

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, JUNE 11, 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 ** , 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 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 1:39 P.M.-06/11/25

**CITY OF BAYONNE
CITY COUNCIL
COUNCIL CAUCUS
JUNE 11, 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 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.

ORDINANCES SCHEDULED FOR HEARING-NEW

- O-2 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 VIOLATIONS 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.

- O-3 AN ORDINANCE AMENDING AND SUPPLEMENTING THE REVISED GENERAL ORDINANCES OF THE CITY OF BAYONNE, CHAPTER 17, PROPERTY MAINTAINANCE. **(Amending to include Section 17-14.15- Privately-Owned Salt Storage)**
- O-4 AN ORDINANCE AMENDING AND SUPPLEMENTING THE REVISED GENERAL ORDINANCES OF THE CITY OF BAYONNE, CHAPTER 15, BUILDING AND HOUSING. **(Amending Section 15-3 – Fee for Construction Permits)**
- O-5 AN ORDINANCE AMENDING AND SUPPLEMENTING THE REVISED GENERAL ORDINANCES, CHAPTER 30, STORMWATER MANAGEMENT.
- O-6 AN ORDINANCE AMENDING AND SUPPLEMENTING THE REVISED GENERAL ORDINANCE OF THE CITY OF BAYONNE, CHAPTER 7 TRAFFIC. **(Restrictive Parking Zones – Add 3/Delete 4)**

PUBLIC COMMENTS

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

ORDINANCES PROPOSED FOR INTRODUCTION

- O-7 AN ORDINANCE TO EXCEED THE MUNICIPAL BUDGET APPROPRIATION LIMITS AND TO ESTABLISH A CAP BANK and a resolution fixing Wednesday, July 16, 2025 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-8 AN ORDINANCE OF THE CITY OF BAYONNE, COUNTY OF HUDSON, NEW JERSEY APPROVING A FINANCIAL AGREEMENT BY AND BETWEEN THE CITY OF BAYONNE AND EAST 25TH STREET URBAN RENEWAL, LLC FOR THE PROPERTY LOCATED AT 80-84 EAST 25TH STREET, WHICH IS DESIGNATED AS BLOCK 442, LOT 12 AS SHOWN ON THE OFFICIAL TAX MAP OF CITY and a resolution fixing Wednesday, July 16, 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-9 AN ORDINANCE OF THE CITY OF BAYONNE, COUNTY OF HUDSON, NEW JERSEY APPROVING A FINANCIAL AGREEMENT BY AND BETWEEN THE CITY OF BAYONNE AND 211-217 BROADWAY URBAN RENEWAL, LLC, FOR THE PROPERTY LOCATED 211-217 BROADWAY, WHICH IS IDENTIFIED AS BLOCK 305, LOT 20 AS SHOWN ON THE OFFICIAL TAX MAP OF THE CITY and a resolution fixing Wednesday, July 16, 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-10 AN ORDINANCE OF THE CITY OF BAYONNE, COUNTY OF HUDSON, NEW JERSEY APPROVING THE FINANCIAL AGREEMENT BY AND BETWEEN THE CITY OF BAYONNE AND NOVA GROUP URBAN RENEWAL, LLC FOR THE PROPERTY LOCATED AT 474-476 BROADWAY, WHICH IS IDENTIFIED AS BLOCK 205, LOT 10.01 AS SHOWN ON THE OFFICIAL TAX MAP OF THE CITY, and a resolution fixing Wednesday, July 16, 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. (Formerly Irwin's)
- O-11 AN ORDINANCE OF THE CITY OF BAYONNE, COUNTY OF HUDSON, NEW JERSEY ADOPTING A REDEVELOPMENT PLAN FOR PROPERTY LOCATED AT 935-939 BROADWAY, WHICH IS DESIGNATED AS BLOCK 85, LOT 23 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. and a resolution fixing Wednesday, July 16, 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-12 AN ORDINANCE OF THE CITY OF BAYONNE, COUNTY OF HUDSON, NEW JERSEY AUTHORIZING AN AMENDED AND RESTATED FINANCIAL AGREEMENT FOR LONG TERM TAX EXEMPTION FOR THE PROPERTY LOCATED AT 155 GOLDSBOUROUGH DRIVE, WHICH IS IDENTIFIED AS BLOCK 790, LOT 1.01 AS SHOWN ON THE OFFICIAL TAX MAP OF THE CITY and a resolution fixing Wednesday, July 16, 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-13 AN ORDINANCE OF THE CITY OF BAYONNE, COUNTY OF HUDSON, NEW JERSEY AUTHORIZING AN AMENDED AND RESTATED FINANCIAL AGREEMENT FOR THE PROPERTY LOCATED 110 GOLDBOROUGH DRIVE, WHICH IS IDENTIFIED AS BLOCK 722, LOT 1 AS SHOWN ON THE OFFICIAL TAX MAP OF THE CITY and a resolution fixing Wednesday, July 16, 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-14 AN ORDINANCE AUTHORIZING THE SALE OF THE PROPERTY LOCATED 15-21 WEST 8TH STREET, WHICH IS IDENTIFIED AS BLOCK 283, LOTS 18 AND 19 AND 24 WEST 9TH STREET, WHICH IS IDENTIFIED AS BLOCK 283, LOT 28 TO THE BAYONNE HOUSING AUTHORITY FOR THE AMOUNT OF \$2,100,000.00 and a resolution fixing Wednesday, July 16, 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-14 AN ORDINANCE AMENDING AND SUPPLEMENTING THE REVISED GENERAL ORDINANCE OF THE CITY OF BAYONNE, CHAPTER 7 TRAFFIC, and a resolution fixing Wednesday, July 16, 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 (4)/Delete (2)**

