

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, AUGUST 6, 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 1:15/09/10/25

**CITY OF BAYONNE
CITY COUNCIL
COUNCIL CAUCUS
SEPTEMBER 10, 2025**

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

ORDINANCES SCHEDULED FOR HEARING

- O-1 AN ORDINANCE AUTHORIZING ACQUISITION OF REAL PROPERTY IN THE CITY OF JERSEY CITY FOR PUBLIC PURPOSES. **(In connection with the City’s construction and installation of twin aqueduct pipeline system)**
- O-2 AN ORDINANCE OF THE CITY OF BAYONNE, COUNTY OF HUDSON, NEW JERSEY APPROVING A REDEVELOPMENT PLAN FOR 745-747 BROADWAY, WHICH IS IDENTIFIED AS BLOCK 139, LOT18 & 19 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-24-01012-745-747 Broadway)**
- O-3 AN ORDINANCE OF THE CITY OF BAYONNE, COUNTY OF HUDSON, NEW JERSEY APPROVING AN ACCESS AGREEMENT BY AND BETWEEN THE CITY OF BAYONNE AND 26 NORTH AVENUE URBAN RENEWAL LLC FOR BLOCK 297, LOT 3 PURSUANT TO THE LOCAL REDEVELOPMENT AND HOUSING LAW, N.J.S.A. 40A:12A-1 ET SEQ. **(PRO-24-00899-26 North Avenue)**

- O-4 AN ORDINANCE OF THE CITY OF BAYONNE, COUNTY OF HUDSON, NEW JERSEY AUTHORIZNG A 30 YEAR LEASE WITH THE FIRE MUSEUM OF BAYONNE, a NJ Nonprofit Corporation, FOR THE CITY OWNED PROPERTY LOCATED AT 10 WEST 47TH STREET, BLOCK 77, LOT 26 FOR THE PURPOSE OF OPERATING THE BAYONNE FIRE MUSUEM.
- O-5 AN ORDINANCE AMENDING AND SUPPLEMENTING THE REVISED GENERAL ORDINANCES OF THE CITY OF BAYONNE, CHAPTER 7, TRAFFIC. **(Restrictive Parking Zones-Delete (1)**
- O-6 AN ORDINANCE AMENDING AND SUPPLEMENTING THE REVISED GENERAL ORDINANCES OF THE CITY OF BAYONNE, CHAPTER 7, TRAFFIC. **(7-15 Parking Prohibited at all times on certain streets – Southside of West 16th Street from Avenue A to Newark Bay)**
- O-7 AN ORDINANCE AMENDING AND SUPPLEMENTING THE REVISED GENERAL ORDINANCES OF THE CITY OF BAYONNE, CHAPTER 7, TRAFFIC. **(7-15 Parking Prohibited at all times on certain streets -Goldsborough Drive)**
- O-8 AN ORDINANCE AMENDING AND SUPPLEMENTING THE REVISED GENERAL ORDINANCES OF THE CITY OF BAYONNE, CHAPTER 7, TRAFFIC. **(Section 7-16 Parking Prohibited for Street Cleaning-Goldsborough Drive)**

PUBLIC COMMENTS

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

ORDINANCES PROPOSED FOR INTRODUCTION

- O-9 AN ORDINANCE OF THE CITY OF BAYONNE, IN THE COUNTY OF HUDSON, NEW JERSEY, PROVIDING FOR A SPECIAL EMERGENCY APPROPRIATION OF \$3,000,000 TO PROVIDE FOR THE PAYMENT OF CONTRACTUALLY REQUIRED SEVERANCE LIABILITIES RESULTING FROM THE LAYOFF OR RETIREMENT OF EMPLOYEES and a resolution fixing Wednesday, October 15, 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 AMENDING AND SUPPLEMENTING THE REVISED GENERAL ORDINANCES OF THE CITY OF BAYONNE, CHAPTER 7, TRAFFIC, and a resolution fixing Wednesday, October 15, 2025, at 6:00 P.M., in Dorothy E. Harrington Council Chambers, 630 Avenue C as the time and place for a public hearing and final passage. **(Restrictive Parking Zones-Delete (5), Add (1) Relocate (1)**
 - Restrictive Parking Zones**
 - Delete**
 - 043. Joseph Mamone – 22 East 51st Street**
 - 045. Nicole Riley - 298 Avenue C**
 - 070. Lisandra Santiago for her son, Maurius Ramirez – 13 West 17th Street**
 - 142. Arlene Rutkowski – 106 Linnet Street**
 - 266. Germaine White – 49 Lord Avenue**
 - Add**
 - 038. Hany Bebawy, for his son, Andrew Pasel– 495 Avenue A**
 - Relocate**
 - 067. Amanda Leonard for her son Avier Burgos – from 380 Avenue C to 588 Avenue A**
- O-11 AN ORDINANCE AMENDING AND SUPPLEMENTING THE REVISED GENERAL ORDINANCES OF THE CITY OF BAYONNE, CHAPTER 7, TRAFFIC, and a resolution fixing Wednesday, October 15, 2025, at 6:00 P.M., in Dorothy E. Harrington Council Chambers, 630 Avenue C as the time and place for a public hearing and final passage. **Amending Section 7-17.8c-to include notification by owners and/or agents to tenants and/or occupants residing at developments within the redevelopment areas)**
- O-12 AN ORDINANCE AMENDING AND SUPPLEMENTING THE REVISED GENERAL ORDINANCES OF THE CITY OF BAYONNE, CHAPTER 7, TRAFFIC and a resolution fixing Wednesday, October 15, 2025, at 6:00 P.M., in Dorothy E. Harrington Council

