

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, OCTOBER 8, 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 October 8, 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 Jersey Journal and the Star Ledger by fax on October 3, 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 10/08/25 9:30 A.M.

CITY OF BAYONNE
CITY COUNCIL
COUNCIL CAUCUS
OCTOBER 8, 2025

ORDINANCES, COMMUNICATIONS AND
ADMINISTRATION REQUESTS FOR COUNCIL MEETING AGENDA

ORDINANCES SCHEDULED FOR HEARING

- O-1 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.
- O-2 AN ORDINANCE AMENDING AND SUPPLEMENTING THE REVISED GENERAL ORDINANCES OF THE CITY OF BAYONNE, CHAPTER 7, TRAFFIC. **(Restrictive Parking Zones-Delete (5), Add (1) Relocate (1)**
- O-3 AN ORDINANCE AMENDING AND SUPPLEMENTING THE REVISED GENERAL ORDINANCES OF THE CITY OF BAYONNE, CHAPTER 7, TRAFFIC. **(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-4 AN ORDINANCE AMENDING AND SUPPLEMENTING THE REVISED GENERAL ORDINANCES OF THE CITY OF BAYONNE, CHAPTER 7. **(Section 7-29 Loading Zone - West 33rd Street)**

PUBLIC COMMENTS

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

ORDINANCES PROPOSED FOR INTRODUCTION

- O-5 AN ORDINANCE OF THE CITY OF BAYONNE, COUNTY OF HUDSON, NEW JERSEY APPROVING A REDEVELOPMENT PLAN FOR THE PROPERTY LOCATED AT 626-628 AVENUE E, WHICH IS DESIGNATED AS BLOCK 405, LOT 31 AS SHOWN ON THE OFFICIAL TAX MAP OF THE CITY, and a resolution fixing Wednesday, November 12, 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 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, WHICH TO ENFORCE TRAFFIC AND PARKING VIOLATIONS ON THE PUBLIC ACCESS ROAD/PARKING AREA FOR THE PROPERTY LOCATED AT 266-280 BROADWAY, WHICH IS IDENTIFIED AS BLOCK 268, LOT 1 AS SHOWN ON THE OFFICIAL TAX MAP OF THE CITY, and a resolution fixing Wednesday, November 12, 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-7 AN ORDINANCE 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, WHICH TO ENFORCE TRAFFIC AND PARKING VIOLATIONS ON THE PUBLIC ACCESS ROAD/PARKING AREA FOR THE PROPERTY IDENTIFIED AS BLOCK 466.01, LOT 1 AND BLOCK 478, LOT 1 AND 1.01 and a resolution fixing Wednesday, November 12, 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 AUTHORIZING THE SALE OF CITY OWNED PROPERTY IDENTIFIED AS BLOCK 830, LOT 2.02 and a resolution fixing Wednesday, November 12, 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, IN THE COUNTY OF HUDSON, NEW JERSEY APPROVING AN AMENDED REDEVELOPMENT PLAN FOR THE PENINSULA AT BAYONNE HARBOR BAYONNE BAY EAST FOR THE ENTIRETY OF BLOCK 830 and a resolution fixing Wednesday, November 12, 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, IN THE COUNTY OF HUDSON, NEW JERSEY APPROVING THE FINANCIAL AGREEMENT BY AND BETWEEN THE CITY AND CHANTI 5 URBAN RENEWAL, LLC FOR THE PROPERTY LOCATED AT 562-568 BROADWAY, WHICH IS DESIGNATED AS BLOCK 184, LOTS 1, 2 & 3 AS SHOWN ON THE OFFICE TAX MAP OF THE CITY, and a resolution fixing Wednesday, November 12, 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-11 AN ORDINANCE AMENDING AND SUPPLEMENTING THE REVISED GENERAL ORDINANCES OF THE CITY OF BAYONNE, CHAPTER 13, RECREATIONAL AND OTHER PUBLIC FACILITIES, and a resolution fixing Wednesday, November 12, 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 Section 13-5 – Municipal Parks and Playgrounds)**
- O-12 AN ORDINANCE AMENDING AND SUPPLEMENTING THE REVISED GENERAL ORDINANCES OF THE CITY OF BAYONNE, CHAPTER 7, TRAFFIC, and a resolution fixing Wednesday, November 12, 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. **(SECTION 7-7, MOTORIZED SCOOTERS)**
- O-13 AN ORDINANCE AMENDING AND SUPPLEMENTING THE GENERAL ORDINANCES OF THE CITY OF BAYONNE, CHAPTER 7, TRAFFIC, and a resolution fixing Wednesday, November 12, 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. **(Section 7-20 Loading Zone- 17th Street and Broadway) SPACE HOLDER**