RESTRICITIVE PARKING ZONES
DELETE

086. Elaine Carroll – 35 East 17th Street
126. Joan Caputo – 45-47 Kelly Parkway
ADD
146. John Cleary – 184 Prospect Avenue
156. Carol Lehman – 16 East 33rd Street
157. Leodanyssa Tejada Rodriguez – 346 Kennedy Blvd.
159. Margaret Hastrup – 44 West 32nd Street

COMMUNICATIONS

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

- C-1 From YOUSSEF MELIKA filing notice of claim alleging injuries sustained from an automobile accident at the intersection of Pulaski Lane East & Pulaski Street.
- C-2 From DEBRA PETTI CUSEGLIO filing notice of claim alleging injuries sustained resulting from a tripped and fall at 38 West 28th Street and Avenue C.
- C-3 From SANTIAGO BERMUDEZ filing notice of claim alleging damage to his sidewalk at 39 West 16th Street.
- C-4 From MARIXA WOOD filing notice of claim alleging injuries and property damage when struck by a City owned vehicle at 19th Street and Broadway.
- C-5 From Zachary M. Green, Esq., filing notice of claim on behalf of SONIA MORALES alleging injuries sustained resulting from an automobile accident with a City owned vehicle at West 30th Street and Broadway.
- C-6 From OLYNTHOS PARTNERS, LLC filing notice of claim alleging property damage resulting from sewer work be conducted Veolia.
- C-7 From Brandon J. Broderick, Esq. filing notice of claim on behalf of CHRISTINE CALLAHAN alleging injuries sustained resulting from a fall on the sidewalk at 128 West 25th Street.
- C-8 From Christopher P. Gargano Esq., filing notice of claim on behalf of MONIR ABDELMESIH alleging injuries sustained resulting from an automobile accident as East 5th and Orient Street.

- C-9 From Simon & Simon, PC filing notice of claim on behalf of ADRIEL CALICCHIO alleging injuries sustained resulting from a low hanging powerline on 22nd Street.
- C-10 From the Superior Court of New Jersey in the matter of VALERIE K. MILLER vs. ANDREW M. MICHAEL, CITY OF BAYONNE, ET AL.
- C-11 From the United States District Court of New Jersey in the matter of RICHARD ROSZKOWSKI vs. CITY OF BAYONNE, ET AL.

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 May 16, 2025. **City Clerk**
- CR-2 Approving the minutes of the council caucus held Wednesday, May 7, 2025. **City Clerk**
- CR-3 Ordering warrants drawn to taxpayers representing refunds for overpayment of taxes. (9 properties) **Tax Collector**
- CR-4 Authorizing the Mayor and/or his designee(s) to take any and all actions and execute any and all documents necessary to effectuate the procurement of proprietary software for the continued use of Edmunds Gov- Tech Finance, Escrow and Tax Collection software for the period on one year commencing September 1, 2025 and August 31, 2026 for an amount not to exceed \$40,000.00. Chargeable to account #C-04-55-994-2467-994.
- CR-5 Authorizing the City Clerk to advertise for bids for the proposed Alterations to BEOF (formerly Holy Family School)- Phase 2.
- CR-6 Approving the Temporary Emergency Appropriation #5 in CY 2025 budget
- CR-7 Ratifying and affirming the actions of the Fire Department in entering into a licensed training provider agreement with the AMERICAN RED CROSS to license the Bayonne Fire Department to deliver Red Cross curriculum, training materials and training courses in an amount not to exceed \$12, 500.00. Chargeable to Account #C-5-01-25-265-0000.028.
- CR-8 Authorizing the Urban Enterprise Zone Coordinator to submit the Preliminary Zone Development Plan to the New Jersey Urban Enterprise Zone Authority.
- CR-9 Ratifying and affirming the actions of the Mayor and City Clerk in executing an agreement with the Bayonne Economic Opportunity Foundation (BEOF) to provide Community Development Block Grant funds in the amount of \$10,951.06 to cover the cost of environmental testing services and repairs to the sprinkler system at the BEOF's facility located at 7 West 9th Street ("Head Start III") and authorizing the Municipal Treasurer to issue a check to the BEOF in the amount of \$10,951.06 to the BEOF to cover the cost of testing and repairs.
- CR-10 Amending Resolution #25-04-16-054 to amending Agreement No. CY22-054 with JOAN MARIE TSIRANIDES t/a LET'S EAT CONCESSION for the operation of the food concession at the Municipal Pool to amending the amount to reduce the amount

payable from \$5,001.11 to \$4,001.11 due the CY2025 term being shortened from original term (May1 to Labor Day) to June 21, 2025 to Labor Day and ratifying and affirming the actions of the Director of Public Work in authorizing the same.

