

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, NOVEMBER 5, 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 12:45 P.M./11-05-2025

**CITY OF BAYONNE
CITY COUNCIL
COUNCIL CAUCUS
NOVEMBER 5, 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 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.
- O-2 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, 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.
- O-3 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, TO ENFORCE TRAFFIC AND PARKING VIOLATIONS ON THE PUBLIC ACCESS ROAD/PARKING AREA FOR THE PROPERTY LOCATED AT AVENUE J, EAST 22ND STREET AND HOOK ROAD WHICH IS INDENTIFIED AS BLOCK 466.01, LOTS 1, 2, 3 & 4 AND BLOCK 478, LOT 1 AND 1.01;

BLOCK 465, LOT 9 AND BLOCK 506, LOT 2 AS SHOWN ON THE OFFICIAL TAX MAP OF THE CITY AND PURSUANT TO CITY PLANNING BOARD APPLICATION P.-23-018 AND AMENDING AND SUPPLEMENTING SECTION 7-38.4 OF THE CITY OF BAYONNE MUNICIPAL CODE.

- O-4 AN ORDINANCE AUTHORIZING THE SALE OF CITY OWNED PROPERTY IDENTIFIED AS BLOCK 830, LOT 2.02.
- O-5 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.
- O-6 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 OFFICIAL TAX MAP OF THE CITY.
- O-7 AN ORDINANCE AMENDING AND SUPPLEMENTING THE REVISED GENERAL ORDINANCES OF THE CITY OF BAYONNE, CHAPTER 13, RECREATIONAL AND OTHER PUBLIC FACILITIES. **(Amending Section 13-5 – Municipal Parks and Playgrounds)**
- O-8 AN ORDINANCE AMENDING AND SUPPLEMENTING THE GENERAL ORDINANCES OF THE CITY OF BAYONNE, CHAPTER 7, TRAFFIC. **(Restrictive Parking Zones-Delete (2), Relocate (1))**

PUBLIC COMMENTS

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

ORDINANCES PROPOSED FOR INTRODUCTION

- O-9 AN ORDINANCE AMENDING AND SUPPLEMENTING THE REVISED GENERAL ORDINANCES OF THE CITY OF BAYONNE, CHAPTER 7, TRAFFIC, and a resolution fixing Wednesday, December 17, 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. **(Designating East 23rd Street between Avenue F and Avenue G as a one-way street)**
- O-10 AN ORDINANCE AMENDING AND SUPPLEMENTING THE GENERAL ORDINANCES OF THE CITY OF BAYONNE, CHAPTER 7, TRAFFIC, and a resolution fixing Wednesday, December 17, 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 (8))**
Restrictive Parking Spaces
(Delete)
021. Maureen Diaz – 5 Elna Court
033. Mark Campbell – 67 West 48th Street
036. Florante Cruz – 64 West 16th Street
054. George Robin – 87 East 21st Street
109. Edmund Grabowski – 91 West 33rd Street
149. Cesar Malespin – 363 Avenue C
206. Katherine Russell – 23 West 52nd Street
387. Mary Jane Sheehan – 152 West 18th Street

COMMUNICATIONS

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

- C-1 From Brian J. Trembley, Esq., filing a notice of claim on behalf of THAIS HART alleging injuries sustained from fall on the sidewalk located at 990 Broadway.

- C-2 From ANTHONY M. NOVELLO filing a notice of claim alleging damage to his car by an overheating police vehicle
- C-3 From LOUIS CONCI filing a notice of claim alleging damage to his car resulting from city employees painting the curbs.
- C-4 From Nicholas A. Pagliara, Esq., a filing notice of claim on behalf of BRIANNA A. ELLISON alleging injuries sustained while being detained.
- C-5 From, JAMES A. DENOBLE a filing notice of claim damage to his car when it was struck by a fire truck while parked at 27th Street and Avenue C.
- C-6 From Superior Court of New Jersey in the matter of “MARIXA WOOD vs. RICHARD KILLMER, CITY OF BAYONNE, et als.
- C-7 From Superior Court of New Jersey in the matter of “ROESINGER vs. CITY OF BAYONNE, et als.
- C-8 From DONOHUE, GIRONDA DORIA & TOMKINS the Annual Report of Audit for years ending December 31, 2024.

