

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, DECEMBER 17, 2025

The Council met at 6:06 P.M.

The Council President LaPelusa announced: “I would like to advise all those present that notice of this regular meeting of the Municipal Council of the City of Bayonne of DECEMBER 17, 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 Star Ledger. An additional Notice of time and place was posted and filed with the City Clerk and was forwarded to the Bergen Record and Star Ledger by on DECEMBER 12, 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 Council President led the Pledge of Allegiance.

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Prior to start of meeting the Council was presented with certification of appreciation from the Filipino American Business Club.

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01. The Clerk announced:

AN ORDINANCE ENTITLED, “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”, which was introduced and passed a first reading at the meeting held OCTOBER 15, was published in the BERGEN RECORD and posted on the bulletin board as required by law, with notice that it would be further considered for final passage following a public hearing at this meeting of NOVEMBER 12, 2025, was postponed to this meeting of DECEMBER 17, 2025 is now before the Council for its consideration and a public hearing

The Council is now ready to give all persons interested in this ordinance an opportunity to be heard concerning it. The Council President will recognize anyone who wishes to speak.

The following persons spoke -
Janice Madasz, 624 AVE E
Thomas Solari, 8 West Grand St.
Peter Franco, 109 West 52nd St.
Melissa Godesky Rodriguez, 148 Ave F
Michael Micelli Esq., Rep. Developer

The Clerk made the following statement: “No protest against, objections to or statements in favor of this ordinance or passage have been filed with me.”

Council Member Perez motioned to close the hearing, seconded by Council Member Booker, which motion was adopted.

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

Council Member Booker moved the following resolution for final passage, seconded by Council Member Perez, which was read by the Clerk and adopted.

WHEREAS, an ordinance entitled, “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” was

introduced and passed a first reading at a meeting held October 15, 2025, and was published and posted as required by law, with notice that it would be considered for final passage following a public hearing at this meeting of December 13, 2025; and

WHEREAS, said ordinance was given a second reading at this meeting; and

WHEREAS, said ordinance was referred to the Planning Board as required by the Municipal Land Use Law for a report; and

WHEREAS, the Planning Board has reviewed the said ordinance and has forwarded a resolution approving same; and

WHEREAS, a hearing was held and such ordinance was considered as required by law; and

WHEREAS, no legal objections to said ordinance or to its passage were made at the said hearing; now therefore, be it

RESOLVED, that the said ordinance be passed and designated as Ordinance No. O-25-074

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

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02. The Clerk announced:

AN ORDINANCE ENTITLED, “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.”, which was introduced and passed a first reading at the meeting held NOVEMBER 12, 2025, was published in the BERGEN RECORD and posted on the bulletin board as required by law, with notice that it would be further considered for final passage following a public hearing at this meeting of DECEMBER 17, 2025 is now before the Council for its consideration and a public hearing.

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

BE IT RESOLVED, that the foregoing ordinance be given a second reading.

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

The Clerk read the ordinance by title, “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.”,

The Council is now ready to give all persons interested in this ordinance an opportunity to be heard concerning it. The Council President will recognize anyone who wishes to speak.

The following persons spoke: Sharon Nadrowski, 126 Ave A
Peter Franco, 109 West 52nd Street
Melissa Godesky Rodriguez, 148 Ave F
Michael Minceli Esq., Redeveloper Attorney

The Clerk made the following statement: “No protest against, objections to or statements in favor of this ordinance or passage have been filed with me.”

Council President LaPelusa motioned to close the hearing, seconded by Council Member Booker, which motion was adopted.

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

Council Member Booker moved the following resolution for final passage, seconded by Council President LaPelusa, which was read by the Clerk and adopted.

WHEREAS, an ordinance entitled, “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.” was introduced and passed a first reading at a meeting held November 12, 2025, and was published and posted as required by law, with notice that it would be considered for final passage following a public hearing at this meeting of December 17, 2025 ; and

WHEREAS, said ordinance was given a second reading at this meeting; and

WHEREAS, said ordinance was referred to the Planning Board as required by the Municipal Land Use Law for a report; and

WHEREAS, the Planning Board has reviewed the said ordinance and has forwarded a resolution approving same; and

WHEREAS, a hearing was held and such ordinance was considered as required by law; and

WHEREAS, no legal objections to said ordinance or to its passage were made at the said hearing; now therefore, be it

RESOLVED, that the said ordinance be passed and designated as Ordinance No. O-25-75

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

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03. The Clerk announced:

AN ORDINANCE ENTITLED, “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.,” which was introduced and passed a first reading at the meeting held NOVEMBER 12, 2025, was published in the BERGEN RECORD and posted on the bulletin board as required by law, with notice that it would be further considered for final passage following a public hearing at this meeting of DECEMBER 17, 2025 is now before the Council for its consideration and a public hearing.