Chambers, 630 Avenue C as the time and place for a public hearing and final passage. **(Section 7-29 Loading Zone – West 33rd Street)**

COMMUNICATIONS

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

- C-1 From Paul L. LaSalle, Esq. filing a notice of claim on behalf of CAROL CHIARAMONTE alleging injuries sustained resulting from a slip and fall on the sidewalk near 296 Broadway.
- C-2 From KERRI RZCZKOWSKI filing a notice of claim alleging property damage to her automobile when it struck a metal pipe on Goldsborough Drive.
- C-3 From Devin Baer, Esq., filing a notice of claim on behalf of MAX CAMACHO by g/a/1 JUNJIE ZHANG alleging injuries sustained from a slip and fall at Stephen R. Gregg Park.
- C-4 From Thomas MacInnis, Esq., filing a notice of claim on behalf of PAOLA TORRES alleging injuries sustained in a car accident with a Bayonne Board of Education school bus.
- C-5 From Thomas MacInnis, Esq., filing a notice of claim on behalf of BYRON CHUQUI alleging injuries sustained in a car accident with a Bayonne Board of Education school bus.
- C-6 From ANA L. KENNY filing a notice of claim alleging damage to her property when a branch fell on her fence.
- C -7 From Corey J. Gawl, Esq. filing notice of claim on behalf of ROMEL HALIM alleging damage to his automobile resulting from a temporary manhole plate on East 26th Street.
- C-8 From Superior Court of New Jersey in the matter of POLLA E. RAID, individually and SANDI MAKEN, per quad vs. EDWARD TAVERAS, BAYONNE POLICE DEPARTMENT, CITY OF BAYONNE, et als.
- C-9 From Tax Court of New Jersey in the matter of 820-824 Avenue C Bayonne LLC vs. City of Bayonne.
- C-10 From Tax Court of New Jersey in the matter of 25-27 Bayonne LLC vs. City of Bayonne.
- C-11 From the Tax Court of New Jersey in the matter of 21-23 Bayonne LLC vs. City of Bayonne.
- C-12 From the Tax Court of New Jersey in the matter of 140 Avenue E Dev AMS LLC vs. City of Bayonne.
- C-13 From the Tax Court of New Jersey in the matter of St. Vincent de Paul Church 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 a resolution adopting the recommendation and ordering payment of claims. **Finance**
- OR-2 From the Hon. James M. Davis, Mayor appointed CHRISTOPHER L. PATELLA, ESQ. as Judge of the Bayonne Municipal Court, effective November 3, 2025 term to expire March 31, 2027.

RESOLUTIONS

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

- CR-1 Approving the minutes of the regular meeting held Wednesday, August 13, 2025. **City Clerk**
- CR-2 Approving the minutes of the council caucus held Wednesday, August 6 2025. **City Clerk**
- CR-3 Ordering warrants drawn to taxpayers representing refunds for overpayment of taxes. (13 properties) Tax **Collector**
- CR-4 Authorizing the Tax Collector to refund and/or cancel taxes on Block 274, Lot 9 (163 West 9th St.) a two-family dwelling occupied by a qualifying 100% totally and permanently disabled veteran effective April 12, 2024, and refunded to January 1, 2025. Fifty (50%) percent of taxes due from January 1, 2025, shall be canceled and any payments made for taxes owed that should be exempt shall be refunded. The refund is approximately \$1,643.00 with the final amount to be determined by the Tax Collector. **Assessor**
- CR-5 Authorizing the Mayor and/or his designee(s) to enter into a Tax Appeal Settlement Agreement with BAYONNE PLAZA LLC for Block 204, Lot 1-473-475 Broadway and authorizing the Mayor and/or his designee(s) to take any action necessary to effectuate this resolution and resulting judgement. **Assessor**
- CR-6 Authorizing the Mayor and/or his designee(s) to enter into a Tax Appeal Settlement Agreement with BAYVIEW LLC for Block 300.02, Lot 2 & 3 – Ave A & North Street & 175 Avenue A and authorizing the Mayor and/or his designee(s) to take any action necessary to effectuate this resolution and resulting judgement. **Assessor**
- CR-7 Authorizing the Mayor and/or his designee(s) to enter into a Tax Appeal Settlement Agreement with RITE AID OF NEW JERSEY, INC. (#149-02), as Tenant, (in parcel owned by H & M Realty Associates LLC) for Block 31, Lot 17.01-1097 Broadway and authorizing the Mayor and/or his designee(s) to take any action necessary to effectuate this resolution and resulting judgement. **Assessor**
- CR-8 Authorizing the Mayor and City Clerk and/or his designee to apply for a NEW JERSEY OFFICE OF EMERGENCY TELECOMMUNICATIONS SERVICES (OETS) 911 NEXTGEN GRANT in the amount of \$100,000.00 to be used to upgrade emergency telecommunications equipment in the public safety emergency services communication center.
- CR-9 Authorizing the Mayor and/or his designee to review, approve and execute a Standard Operating Procedure and Memorandum of Agreement with HONEYWELL.
- CR-10 Approving Chapter 159 #1 in the CY 2025 budget, seeking permission of the Division of Local Government Services to approve the insertion of an item of revenue.