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 Amy Dellabella, Purchasing Agent reporting on bids received for Alterations STEPPING STONE ACADEMY (Bayonne Head Start) on October 30, 2025. **(2 Bidders)**
- OR-3 From Amy Dellabella, Purchasing Agent reporting on bids received for Improvements to RUSSELL GOLDING PARK on October 30, 2025. **(3 Bidders)**
- OR- From Amy Dellabella, Purchasing Agent reporting on bids received for Solid Waste Collection. **Reserved Space**

RESOLUTIONS

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

- CR-1 Approving the minutes of the regular meeting held Wednesday, October 15, 2025. **City Clerk**
- CR-2 Approving the minutes of the council caucus held Wednesday, October 8, 2025. **City Clerk**
- CR-3 Ordering warrants drawn to taxpayers representing refunds for overpayment of taxes. (3 properties) **Tax Collector**
- CR-4 Ratifying and affirming the payment to ALL HANDS FIRE EQUIPMENT, LLC for purchases of a portable generator, safety equipment, supplies and future purchases throughout the for the Fire Department in the amount of \$25,000.00. **Fire**
- CR-5 Authorizing the Purchasing Agent to purchase Non-Fluorinated Foam Concentrate from Training Specialties, Inc. for the amount of \$20,359.77. **Fire**

- CR-6 Authorizing the Purchasing Agent to purchase a Kenwood Johnson Portable Bluetooth Radio, Speaker Microphone, Charger and Battery from COMMUNICATIONS SPECIALISTS, INC. for the amount of \$19,948.60. **Fire**
- CR-7 Authorizing the Mayor and City Clerk to enter into a contract with PROPHOENIX CORP., MOORESTOWN, NJ in the amount of \$66,589.30 for the annual software maintenance for Prophoenix Police Public Safety software for a period of one year commencing January 1, 2026 through December 31, 2026 and authorizing the payment of same. **Public Safety**
- CR-8 Authorizing the Purchasing Agent to purchase seven (7) sets of structural firefighting turnout protective gear from SKYLANDS AREA FIRE EQUIPMENT AND TRAINING, LLC for the amount of \$26,715.85 under NJ State Contract #17-FLEET-00810. **Fire**
- CR-9 Authorizing the Purchasing Agent to purchase a 2026 Ford F-150 pickup truck and emergency response equipment from WINNER FORD, Cherry Hill, NJ for the fire department, through the Cranford Police Cooperative Pricing System (47-CPCPS) and NJ State Contract 17-FLEET-00761 for the amount of \$56,915.72. **Fire**
- CR-10 Ratifying and affirming the collective negotiations agreement between the City of Bayonne and the FIREFIGHTER’S MUTUAL BENEVOLENT ASSOCIATION LOCAL 11.
- CR-11 Ratifying and affirming the collective negotiations agreement between the City of Bayonne and the BAYONNE FIRE SUPERIOS ASSOCIATION FMBA LOCAL 211.
- CR-12 Amending Ordinance No. O-25-51 adopted August 13, 2025 approving a financial agreement between the City and BAYONNE ENERGY CENTER URBAN RENEWAL, LLC to reflect the correct entity to read BAYONNE ENERGY CENTER URBAN RENEWAL III, LLC.
- CR-13 Authorizing the Tax Collector to refund and/or cancel taxes on Block 257, Lot 6, a one family home occupied by a qualifying 100% totally and permanently disabled veteran effective November 29, 2024 and refunded to January 1, 2025.
- CR-14 Authorizing Budgetary Transfer #1 for CY 2025. **Finance**
- CR-15 Ratifying and affirming payment to ABCO CONSTRUCTION, 47 Newman Avenue, Bayonne, NJ for the work completed for the Community Development Home Rehabilitation Program in the amount of \$20,000.00.
- CR-16 Ratifying and affirming the payment to ARCIS CONTRACTING LLC, 66 West 23rd Street, Bayonne, NJ for the work completed for the Community Development Home Rehabilitation Program in the amount of \$20,000.00.
- CR- Granting ## Raffle licenses to qualified organizations. **City Clerk**

END OF CONSENT AGENDA

- R-1 Affirming that the council members have read, at a minimum, the comments and Recommendations section of the CY 2024 audit, and an affidavit certifying that they have done so. **City Clerk**
- R-2 Approving the CORRECTIVE ACTION PLAN for the Calendar Year ending December 31, 2024. **Finance**
- R-3 Awarding the sale by the City of Bayonne, in the County of Hudson, New Jersey of its property tax levy for the Fiscal Year ending December 31, 20** and ratifying, confirming and authorizing certain actions in connection therewith. **Reserved Space**

- R- Reserve space for the awarding of a contract for alterations to STEPPING STONE ACADEMY (Bayonne Head Start.
- R- Reserve space for the awarding of a contract for SOLID WASTE COLLECTION.