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

BE IT RESOLVED, that the foregoing ordinance be given a second reading.

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

The Clerk read the ordinance by title, “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.,”

The Council is now ready to give all persons interested in this ordinance an opportunity to be heard concerning it. The Council President will recognize anyone who wishes to speak.

There was no response – no person appearing to protest against or object to the ordinance or to its passage

The Clerk made the following statement: “No protest against, objections to or statements in favor of this ordinance or passage have been filed with me.”

Council Member Perez motioned to close the hearing, seconded by Council Member Booker, which motion was adopted.

Yeas – Council Members Booker, Perez, Carroll, Weimmer and President LaPelusa.

Council Member Perez moved the following resolution for final passage, seconded by Council Member Booker, which was read by the Clerk and adopted.

WHEREAS, an ordinance entitled, “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..” was introduced and passed a first reading at a meeting held November 12, 2025, and was published and posted as required by law, with notice that it would be considered for final passage following a public hearing at this meeting of December 17, 2025 ; and

WHEREAS, said ordinance was given a second reading at this meeting; and

WHEREAS, said ordinance was referred to the Planning Board as required by the Municipal Land Use Law for a report; and

WHEREAS, the Planning Board has reviewed the said ordinance and has forwarded a resolution approving same; and

WHEREAS, a hearing was held and such ordinance was considered as required by law; and

WHEREAS, no legal objections to said ordinance or to its passage were made at the said hearing; now therefore, be it

RESOLVED, that the said ordinance be passed and designated as Ordinance No. O-25-76

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

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04. The Clerk announced:

AN ORDINANCE ENTITLED, “AN ORDINANCE AMENDING AND SUPPLEMENTING THE REVISED GENERAL ORDINANCE OF THE CITY OF BAYONNE, CHAPTER 35, ZONING”, which was introduced and passed a first reading at the meeting held NOVEMBER 12, 2025, was published in the BERGEN RECORD and posted on the bulletin board as required by law, with notice that it would be further considered for final passage following a public hearing at this meeting of DECEMBER 17, 2025 is now before the Council for its consideration and a public hearing.

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

BE IT RESOLVED, that the foregoing ordinance be given a second reading.

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

The Clerk read the ordinance by title, “AN ORDINANCE AMENDING AND SUPPLEMENTING THE REVISED GENERAL ORDINANCE OF THE CITY OF BAYONNE, CHAPTER 35, ZONING.

The Council is now ready to give all persons interested in this ordinance an opportunity to be heard concerning it. The Council President will recognize anyone who wishes to speak.

The following persons spoke - Dir. Joseph Skillender, Planning/Zoning
Gene Perry, 77A Hobart Avenue

The Clerk made the following statement: “No protest against, objections to or statements in favor of this ordinance or passage have been filed with me.”

Council President LaPelusa motioned to close the hearing, seconded by Council Member Perez, which motion was adopted.

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

Council President LaPelusa moved the following resolution for final passage, seconded by Council Member Booker, which was read by the Clerk and adopted.

WHEREAS, an ordinance entitled, “AN ORDINANCE AMENDING AND SUPPLEMENTING THE REVISED GENERAL ORDINANCE OF THE CITY OF BAYONNE, CHAPTER 35, ZONING” was introduced and passed a first reading at a meeting held November 12, 2025 2024, and was published and posted as required by law, with notice that it would be considered for final passage following a public hearing at this meeting of December 17, 2025; and

WHEREAS, said ordinance was given a second reading at this meeting; and

WHEREAS, a hearing was held and such ordinance was considered as required by law; and

WHEREAS, no legal objections to said ordinance or to its passage were made at the said hearing; now therefore, be it

RESOLVED, that the said ordinance be passed and designated as Ordinance No. O-25-77

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

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05. The Clerk announced:

AN ORDINANCE ENTITLED, “AN ORDINANCE AMENDING AND SUPPLEMENTING THE REVISED GENERAL ORDINANCES OF THE CITY OF BAYONNE, CHAPTER 35 ZONING”, which was introduced and passed a first reading at the meeting held NOVEMBER 12, 2025, was published in the BERGEN RECORD and posted on the bulletin board as required by law, with notice that it would be further considered for final passage following a public hearing at this meeting of DECEMBER 17, 2025 is now before the Council for its consideration and a public hearing.