- CR-11 Authorizing the Mayor and City Clerk to enter into a GREEN ACRES PROJECT AGREEMENT with the State of New Jersey, Department of Environmental Protection for Multi-Park Improvement Project #0901-19-046.
- CR-12 Authorizing the Mayor and City Clerk to execute a License Agreement with Kennedy Productions for the 2025 Summer Sounds by the Bay Music Series at 16th Street Park in the amount of \$26,000.00.
- CR-13 Ratifying and affirming the payment to FIRE & SAFETY SERVICES, LTD, 200 Ryan St., South Plainfield, NJ in the amount of \$33,327.94 for repairs to firetruck ladder #2. Chargeable to Account #4-01-23-0000-092.
- CR-14 Authorizing the cancelation of certain reserves and receivable in the State and Federal Grant Fund.
- CR-15 Granting 1 Raffle licenses to qualified organizations. **City Clerk**

END OF CONSENT AGENDA

- R-1 MOVED TO THE OCTOBER MEETING
- R-2 Designating JOHN & MARYAN, LLC as redeveloper of 1012-1022 Avenue C and 53-57 West 48th Street, which is identified as Block 64, Lots 2 & 3 as shown on the official tax map and authorizing the preparation and negotiation of a redevelopment agreement pursuant to the Local Redevelopment and Housing Law, N.J.S.A. 40A:12A-1 et seq. **(Avenue C Synagogue-PRO 24-00850)**
- R-3 Designating 508 Avenue A, 510-514 Avenue A & 134-136 West 22nd Street, which is identified as Block 208, Lots 1.01, 4 & 35 as shown on the office tax map of the city as a non-condemnation area in need of redevelopment and directing the Planning Board to prepare a redevelopment plan. **(John & Maryan LLC Gas Station-PRO-24-01011)**
- R-4 Designating 653-657 Avenue E, 47 East 41st Street and 659 Avenue E, which is identified as Block 98, Lots 13, 14 & 15 as shown on the office tax map of the city as a non-condemnation area in need of redevelopment and directing the Planning Board to prepare a redevelopment plan. **(653-657 Ave E LLC-PRO-24-01008)**
- R-5 Designating GOLDEN APPLE CAPITAL, LLC as redeveloper of the property located at 935-939 Broadway, which is identified as Block 85, Lot 23 as shown on the office tax map of the city authorizing the preparation and negotiation of a redevelopment agreement pursuant to the Local Redevelopment and Housing Law, N.J.S.A. 40A:12A-1 et seq. **(Bank of America-PRO-24-01022)**
- R-6 Authorizing and directing the Planning Board to conduct a preliminary investigation to determine whether the property located 487-493 Avenue A and 64-66 West 22nd Street, which identified as Block 209, Lots 22, 23.03 & 27 as shown on the office tax map of the city authorizing the preparation and negotiation of a redevelopment agreement pursuant to the Local Redevelopment and Housing Law, N.J.S.A. 40A:12A-1 et seq. **(485 Ave C-PRO-25-010110)**
- R-7 WITHDRAWN
- R-8 WITHDRAWN

ADDED AT THE CAUCUS

- ADD-1 Designating the Yellow-crowned Night Heron as the official bird of the City of Bayonne.

ADD-2 Designating the property located at 15-23 East 33rd Street and identified as Block 140, Lot 3, 4 5.01 & 5.02 as a non-condemnation area in need of redevelopment and authorizing the preparation of a Redevelopment Plan pursuant to the Local Redevelopment and Housing Law, N.J.S.A 40A:12A-1 et seq.