- CR-11 Authorizing an increase in the contract amount with CAMPBELL SUPPLY CO., INC. 299 Roanoke Avenue, Newark, NJ by an additional amount of \$25,000.00 for invoices and future purchases of repairs parts for city vehicles. Chargeable to Account No. 5-01-26-315-0000-030 for the remainder calendar year 2025.
- CR-12 Designating the ASBURY PARK PRESS as the official newspapers of the City of Bayonne.
- CR-13 Authorizing the submission of the Bayonne UEZ Admin Budget FY 26 for an amount not to exceed \$90,343.00.
- CR-14 Appointing MARY JANE DESMOND, Commissioner and KARLA GARCIA, Alternate Commissioner to the New Jersey Intergovernmental Insurance Fund for calendar year 2025.
- CR- Granting 1 Raffle licenses to qualified organizations. **City Clerk**

END OF CONSENT AGENDA

- R-1 Introduction of the 2025 Local Municipal Budget and fixing Wednesday, July 16, 2025 at 6:00 P.M. and the Dorothy E. Harrington Council Chambers, Municipal Building, as the time and place for a public hearing and final passage. **Finance**
- R-2 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-3 Certifying the compliance of the Municipal Council with the UNITED STATES EMPLOYMENT OPPORTUNITY COMMISSION'S "Enforcement Guidance of the Consideration of Arrest and Conviction Records in Employment Decisions under Title VII of the Civil Rights Act of 1964."
- R-4 Designating 18th ST. PARTNERS MW URBAN RENEWAL, LLC as redeveloper of the property located at 33-37 East 18th Street, which is identified as Block 226, Lots 12, 13 and 14 and authorizing the preparation of a Redevelopment Agreement. **(MYK Builders on East 18th St)**
- R-5 Designating 958-968 BROADWAY as a non-condemnation area in need of redevelopment and authorizing the Planning Board to prepare a redevelopment plan. **(TJ Car Wash and Automotive)**
- R-6 Authorizing and directing the Planning Board to re-open the BAYONNE HARBOR REDEVELOPMENT PLAN and SUB-REDEVELOPMENT PLANS for 1) Block 660 (KRE Phase 3) and 2) Blocks 815 & 803 (Harbor Pointe)
- R-7 Authorizing and directing the Planning Board to conduct a preliminary investigation to determine whether the property located at 15-23 East 33rd Street, which is identified as Block 140, Lots 3, 4, 5.01 & 5.02 as shown on the official tax map of the City, constitutes a condemnation area in need of redevelopment and authorizing the Planning Board to prepare a redevelopment plan for the aforementioned block and lots to be included in the redevelopment plan for Block 140, Lots 2, 56, 57, 58, 59, 60, 61 & 62.
- R-8 Authorizing the partial refund on the Non Residential Development fee the property identified as Block 416, Lot 2.01. **(Now known as Lot2.02)**
- R- Reserve space for the awarding Ferry Operator.

TO BE ADDED AT CAUCUS

ADD-1 From the Hon. James M. Davis, Mayor (re)appointing the following individuals to the Planning Board.

Ramon Veloz	Term expiring on June 30, 2026 (Re-Appointment as Mayor’s Designee)
Loyad Booker	Term expiring on June 30, 2026 (Re-Appointment as Class III Member)
Steven Rhodes	Term expiring on June 30, 2026 (Appointment as Class IV Member)

ADD-2 From the Hon. James M. Davis, Mayor (re)appointing the following individuals to the Zoning Board of Adjustment of the City of Bayonne.

Louis Lombardi	Term expiring on December 31, 2027 (Re-Appointment as Secretary)
Edward Lubach, Jr.	Term expiring on December 31, 2025 (Re-Appointment as Alternate #1)
Ian Garvey	Term expiring on December 31, 2025 (Re-Appointment as Alternate #4)

ADD-3 Rescheduling the appeal hearing for STEPHEN CYLEK for the denial of a taxi cab driver's license to Wednesday, July 9, 2025 immediately proceeding the Council Caucus at 6:00 p.m.

ADD-4 Amending Resolution No. 25-03-19-088 adopted March 19, 2025 authorizing the execution of a Redevelopment with BAYONNE PARTNERS URBAN RENEWAL, LLC to correct a scrivener’s error to correct the phase to be Phase 4 not Phase 2