Council President LaPelusa moved to postpone the following resolution, seconded by Council Member Carroll, which was read by the Clerk and adopted.

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

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06. The Clerk announced:

AN ORDINANCE ENTITLED, “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”, which was introduced and passed a first reading at the meeting held NOVEMBER 12, 2025, was published in the BERGEN RECORD and posted on the bulletin board as required by law, with notice that it would be further considered for final passage following a public hearing at this meeting of DECEMBER 17, 2025 is now before the Council for its consideration and a public hearing

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

BE IT RESOLVED, that the foregoing ordinance be given a second reading.

Yeas – Council Members Booker, Perez, Carroll, and Weimmer.
Abstain - Council President LaPelusa

The Clerk read the ordinance by title, “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”,

The Council is now ready to give all persons interested in this ordinance an opportunity to be heard concerning it. The Council President will recognize anyone who wishes to speak.

The following persons spoke - Mike Ruscigno, 42 W 23rd St
Charles Foley, Connor-Foley

The Clerk made the following statement: “No protest against, objections to or statements in favor of this ordinance or passage have been filed with me.”

Council Member Perez motioned to close the hearing, seconded by Council Member Weimmer, which motion was adopted.

Yeas – Council Members Booker, Perez, Carroll, and Weimmer.
Abstain - Council President LaPelusa

Council Member Perez moved the following resolution for final passage, seconded by Council Member Weimmer, which was read by the Clerk and adopted.

WHEREAS, an ordinance entitled, “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” was introduced and passed a first reading at a meeting held November 12, 2025, and was published and posted as required by law, with notice that it would be considered for final passage following a public hearing at this meeting of December 17, 2025; and

WHEREAS, said ordinance was given a second reading at this meeting; and

WHEREAS, a hearing was held and such ordinance was considered as required by law; and

WHEREAS, no legal objections to said ordinance or to its passage were made at the said hearing; now therefore, be it

RESOLVED, that the said ordinance be passed and designated as Ordinance No. O-25-78.

Yeas – Council Members Perez, Carroll, and Weimmer.
Abstain - Council President LaPelusa
Absent – Council Member Booker

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07. The Clerk announced:

AN ORDINANCE ENTITLED, “AN ORDINANCE OF THE CITY OF BAYONNE, COUNTY OF HUDSON, NEW JERSEY VACATING 40 FOOT RIGHT-OF-WAY LOCATED ON BLOCK 476.01, LOT 10.01”, which was introduced and passed a first reading at the meeting held NOVEMBER 12, 2025, was published in the BERGEN RECORD and posted on the bulletin board as required by law, with notice that it would be further considered for final passage following a public hearing at this meeting of DECEMBER 17, 2025 is now before the Council for its consideration and a public hearing

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

BE IT RESOLVED, that the foregoing ordinance be given a second reading.

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

The Clerk read the ordinance by title, “AN ORDINANCE OF THE CITY OF BAYONNE, COUNTY OF HUDSON, NEW JERSEY VACATING 40 FOOT RIGHT-OF-WAY LOCATED ON BLOCK 476.01, LOT 10.01”,

The Council is now ready to give all persons interested in this ordinance an opportunity to be heard concerning it. The Council President will recognize anyone who wishes to speak.

There was no response – no person appearing to protest against or object to the ordinance or to its passage.
The Clerk made the following statement: “No protest against, objections to or statements in favor of this ordinance or passage have been filed with me.”

Council Member Perez motioned to close the hearing, seconded by Council Member Weimmer, which motion was adopted.