- O-14 AN ORDINANCE AMENDING AND SUPPLEMENTING THE GENERAL ORDINANCES OF THE CITY OF BAYONNE, CHAPTER 7, TRAFFIC, and a resolution fixing Wednesday, November 12, 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-Delete (2), Relocate (1)**

Restrictive Parking Zones

Delete

006. Catherine DeLapa – 127 West 20th Street

413. Carlos Castillo – 22 East 336th Street

Relocate

020. Mark Weaver – from 63 West 4th Street to 261 Avenue A

COMMUNICATIONS

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

- C-1 From FRANK J. RIVERA filing notice of claim alleging damage to his property resulting from a sewer pipe draining in front of 129 Avenue E.
- C-2 From Thomas P. Bergwall, Esq. filing notice of claim on behalf of MARIA HENKEL alleging injuries sustained resulting from a trip and fall on the sidewalk in front of 974 Avenue C.
- C-3 From MICHAEL O’CONNELL, filing notice of claim alleging property damage when a falling tree struck in house and roof at 204 West 48th Street.
- C-4 From KANU A. NAGRA filing notice of claim alleging damage to her fence by the Fire Department.
- C-5 From JULIA E. GNIDA filing notice of claim alleging the wrongful death of her husband, Joseph Coughlin Jr. resulting from harassment and bullying.
- C-6 From MOHAMED OUSSAFI filing notice of claim alleging damage his automobile windshield when it was struck baseball at Stephen Gregg Park.

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 fixing the salary range to the title ASSISTANT CONSTRUCTION OFFICIAL.
- OR-3 From the Hon. James M. Davis, Mayor fixing the salary range for the CHIEF MUNICIPAL COURT JUDGE and MUNICIPAL COURT JUDGE.

RESOLUTIONS

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

- CR-1 Approving the minutes of the regular meeting held Wednesday September 17, 2025. **City Clerk**
- CR-2 Approving the minutes of the council caucus held Wednesday, September 10, 2025. **City Clerk**

