OFFICIAL TAX MAP OF THE CITY OF BAYONNE, PURSUANT TO THE LOCAL REDEVELOPMENT AND HOUSING LAW, N.J.S.A. 40A:12A-1 ET SEQ.
- O-4

AN ORDINANCE AMENDING AND SUPPLEMENTING THE REVISED GENERAL ORDINANCE OF THE CITY OF BAYONNE, CHAPTER 7 TRAFFIC. (**Restrictive Parking Zones – Add 1)**)

PUBLIC COMMENTS

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

ORDINANCES PROPOSED FOR INTRODUCTION

- O-5

AN ORDINANCE OF THE MUNICIPAL COUNCIL OF THE CITY OF BAYONNE, COUNTY OF HUDSON, NEW JERSEY AUTHORIZING AND APPROVING TITLE 39 RIGHTS IN ACCORDANCE WITH N.J.S.A. 39:51-1 FOR BAYONNE LUXURY WATERWALK, LLC a/k/a BAYONNE LUXUARY WATERWALK URBAN RENEWAL TO ENFORCE TRAFFIC AND PARKING VIOALTIONS ON THE PUBLIC ACCESS ROAD/PARKING AREA FOR THE PROPERTY LOCATED AT 219 WEST 5TH STREET, WHICH IS IDENTIFIED AS BLOCK 301.01, LOT 1.01 AS SHOWN ON THE OFFICIAL TAX MAP OF THE CITY, and a resolution fixing Wednesday, June 18, 2025 at 6:00 P.M., in the Dorothy E. Harrington Council Chambers, 630 Avenue C as the time and place for a public hearing and final passage.
- O-6

AN ORDINANCE AMENDING AND SUPPLEMENTING THE REVISED GENERAL ORDINANCES OF THE CITY OF BAYONNE, CHAPTER 17, PROPERTY MAINTAINANCE, and a resolution fixing Wednesday, June 18, 2025 at 6:00 P.M., in the Dorothy E. Harrington Council Chambers, 630 Avenue C as the time and place for a public hearing and final passage. (**Amending to include Section 17-14.15- Privately-Owned Salt Storage**)
- O-7

AN ORDINANCE AMENDING AND SUPPLEMENTING THE REVISED GENERAL ORDINANCES OF THE CITY OF BAYONNE, CHAPTER 15, BUILDING AND HOUSING, and a resolution fixing Wednesday, June 18, 2025 at 6:00 P.M., in the Dorothy E. Harrington Council Chambers, 630 Avenue C as the time and place for a public hearing and final passage.
- O-8

AN ORDINANCE AMENDING AND SUPPLEMENTING THE REVISED GENERAL ORDINANCE OF THE CITY OF BAYONNE, CHAPTER 7 TRAFFIC, and a resolution fixing Wednesday, June 18, 2025 at 6:00 P.M., in the Dorothy E. Harrington Council Chambers, 630 Avenue C as the time and place for a public hearing and final passage. (**Restrictive Parking Zones – Add 3/Delete 4)**)

RESTRICTIVE PARKING ZONES

ADD

104. Melissa Godesky Rodriguez, for her son Dante- 147 Avenue F
118. Linda Riley – 65 Garretson Avenue
136. Boushra Deshara – 65 West 39th Street

DELETE

047. Cinthya Melendez – 65 West 6th Street
090. Ashraf Ayad – 86 West 18th Street
120. Jeanette Jensen – 7 East 1st Street
376. Michael Alonso – 214A Avenue B

- O-9

AN ORDINANCE AMENDING AND SUPPLEMENTING THE REVISED GENERAL ORDINANCES, CHAPTER 30, STORMWATER MANAGEMENT, and a resolution fixing Wednesday, June 18, 2025 at 6:00 P.M., in the Dorothy E. Harrington Council Chambers, 630 Avenue C as the time and place for a public hearing and final passage