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

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

WHEREAS, an ordinance entitled, “AN ORDINANCE OF THE CITY OF BAYONNE, COUNTY OF HUDSON, NEW JERSEY VACATING 40 FOOT RIGHT-OF-WAY LOCATED ON BLOCK 476.01, LOT 10.01” was introduced and passed a first reading at a meeting held November 12, 2025 2024, and was published and posted as required by law, with notice that it would be considered for final passage following a public hearing at this meeting of December 17, 2025; and

WHEREAS, said ordinance was given a second reading at this meeting; and

WHEREAS, a hearing was held and such ordinance was considered as required by law; and

WHEREAS, no legal objections to said ordinance or to its passage were made at the said hearing; now therefore, be it

RESOLVED, that the said ordinance be passed and designated as Ordinance No. O-25-79

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

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08. The Clerk announced:

AN ORDINANCE ENTITLED, “AN ORDINANCE AMENDING AND SUPPLEMENTING THE REVISED GENERAL ORDINANCES OF THE CITY OF BAYONNE, CHAPTER 7, TRAFFIC”, which was introduced and passed a first reading at the meeting held NOVEMBER 12, 2025, was published in the BERGEN RECORD and posted on the bulletin board as required by law, with notice that it would be further considered for final passage following a public hearing at this meeting of DECEMBER 17, 2025 is now before the Council for its consideration and a public hearing.

Council Member Booker moved the following resolution, seconded by Council Member Weimmer, which was read by the Clerk and adopted.

BE IT RESOLVED, that the foregoing ordinance be given a second reading.

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

The Clerk read the ordinance by title, “AN ORDINANCE AMENDING AND SUPPLEMENTING THE REVISED GENERAL ORDINANCES OF THE CITY OF BAYONNE, CHAPTER 7, TRAFFIC

The Council is now ready to give all persons interested in this ordinance an opportunity to be heard concerning it. The Council President will recognize anyone who wishes to speak.

There was no response – no person appearing to protest against or object to the ordinance or to its passage

The Clerk made the following statement: “No protest against, objections to or statements in favor of this ordinance or passage have been filed with me.”

Council President LaPelusa motioned to close the hearing, seconded by Council Member Weimmer, which motion was adopted.

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

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

WHEREAS, an ordinance entitled, “AN ORDINANCE AMENDING AND SUPPLEMENTING THE REVISED GENERAL ORDINANCES OF THE CITY OF BAYONNE, CHAPTER 7, TRAFFIC” was introduced and passed a first reading at a meeting held November 12, 2025, and was published and posted as required by law, with notice that it would be considered for final passage following a public hearing at this meeting of December 17, 2025; and

WHEREAS, said ordinance was given a second reading at this meeting; and

WHEREAS, a hearing was held and such ordinance was considered as required by law; and

WHEREAS, no legal objections to said ordinance or to its passage were made at the said hearing; now therefore, be it

RESOLVED, that the said ordinance be passed and designated as Ordinance No. O-25-80.

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

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09. The Clerk announced:

AN ORDINANCE ENTITLED, “AN ORDINANCE AMENDING AND SUPPLEMENTING THE GENERAL ORDINANCES OF THE CITY OF BAYONNE, CHAPTER 7, TRAFFIC”, which was introduced and passed a first reading at the meeting held NOVEMBER 12, 2025, was published in the BERGEN RECORD and posted on the bulletin board as required by law, with notice that it would be further considered for final passage following a public hearing at this meeting of DECEMBER 17, 2025 is now before the Council for its consideration and a public hearing.

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

BE IT RESOLVED, that the foregoing ordinance be given a second reading.

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

The Clerk read the ordinance by title, “AN ORDINANCE AMENDING AND SUPPLEMENTING THE REVISED GENERAL ORDINANCES OF THE CITY OF BAYONNE, CHAPTER 7

The Council is now ready to give all persons interested in this ordinance an opportunity to be heard concerning it. The Council President will recognize anyone who wishes to speak.

There was no response – no person appearing to protest against or object to the ordinance or to its passage

The Clerk made the following statement: “No protest against, objections to or statements in favor of this ordinance or passage have been filed with me.”

Council Member Perez motioned to close the hearing, seconded by Council President LaPelusa, which motion was adopted.