- CR-3 Ordering warrants drawn to taxpayers representing refunds for overpayment of taxes. (6 properties) **Tax Collector**
- CR-4 Authorizing the Purchasing Agent to enter into an agreement with PICERNO-GIORDANO, LLC 200 Market St., Kenilworth, NJ to purchase four (4) park benches in the amount of \$10,200.00 through state contract #T-0103. Chargeable to Account No. C-04-55-967-2210-994.
- CR-5 Authorizing the cancellation of taxes for two years for CY 2025 in the amount of \$28,577.64 and \$18,868.32 for CY 2026 in connection with the property located at 685-689 Broadway, which identified as Block 153, Lot 2 which was purchased by the HUDSON COUNTY IMPROVEMENT AUTHORITY on March 20, 2025.
- CR-6 Ratifying and affirming the actions of the Fire Department entering into an agreement with the MCCABE INSTITUTE OF EMERGENCY PREPAREDNESS to deliver first responder medical training to the Bayonne Fire Department in the amount of \$23,300.00
- CR-7 Authorizing the Fire Chief to enter into a Memorandum of Understanding with the UNITED STATES COAST GUARD SECTOR NEW YORK and the City's Fire Department for search and rescue, communications, coordination and response to maritime distress incidents.
- CR-8 Removing Chief Robert Geisler as petty cash custodian for the police petty cash fund and designating CHIEF JOSEPH N. SCERBO as custodian. **Finance**
- CR-9 Requesting a six (6) month extension from the NEW JERSEY DEPARTMENT OF TRANSPORTATION for the awarding of Professional Services Contract for the Constable Hook Infrastructure Study.
- CR-10 Authorizing the Mayor and City Clerk to enter into an agreement with the BAYONNE ECONOMIC OPPORTUNITY FOUNDATION to provide the cost of groundwater investigation to the 7 West 9th Street Head Start building, pursuant to a proposal submitted by JS HELD, 5 Marine View Plaza, Hoboken, NJ in an amount not to exceed \$9,800.00 for a period of one year commencing September 1, 2025 through August 31, 2026.
- CR-11 Authorizing the Mayor and City Clerk to enter into an agreement with BAYONNE ECONOMIC OPPORTUNITY FOUNDATION to provide the cost of basement mold cleaning and repairs to the 7 West 9th Street Head Start building, pursuant to proposal submitted by JS HELD, 5 Marine View Plaze, Hoboken, NJ in an amount not to exceed \$43,200.00 for a period of one year commencing September 1, 2025 through August 31, 2026.
- CR-12 Authorizing the Mayor and City Clerk to enter into an agreement with DAL DESIGN GROUP, 11 West 8th Street, Bayonne, NJ to provide the cost of architectural plans to address a new unisex ADA bathroom and other improvements at the 4th Street Senior Citizen Center in an amount not to exceed \$9,200.00 for a period of one year commencing September 1, 2025 through August 31, 2026.
- CR-13 Authorizing the Business Administrator the submit a Letter of Intent to the NEW JERSEY STATE HEALTH BENEFITS PROGRAM of non-renewal.
- CR-14 Approving Chapter 159 #3 in the CY 2025 budget, seeking permission of the Division of Local Government Services to approve the insertion of an item of revenue.
- CR-15 Authorizing the cancelation of certain reserves and receivables in the State and Federal Grant Fund.
- CR-16 Requesting the Director of the Division of Local Government Services make such a correction of the title, text or amount of an appropriation appearing the CY 2025 Budget to make said item of appropriation available for the purpose required for the needs of the City pursuant to N.J.S.A. 40A:4-85.

- CR-17 Authorizing the Mayor and City Clerk to execute an AGREED MODIFICATION for 12th and Broadway Sewer Main Replacement Project.
- CR-18 Authorizing the Mayor and City Clerk to enter into an agreement with ATLANTIC INFRARED INC. Point Pleasant, NJ for roadway improvements to West 58th Street and Sunset Avenue for a total amount of \$28,684.04. Chargeable to Account #C-04-55-935-1851-990.
- CR-19 Authorizing the Mayor and City Clerk to accept a FY2024 ASSISTANT FIREFIGHTERS GRANT in the amount \$70,000 for firefighter personal protective equipment. **(90% federal funding with 10% local match)**
- CR-20 Authorizing the Mayor and City Clerk to accept a FY2025 DEPARTMENT OF HOMELAND SECURITY PORT SECURITY GRANT for the total amount of \$18,000 which is federally funded at 100%.
- CR-21 Amending Agreement No. CY 24-047 with INTERGRATED MICRO SYSTEMS, INC., for Information Technology services to increase said agreement in the of \$30,000
- CR-22 Granting 3 Raffle licenses to qualified organizations. **City Clerk**