COMMUNICATIONS

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

- C-1 From ANTONIO MALAVE filing notice of claim alleging damage to his automobile when it was struck from behind by a city owned vehicle while stop at a red light on Kennedy Blvd.
- C-2 From MADONNA ZAKHARY filing notice of claim alleging damage to her automobile when a ticket was improperly placed on her windshield breaking the windshield wiper.
- C-3 From Brian DiGiacomo, Esq., filing notice of claim on behalf of KATHLEEN ROESINGER alleging injuries sustained from slip and fall at 622 Broadway.
- C-4 From TAMARA DENMARK filing notice of claim alleging damage to her automobile when it struck by a falling object from overpass on Route 440.
- C-5 From MANISH PANDYA filing notice of claim alleging damage to her automobile when it was struck by tree branch when it was cut down by a city employee.
- C-6 From Superior Court of New Jersey in the matter of "COREY MORRIESON vs. Bayonne Police Department.
- C-7 From Superior Court of New Jersey in the matter of "MAUREEN HULINGS vs. Bayonne Bay, et als.
- C-8 From Tax Court of New Jersey in the matter of "BELL ATLANTIC vs. City of Bayonne".
- C-9 From Tax Court of New Jersey in the matter of "GOLDEN APPLE CAPITAL, LLC vs City of Bayonne".
- C-10 From Tax Court of New Jersey in the matter of "SCF REALTY III LLC vs. City of Bayonne".
- C-11 From Tax Court of New Jersey in the matter of "THE PROVIDENT BANK vs. City of Bayonne".
- C-12 From the Tax Court of New Jersey in the matter of "ALD REALTY CO. INC c/o INSERRA SUPERMARKETS 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 THOMAS LYNN as Co-911 Coordinator for Bayonne's Emergency Services Communication Center effective May 15, 2025.
- OR-3 Reserve space for bid report for 2025 Summer Camp Bus Services.
- OR-4 From Amy Dellabella, Purchasing Agent reporting on bids received on April 30, 2025 for 2024 Lead Service Line Replacement. (8 bidders)

RESOLUTIONS

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

- CR-1 Approving the minutes of the regular meeting held Wednesday April 16, 2025. **City Clerk**
- CR-2 Approving the minutes of the council caucus held Wednesday, April 9, 2025. **City Clerk**
- CR-3 Ordering warrants drawn to taxpayers representing refunds for overpayment of taxes. (5 properties) **Tax Collector**
- CR-4 Authorizing the Tax Collector to refund and/or cancel taxes on Block 364, Lot 31, a one-family home occupied by a qualifying 100% totally and permanently disable veteran effective October 28, 2024 and refunded to January 1, 2025. One hundred (100%) percent of taxes due from January 1, 2025, shall be canceled and any payments made for taxed that should be exempt shall be refunded. The refund is approximately \$1,928.00 with the final amount to be determined by the Tax Collector
- CR-5 Authorizing the Mayor and City Clerk to into an agreement with BERGEN COUNTY FIRE ACADEMY for the training of 15 fire recruits in the amount of \$17,925.00.
- CR-6 Authorizing the Mayor and City Clerk to enter into an agreement for the Bayonne Fire Department via the New Jersey Fireboat Task force to provide Mutual Aid and Assistance to the Port Authority of New York and New Jersey in the event of an emergency event in or near bodies of water located in the response area of Newark Liberty International Airport, in form acceptable to the Law Department.
- CR-7 Authorizing the Tax Collector to refund the sum of \$167,481.37 to the lienholders of the property known as Block: 296, Lot 14.01 (abandoned railroad bridge at 7th and Avenue A) for liens that should not have been included as part of past tax lien sales.
- CR-8 Opposing the State of New Jersey's proposed legislation that permits Accessory Dwelling Units.
- CR-9 Approving the Modification Agreement of Concession Agreement regarding Avenue E 30" water main & valve replacement.
- CR-10 Approving the Modification Agreement of Concession Agreement regarding City Wide Lead Service Line Replacements – Phase 1.2 (construction oversight costs for replacement of approx. 980 LSLs in 2024 and Phase 2.1 (administrative and funding assistance for 2025).
- CR-11 Authorizing the Mayor to enter into an agreement with the BAYONNE COMMUNITY DAY NURSEY, 591 Broadway, Bayonne, NJ to provide the cost of interior repairs from D Construction Company Inc, 25 E 24th Street, Bayonne, NJ 07002, in the amount of \$30,900.00 for a period of one (1) year commencing September 1, 2024 and ending August 31, 2025.
- CR-12 Authorizing the Mayor and City Clerk to exercise the City's option to renew the contract with RAYMOND JAMES & ASSOCIATES as Investors Advisors for an additional one (1) year commencing May 15, 2025 and ending May 15, 2026 for an amount not to exceed \$75,000.00. Chargeable to Account #5-01-20-130-0000-029.
- CR-13 Authorizing the preparation of estimated third quarter tax bills for the CY 2025.
- CR-14 Amending Resolution No. 25-01-22-067 awarding an agreement with TRIAD ADVISORY SERVICES, INC. for consulting services relating to facilitating the research of the Urban Enterprise Zone's five (5) year plan for an amount not to exceed \$58,625.00 to include the account to be charge as #T-12-56-880-2025-005.
- CR-15 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 \$750,000.99 for "Improvements to W. 24th Street Playground."