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

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

WHEREAS, an ordinance entitled, “AN ORDINANCE AMENDING AND SUPPLEMENTING THE REVISED GENERAL ORDINANCES OF THE CITY OF BAYONNE, CHAPTER 7, TRAFFIC” was introduced and passed a first reading at a meeting held November 12, 2025 2024, and was published and posted as required by law, with notice that it would be considered for final passage following a public hearing at this meeting of December 17, 2025; and

WHEREAS, said ordinance was given a second reading at this meeting; and

WHEREAS, a hearing was held and such ordinance was considered as required by law; and

WHEREAS, no legal objections to said ordinance or to its passage were made at the said hearing; now therefore, be it

RESOLVED, that the said ordinance be passed and designated as Ordinance No. O-25-081

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

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10. The Clerk announced:

AN ORDINANCE ENTITLED, “AN ORDINANCE AMENDING AND SUPPLEMENTING THE REVISED GENERAL ORDINANCES OF THE CITY OF BAYONNE, CHAPTER 7, TRAFFIC”, which was introduced and passed a first reading at the meeting held NOVEMBER 12, 2025, was published in the BERGEN RECORD and posted on the bulletin board as required by law, with notice that it would be further considered for final passage following a public hearing at this meeting of DECEMBER 17, 2025 is now before the Council for its consideration and a public hearing.

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

BE IT RESOLVED, that the foregoing ordinance be given a second reading.

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

The Clerk read the ordinance by title, “AN ORDINANCE AMENDING AND SUPPLEMENTING THE REVISED GENERAL ORDINANCES OF THE CITY OF BAYONNE, CHAPTER 7, TRAFFIC.

The Council is now ready to give all persons interested in this ordinance an opportunity to be heard concerning it. The Council President will recognize anyone who wishes to speak.

There was no response – no person appearing to protest against or object to the ordinance or to its passage

The Clerk made the following statement: “No protest against, objections to or statements in favor of this ordinance or passage have been filed with me.”

Council President LaPelusa motioned to close the hearing, seconded by Council Member Perez, which motion was adopted.

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

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

WHEREAS, an ordinance entitled, “AN ORDINANCE AMENDING AND SUPPLEMENTING THE REVISED GENERAL ORDINANCES OF THE CITY OF BAYONNE, CHAPTER 7, TRAFFIC” was introduced and passed a first reading at a meeting held November 12, 2025 2024, and was published and posted as required by

law, with notice that it would be considered for final passage following a public hearing at this meeting of December 17, 2025; and

WHEREAS, said ordinance was given a second reading at this meeting; and

WHEREAS, a hearing was held and such ordinance was considered as required by law; and

WHEREAS, no legal objections to said ordinance or to its passage were made at the said hearing; now therefore, be it

RESOLVED, that the said ordinance be passed and designated as Ordinance No. O-25-82

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

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11. PUBLIC COMMENTS

Abe Elzokum, 9 Parkside Lane, addressed Council on the matter of 5 yr tax exemption deadline.

John Guarini, 92 E. 37, addressed the Council on the matter of the loss of BEOF grant funds.

Melissa Godesky Rodriguez, 148 Ave F, addressed the Council about development projects without proper planning for various issues affecting the citizens

JP Porcaro, 3 Egan Ct., addressed the Council to suggest naming May 8th as Blessed Miriam Teresa Demjanovich Feast Day.

Ed Grimes, 213 Ave B, addressed the Council on the subject of the lack of accessibility for the disabled population in various locations in the city.

Tom Solari, 8 West Drive, addressed the Council on the subject of a traffic light at Goldsborough Drive.

David Rivera, 103 Wn42nd St., addressed the Council on the success of the City’s officials moving the city forward

Gene Perry, 77a Hobart Ave, addressed the Council on activities at smoke shops.

Sharon Nadrowski, 126 Ave A, addressed the Council on the 5yr tax abatement expiration and property tax increases.

Heston Hazlewood 603 JFK addressed the Council on the subject of the revocation of his health license and the denial of his appeal due to late filing.

Matthew Gross, 13 E 33rd St., addressed the Council on the development of the property formerly known as Holiday Tree & Trim.