ADDED AT THE CAUCUS

AN ORDINANCE AMENDING AND SUPPLEMENTING THE REVISED GENERAL ORDINANCES OF THE CITY OF BAYONNE, CHAPTER 7, TRAFFIC, and a resolution fixing Wednesday, December 17, 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 – West 17th Street)**

Approving entry of a Temporary Water Pipeline Construction Easement.

Authorizing the execution of a Share Services Agreement between the City of Bayonne and the Bayonne Housing Authority for affordable housing matters.

Reserve space for authorization to enter into an Amended and Updated Community Benefits Agreement.

Reserve space for authorization to enter an Amended and Updated Redevelopment Agreement.

Authorizing an amendment to Resolution No. 25-10-15-034 to correct the incorrect resolution date and number.

Authorizing a License Agreement with ** for an awning that will be jutting out into the City’s Right-of-Way.

Reserve space for communication regarding the Scrap Metal Storage located on 2nd Street

AN ORDINANCE OF THE CITY OF BAYONNE, COUNTY OF HUDSON, NEW JERSEY APPROVING A REDEVELOPMENT PLAN FOR 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, PURSUANT TO THE LOCAL REDEVELOPMENT AND HOUSING LAW, N.J.S.A. 40A:12A-1 ET SEQ. Dorothy E. Harrington Council Chambers, 630 Avenue C as the time and place for a public hearing and final passage.

AN ORDINANCE OF THE CITY OF BAYONNE, COUNTY OF HUDSON, NEW JERSEY APPROVING A REDEVELOPMENT PLAN FOR THE PROPERTY LOCATED AT 1037-1041 BROADWAY, WHICH IS IDENTIFIED AS BLOCK 45, LOT 20 AS SHOWN ON THE OFFICIAL TAX MAP OF THE CITY, PURUSANT TO THE LOCAL REDEVELOPMENT AND HOUSING LAW, N.J.S.A. 40A:12A-1 ET SEQ Dorothy E. Harrington Council Chambers, 630 Avenue C as the time and place for a public hearing and final passage.

AN ORDINANCE AMENDING AND SUPPLEMENTING THE REVISED GENERAL ORDINANCE OF THE CITY OF BAYONNE, CHAPTER 35, ZONING Dorothy E. Harrington Council Chambers, 630 Avenue C as the time and place for a public hearing and final passage. **(Section 5.16- IL-A and IL-B Light Industrial Districts to permit indoor recreational sports facility as a permitted principal use)**

AN ORDINANCE AMENDING AND SUPPLEMENTING THE REVISED GENERAL ORDINANCES OF THE CITY OF BAYONNE, CHAPTER 35 ZONING, Dorothy E. Harrington Council Chambers, 630 Avenue C as the time and place for a public hearing and final passage. **(Section 5.17 – I-H to permit automobile import and export facility as a permitted conditional use)**

AN ORDINANCE OF THE CITY OF BAYONNE, COUNTY OF HUDSON, NEW JERSEY APPROVING AN AMENDMENT TO THE REDEVELOPMENT PLAN FOR 69-71 NEW HOOK ROAD, WHICH IS IDENTIFIED AS BLOCK 416, LOTS 1 & 2 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 Dorothy E. Harrington Council Chambers, 630 Avenue C as the time and place for a public hearing and final passage.

AN ORDINANCE OF THE CITY OF BAYONNE, COUNTY OF HUDSON, NEW JERSEY VACATING THE RIGHT-OF-WAY EASEMENT RESERVED TO THE CITY OF BAYONNE AND CONVEYED TO DURAPORT REALTY IV, LLC OVER BLOCK 476.01, LOTS 10.01 & 10.02 Dorothy E. Harrington Council Chambers, 630 Avenue C as the time and place for a public hearing and final passage.