- CR-16 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.”
- CR-17 Authorizing the Mayor and City Clerk to enter into a Shared Service Agreement with the BOARD OF EDUCATION, BAYONNE ECONOMIC OPPORTUNITY FOUNDATION, BAYONNE PAL AND BAYONNE HOUSING AUTHORITY for the purchase of gasoline.
- CR-18 Ratifying and affirming the action of the Public Safety Director in entering into a contract with SHI INTERNATIONAL CORP. to provide tow (2) License Plate Reader Cameras (LPR) and associated software for use by the Bayonne Parking Utility for the contract amount of \$73,728.25. Chargeable to Account #C-06-10-2466-994
- CR-19 Authorizing the Mayor and City Clerk to enter into an agreement with the BAYONNE YOUTH CENTER, 524 Kennedy Blvd., Bayonne, NJ for the provision of providing the cost of the interior and exterior repairs to the center pursuant to the proposal from ABCO Construction, 47 Newman Avenue, Bayonne, NJ in the amount of \$63,750.00 for period commencing September 1, 2024 and ending August 31, 2025.
- CR-20 Authorizing the Mayor and City Clerk to take all steps necessary to execute License Agreements in form and substance as is approved by the UEZ Coordinator with individual vendors of the New Jersey Council of Farmers to permit the use of municipal lands designated, located at West 23rd Street between Broadway and Del Monte Drive pursuant to License Agreements, for the purpose of the Bayonne Farmers’ Market every Tuesday from 2:00 p.m. until 7:00 p.m. effective May 27, 2025 and ending the earlier of October 28, 2025, or upon written notice from the City.
- CR-21 Approve the application of the Bayonne UEZ Car Show for the amount not to exceed \$20,000.00. For events cost of entertainment, promotion, advertisement, decoration, and a clean-up crew.
- CR-22 Approve the submission of an application of Bayonne UEZ Bergen Point Fall Festival for and not to exceed \$45,000.00. For event costs, including entertainment, promotion, advertisement, and decoration
- CR-23 Approve the application of Bayonne UEZ Tree lighting for not to exceed \$50,000.00. For events cost of entertainment, promotion, advertisement, decoration, and a clean-up crew.
- CR- Granting # Raffle licenses to qualified organizations. **City Clerk**