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12. Council President LaPelusa introduced:

ORDINANCE OF THE MUNICIPAL COUNCIL OF THE CITY OF BAYONNE, COUNTY OF HUDSON, STATE OF NEW JERSEY APPROVING A FINANCIAL AGREEMENT BY AND BETWEEN THE CITY OF BAYONNE AND 62.5-72 PROSPECT URBAN RENEWAL, LLC FOR THE PROPERTY LOCATED AT 62.5-72 PROSPECT AVENUE, WHICH PROPERTY IS IDENTIFIED AS BLOCK 449, LOTS 21, 22 AND 23 AS SHOWN ON THE OFFICIAL TAX MAP OF THE CITY OF BAYONNE

WHEREAS, the City of Bayonne, in the County of Hudson, New Jersey (the "City"), public body corporate and politic of the State of New Jersey (the "State"), is authorized pursuant to the Local Redevelopment and Housing Law, N.J.S.A. 40A:12A-1 et seq. (the "Redevelopment Law"), to determine whether certain parcels of land within the City constitute an area in need of rehabilitation and/or an area in need of redevelopment; and

WHEREAS, pursuant to the Redevelopment Law, the Municipal Council of the City of Bayonne (the "City Council") adopted Resolution No. 98-02-04-040, designating the entire City as an area in need of rehabilitation in accordance with N.J.S.A. 40A:12A-14; and

WHEREAS, on December 17, 2025, the Municipal Council adopted Ordinance O-2 adopting a redevelopment plan titled "Redevelopment Plan, Block 449, Lots 21, 22 & 23, 62.5-72 Prospect Avenue" dated December 17, 2025 ("Redevelopment Plan") (hereinafter the "Redevelopment Plan"); and

WHEREAS, by Resolution dated April 16, 2025, the Municipal Council of the City (the "Municipal Council") designated the property identified as Block 449, Lots 21, 22 and 23 on the Tax Map of the City of Bayonne as an area in need of redevelopment under the Redevelopment Law in accordance with the provisions of N.J.S.A. 40A:12A-6 of the Redevelopment Law (the "Redevelopment Area"); and

WHEREAS, 62.5-72 PROSPECT URBAN RENEWAL, LLC (the "Entity") is or will be the owner or long-term lessee of property identified on the Tax Maps of the City as Block 449, Lots 21, 22 and 23 (the "Property"), which Property is more particularly described by the legal description set forth in the application submitted by the Entity as further described herein (the "Application"); and

WHEREAS, the Entity is or will be the designated redeveloper of the Property; and

WHEREAS, the Entity proposes to redevelop the Property with a project that will consist of construction of A seven (7) story multi-family apartment building space containing 52 residential units, 55 parking spaces, a 3,254 sq. ft. common roof deck, 670 sq. ft. gym, and recreational space, including roof decks, in accordance with the Redevelopment Plan (the "Project"); and

WHEREAS, the Entity submitted an application to the City for approval of an exemption for the Project pursuant to the Long-Term Tax Exemption Law, N.J.S.A. 40A:20-1 et seq. (the "LTTE Law"), which Application is attached hereto as Exhibit A; and

WHEREAS, the City and the Entity reviewed the application and negotiated the terms of a financial agreement pursuant to the LTTE Law (the "Financial Agreement"); and

WHEREAS, the Municipal Council finds that the requested tax exemption will benefit the City and its inhabitants by improving the use of the Property and providing economic opportunities for residents through construction and permanent job creation, and the benefits would substantially outweigh the costs, if any, associated with the tax exemption; and

WHEREAS, the Municipal Council further finds that the requested tax exemption is important to the City and that without the incentive of the tax exemption, it is unlikely that the Project will be undertaken; and

WHEREAS, the Municipal Council deems it to be in the best interest of the City to pass an Ordinance authorizing the City to enter into the proposed Financial Agreement with the Entity on the terms and conditions stated in the applicable form of Financial Agreement attached to this Ordinance.

NOW THEREFORE, BE IT ORDAINED THAT THE MUNICIPAL COUNCIL OF THE CITY OF BAYONNE DOES HEREBY ADOPT THE TAX EXEMPTIONS FOR THE ENTITY AS FOLLOWS:

Section 1. The development of the Project is hereby approved for the grant of a tax exemption under the LTTE Law by virtue of, pursuant to and in conformity with the provisions of the LTTE Law.

Section 2. The Mayor is hereby authorized to execute the Financial Agreement with the Entity in substantially the form attached hereto and subject to any further review, analysis or modifications that counsel may deem appropriate.

Section 3. During the term of the tax exemption with respect to the Entity, there shall be paid to the City in lieu of any taxes to be paid on the improvements of the Project, an annual service charge determined as provided in the Financial Agreement.

Section 4. Counsel is authorized to prepare, and the Mayor is hereby authorized to execute, any additional documents that may be necessary to implement and carry out the intent of the Financial Agreement.
Council President LaPelusa moved the following resolution, and seconded by Council Member Perez, which was read by the Clerk and adopted.