AN ORDINANCE OF THE CITY OF BAYONNE, COUNTY OF HUDSON, NEW JERSEY APPROVING THE REDEVELOPMENT PLAN FOR THE PENINSULA AT BAYONNE – HARBOR STATION NORTH, WHICH IS IDENTIFIED AS BLOCK 660.01, LOT 1 Dorothy E. Harrington Council Chambers, 630 Avenue C as the time and place for a public hearing and final passage. **(KRS-Phase 3) Reserved Space**

Designating the property located at 485-493 Avenue C and 64-66 West 22nd Street, which is identified as Block 209, lots 22, 23.01 & 27 as a 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:12A-1 et seq.

Designating 102-116 AVENUE E BAYONNE URBAN RENEWAL LLC as redeveloper of the property located at 102.5-116 Avenue E, which is identified as Block 467, Lots 10, 11, 12, 13 & 14 as shown on the official tax map of the City and authorizing the execution of a Redevelopment Agreement for the same.

Designating M.L. REALTY CORP OF NEW JERSEY as the redeveloper of the property located at 626-628 Avenue E, which is identified as Block 405, Lot 31 as shown on the official tax map of the City and authorizing the execution of a Redevelopment Agreement for the same.

Designating MW URBAN RENEWAL LLC as redeveloper of the property located at 361-373 Kennedy Blvd., which is identified as Block 262, Lot 7, 8 & 9 as shown on the official tax map of the City and authorizing the execution of a Redevelopment Agreement for the same.

Designating JOHN & MARYAN LLC as the redeveloper of the property located 1012-1022 Avenue C and 53-57 West 48th Street, which is identified as Block 64, Lot 2 & 3 as shown on the official tax map of the City and authorizing the execution of Redevelopment Agreement for the same.

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 official tax map of the City and authorizing the execution of a Redevelopment Agreement for the same.

Designating NES LLC as the redeveloper of the property located at 11-13 West 19th Street, 431-437 Broadway and 10-12 West 20th Street, which is identified as Block 220, Lots 18, 23, 24 25 & 26 as shown on the official tax map of the City and authorizing the execution of a Redevelopment Agreement for the same.

Designating 653-657 AVENUE E LLC as redeveloper of the property located at 653-657 Avenue E, which is identified as Block 139, Lot 19 & 20 as shown on the official tax map of the City and authorizing the execution of a Redevelopment Agreement for the same.

Authorizing the Planning Board to conduct a preliminary investigation to determine if the property located at 1201-1203 Kennedy Blvd. and 1205 Kennedy Blvd., which is identified as Block 32, Lots 10, 11 & 12 constitutes as non-condemnation area in need of redevelopment, pursuant to the Local Redevelopment and Housing Law, N.J.S.A. 40A:12A-1, et seq.

Authorizing the execution of an amended redevelopment agreement with QOZ PROSPECT PROPERTY URBAN RENEWAL LLC for the property located 33 Prospect Avenue, which is identified as Block 455, Lot 1.01 as shown on the official tax map of the City.

Authorizing the execution of a License Agreement between the City of Bayonne and 746 AVENUE E BAYONNE URBAN RENEWAL LLC.

Designating PORT TERMINAL FERRY CORP., d/b/a NY WATERWAY as redeveloper of the property located at the Peninsula at Bayonne Harbor and identified as portions of Block 930, Lot 1 and Block 970, Lot 1 as shown on the official tax map of the City and authorizing the execution of a Redevelopment Agreement, Ferry Operation Agreement, License Agreement and Parking Management Agreement for the redevelopment of said property and the operation of a Ferry Service in accordance with the Redevelopment Plan.

Authorizing the execution of the WATER WHEELING AGREEMENT between the City of Bayonne and Town of Kearny.

From the Hon. James M. Davis, Mayor appointing MICHAEL FATOUROS to the Historic Preservation Commission as Alternate #2, term to expire April 30, 2028

From the Hon. James M. Davis, Mayor reappointing JUBRIAL J. NESHEIWAT, Ed A to the BAYONNE HOUSING AUTHORITY as a Regular Member, term to expire December 31, 2030.