END OF CONSENT AGENDA

- R-1 Approving the Temporary Emergency Appropriation #5 in CY 2025 budget
- R-2 Awarding the contract to ZENITH CONSTRUCTION SERVICES, INC. for Phase 3B of the Waterfront Walkway at Peninsula at Bayonne Harbor in the amount not to exceed \$2,400,000.00. Chargeable to Account No. C-04-55-996-25-25-990.
- R-3 Designating 734-756 Broadway which is identified as Block 140, Lots 2, 56, 57, 58, 59.01, 60 61 & 62 as shown on the official tax map of the city as a condemnation area in need of redevelopment. **(Holiday Tree) (PRO-24-01020)**
- R-4 Designating 11-13 West 47th Street, 973-975, 979 & 983-987 Broadway, which is identified as Block 70, Lots 19, 20, 21.01, 23 & 24 as shown on the official tax map of the city as condemnation area in need of redevelopment. **(Avanti’s Restaurant) (PRO-24-01019)**
- R-5 Endorsing a Conservation/Easement between BAYONNE LUXURY WATERWALK, LLC (Bayonne Luxury Waterwalk Urban Renewal LLC and the NEW JERSEY DEPARTMENT OF ENVIROMENTAL PROTECTION for the property located 219 West 5th Street, which is identified as Block 301.01, Lot 1.01 (formerly Lots 1 & 6) as shown on the official tax map of the City. **(PRO-24-1028)**

- R-6 Authorizing and directing the Mayor and City Clerk to enter into a Temporary Construction Easement Agreement, a Sewer Easement Agreement and License Agreement with BAYONNE LUXURY WATERWALK (Bayonne Luxury Waterwalk Urban Renewal LLC) for the property located at 219 West 5th Street, which is identified as Block 301.01, Lot 1.01 (formerly Lots 1 & 6) as shown on the official tax map of the City. **(PRO-24-1028)**
- R-7 Authorizing the preparation and execution of a License Agreement with 111 AVENUE F PARTNERS URBAN RENEWAL LLC for street furniture and bike racks to be installed in the Right of Way (ROW) in connection with the development of 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 & 10. **(PRO-24-0961)**
- R-8 Authorizing the Purchasing Agent to purchase mobile surveillance cameras for the Police Department from SHI, 300 Davidson Avenue, Somerset, NJ in the amount of \$229, 401.69 through the NJCPA Contract #CK-04-24-38. Chargeable to Account # G-02-40-714-2024-199. **Opiod Settlement Funds**
- R-9 Authorizing the Purchasing Agent to purchase two (2) 2025 Ford Interceptor Utility vehicles for use by the Police Department through the Bergen County Co-Op #CK04 Bid #BC-Bid 2443 in the amount of \$87,726.00. Chargeable to Account #G-02-40-714-2024-199. **Opiod Settlement Funds**
- R-10 Authorizing and providing for the issuance and sale of not to exceed \$16,109,000 Bond Anticipation Notes and \$3,200,000 Special Emergency Notes of the City of Bayonne, County of Hudson, New Jersey to the Hudson County Improvement Authority and determining various matters in connection therewith.
- R-11 Authorizing the Purchasing Agent to purchase two (2) 2025FPIU Patrol vehicles from EAST COAST EMERGENCY LIGHTING, INC., Millstone Township, NJ through the Wheelen NJ State Contract #17-Fleet-0076 in the amount of \$50,196.37. Chargeable to Account #G-02-40-714-2024-199. **Opiod Settlement Funds**
- R-12 Authorizing the Purchase Agent to purchase one (1) 2025 F250 4X4 super cab with emergency equipment from WINNER FORD, Cherry Hill, NJ, through the Bergen County Co-op Contract #BC-24-43 in the amount of \$87,097.99. Chargeable to Account #G-02-40-714-2024-199. **Opiod Settlement Funds**
- R-13 Authorizing the Purchasing Agent to execute any and all documents and take any and all actions necessary to effectuate Bayonne City Hall's Phase 2 VAVs & BAS & Duct Cleaning from TRANE USE, INC. 19 Chapin Rd., Pine Brook, NJ in the amount of \$1,306,062.00 through Omnia Contract #3341. Chargeable to Account #C-04-55-995-2502-994.
- R-14 Awarding of a construction contract for the first phase of the lead service line replacement project to Shauger Property Services, Inc., 429 Dodd Street, East Orange, NJ 07017 for the total amount of \$8,628.080.00.
- R- Reserve space for the awarding of the contract for 2025 Summer Camp Bus services.
- R- Reserve space for the Amending of the Financial Agreement for 155 and 190 Goldsborough Drive, which are identified as Block 722, Lot 1 and Block 790, Lot 1.01 to split existing financial agreements into two (2) agreements with the terms of the original agreement remaining the same. **(PRO 24-0992)**
- R- Reserve space for the awarding Ferry Operator.