END OF CONSENT AGENDA

- R-1 Resolution providing for the finance of a Special Emergency Appropriation of the City of Bayonne, in the Couty of Hudson, New Jersey by the issuance of Special Emergency Notes of the City.
- R-2 Authorizing the Planning Board to conduct a preliminary investigation for the properties located 979-993 Avenue C and 80 West 47th Street, which are identified as Block 76, Lots 17.01 and 17.02 as shown on the official tax map of the pursuant to the Local Redevelopment and Housing Law, N.J.S.A. 40A:12-1 et seq.
- R-3 Designating 485 Avenue C, 487-489 Avenue C and 64-66 West 22nd Street, which is identified as Block 209, Lots 22, 23.01 & 27 as non-condemnation area in need of redevelopment and authorizing the Planning Board to prepare a Redevelopment Plan pursuant to the Local Redevelopment and Housing Law, N.J.S.A. 40A:12-1 et seq.
- R-4 Authorizing the preparation of a COST SHARING AGREEMENT for a proposed traffic light to be located at Avenue A adjacent to the BAYVIEW project.
- R-5 Authorizing an amendment to the Redevelopment Agreement between the City of Bayonne and 17 Avenue E Urban Renewal LLC to extend the time to commence construction of the second phase from December 31, 2026 to December 31, 2028.
- R-6 Approving the Traffic Control Plan for 197 Avenue E.
- R-7 Amending Agreement No. CY 25-027 with CONSULTING AND MUNICIPAL ENGINEERING LLC a.k.a. CME ASSOCIATES for professional engineering services to reduce said agreement in the amount of \$** and authorizing the Mayor and City Clerk to enter into an agreement with CENTER STATE ENGINEERING for professional engineering services for total amount of \$ **
- R- Reserve space for resolution authorizing the execution of a redevelopment agreement with KENNEDY BOULEVARD MW URBAN RENEWAL LLC for 361-373 Kennedy Boulevard, which is identified as Block 262, Lot 7, 8 & 9.
- R- Reserve space for a resolution authorizing the execution of a amended redevelopment agreement with QOZ PROSPECT PROPERTY URBAN RENEWAL LLC for 33 Prospect Avenue, which is identified as Block 455, Lot 1.01

- R- Reserve space for an Interim Agreement between the City of Bayonne and the Contract Purchaser for the property located 979-993 Avenue C and 80 West 47th Street, which is identified as Block 76, Lot 17.01 and 17.02
- R- Reserve space for an Easement and Utility Agreement with the City of Bayonne and SPG 500 BELLEVILLE TURNPIKE URBAN RENEWAL LLC for property located at Block 168, Lot 1 and Block 129, Lot 15 as shown on the official tax map of the Borough of North Arlington and commonly known as 500 Belleville Turnpike, North Arlington, NJ

TO BE ADDED AT CAUCUS

Authorizing the purchase of technology for the Communications Center from INSIGHT PUBLIC SAFETY SECTOR, INC. 2701 E Insight Way, Chandler, AZ beginning November 1, 2025 through December 31, 2025 for the amount of \$6,808.78 and from year two and three (January 1, 2026 through December 31, 2026 and January 1, 2027 through December 31, 2027) for the amount of \$144,555.59 to be billed annually under State Contract #T3121/20-TELE-0512. Monies for 2025 to be charge to Bond Account #C-04-55-985-2460-994. Authorizing the purchase of a Robocall Mass Notification System from REGROUP MASS NOTIFICATION, 3400 N. Central Exp, Richardson TX for the cost of this subscription of \$6,000 with a three (3) year agreement for a total of \$18,000 effective January 1, 2026.

Authorizing the Mayor and City Clerk to enter into an agreement with CLARION EVENTS LEARNING MANAGEMENT SYSTEM AND FIRE ENGINEERING TRAINING to provide online training and training management services for the fire department for a period of one year commencing November 1, 2025 through November 1, 2026 for the amount of \$14,995.00. Chargeable to Account No. 5-01-25-265-0000-028

Reserve space for the awarding of a contract for Extra Police Duty Management.

Resolution authorizing the line striping and delineations of Goldsborough Drive and Chosin Few Way.