ADJOURNED REGULAR MEETING

OF THE MUNICIPAL COUNCIL OF THE CITY OF BAYONNE, IN THE COUNTY OF HUDSON, NEW JERSEY, HELD IN THE COUNCIL CHAMBER, MUNICIPAL BUILDING, 630 AVENUE C, ON WEDNESDAY, MAY 7, 2025

The Council met at P.M.

The Council President LaPelusa: “I would like to advise all those present that notice of this regular meeting of the Municipal Council of the City of Bayonne of MAY 7, 2025 has been provided to the public in accordance with the provisions of the Open Public Meetings Act of the State of New Jersey. Notice of time and place of the meeting has been included in the annual notice of meetings, which was posted and filed with the City Clerk, and with the Jersey Journal and the Star Ledger. An additional Notice of time and place was posted and filed with the City Clerk and was forwarded to the Jersey Journal and the Star Ledger by on May 5, 2025 .”

The Regular Meeting of the Municipal Council of the City of Bayonne is now in session.

The Clerk called the roll.

Present were: Council Members Booker, Carroll, Perez, Weimmer and President LaPelusa

The pledge of allegiance was led by: Lydia Defina

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HA-1 Hearing of Anthony Inciarrano

Attending: Anthony Inciarrano
Lt. Anthony Pelliccio

Mr. Inciarrano testified that his application for a taxi driver’s license was denied. He explained the denied was based on his arrested record dated November 2021

Lt. Pelliccio of the Licensing bureau of the Bayonne Police Department explained to the council the procedures followed when reviewing an application and qualification for taxi cab license. The Lieutenant testified that Mr. Inaciarrano’s criminal record were related Narcotic/Dangerous Drug Offense.

Mr. Inciarrano present the council with evidence of completion of Recovery and Counseling programs.

The Council President moved to continue the hearing, seconded by Council Member Weimmer, which motion was adopted.

Yeas – Council Member Booker, Carroll, Perez, Weimmer and President LaPelusa

* * * * *

02. Council Member Perez moved the following resolution, seconded by Council President LaPelusa, which was read by the Clerk and adopted.

WHEREAS, Anthony Inciarrano was denied a taxi driver license by the Chief of Police, and has filed an appeal of said denial with the Municipal Council; and

WHEREAS, Section 8-10.4(b) of the Revised General Ordinances requires that the council schedule a hearing on the appeal with 10 days’ notice to the applicant; now, therefore be it

RESOLVED, that Wednesday, May 7, 2025 at an adjourned meeting immediately preceding the council caucus scheduled for 6:00 P.M. and the Dorothy E. Harrington Council Chambers be set as the time and place for a hearing of the appeal of Anthony Ianciarrano; and be it further

RESOLVED, that the City Clerk notify the appellant at least 10 days prior to the said hearing.

Yeas – Council Member Booker, Carroll, Perez, Weimmer and President LaPelusa

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At 6:15 P.M. Council President to adjourned, seconded by Council Member Perez, which motion was adopted.

Yeas – Council Member Booker, Carroll, Perez, Weimmer and President LaPelusa

* * * * *

President – Gary LaPelusa

City Clerk – Madelene C. Medina