BE IT RESOLVED, that an ordinance entitled “AN ORDINANCE OF THE CITY OF BAYONNE, COUNTY OF HUDSON, NEW JERSEY APPROVING A FINANCIAL AGREEMENT BY AND BETWEEN THE CITY OF BAYONNE AND 62.5-72 PROSPECT URBAN RENEWAL LLC FOR THE PROPERTY LOCATED 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,” just introduced, do now pass a first reading and that a meeting of this Council to be held Wednesday, January 21, 2026 at 6:00 P.M., or as soon thereafter as the matter can be reached, and the Dorothy E. Harrington Council Chamber, Municipal Building, 630 Avenue, Bayonne, New Jersey, are hereby fixed as the time and place when and where such ordinance will be further considered for final passage, at which time and place all persons interested shall be given an opportunity to be heard concerning the same; and, be it further

RESOLVED, that the City Clerk be and is hereby authorized and directed to publish said ordinance according to law, with a notice of its introduction and passage on first reading, and the time and place when and where said ordinance will be further considered for final passage.

Yeas – Council Members Booker, Perez, Weimmer
Nay – Council Member Carroll
Absent – Council President LaPelusa

* * * * *

13. Council Member Perez introduced:

ORDINANCE OF THE MUNICIPAL COUNCIL OF THE CITY OF BAYONNE, COUNTY OF HUDSON, STATE OF NEW JERSEY APPROVING A FINANCIAL AGREEMENT BY AND BETWEEN THE CITY OF BAYONNE AND 18th ST. PARTNERS MW URBAN RENEWAL, LLC FOR THE PROPERTY LOCATED AT 33-37 EAST 18TH STREET WHICH PROPERTY IS IDENTIFIED AS BLOCK 226, LOTS 12, 13 AND 14 AS SHOWN ON THE OFFICIAL TAX MAP OF THE CITY OF BAYONNE

WHEREAS, the City of Bayonne, in the County of Hudson, New Jersey (the "City"), public body corporate and politic of the State of New Jersey (the "State"), is authorized pursuant to the Local Redevelopment and Housing Law, N.J.S.A. 40A:12A-1 et seq. (the "Redevelopment Law"), to determine whether certain parcels of land within the City constitute an area in need of rehabilitation and/or an area in need of redevelopment; and

WHEREAS, pursuant to the Redevelopment Law, the Municipal Council of the City of Bayonne (the "City Council") adopted Resolution No. 98-02-04-040, designating the entire City as an area in need of rehabilitation in accordance with N.J.S.A. 40A:12A-14; and

WHEREAS, by Resolution No. 24-05-15-060 dated May 15, 2024, the Municipal Council of the City (the "Municipal Council") designated the property located at 33-37 East 18th Street and identified as Block 226, Lots 12, 13 and 14 on the official tax map of the City of Bayonne as a non-condemnation area in need of redevelopment under the Redevelopment Law in accordance with the provisions of N.J.S.A. 40A:12A-6 of the Redevelopment Law (the "Redevelopment Area"); and

WHEREAS, on May 14, 2025, the Municipal Council adopted Ordinance O-3 adopting a redevelopment plan titled "33-37 East 18TH Street Redevelopment Plan" ("Redevelopment Plan") (hereinafter the "Redevelopment Plan"); and

WHEREAS, by Resolution No. 25-06-18-055 adopted on June 18, 2025, the Municipal Council has designated 18th St. Partners MW Urban Renewal, LLC as "redeveloper", as defined in the Redevelopment Law, of Block 226, Lots 12, 13 and 14 to undertake development, redevelopment, and construction on Block 226, Lots 12, 13 and 14 (the "Property") in accordance with the Redevelopment Plan, as amended, and related improvements; and

WHEREAS, 18th ST. PARTNERS MW URBAN RENEWAL, LLC (the “Entity”) is or will be the owner or long-term lessee of property identified on the Tax Maps of the City as Block 226, Lots 12, 13 and 14 (the “Property”), which Property is more particularly described by the legal description set forth in the application submitted by the Entity as further described herein (the “Application”); and

WHEREAS, the Entity is or will be the designated redeveloper of the Property; and

WHEREAS, the Entity proposes to redevelop the Property with a project that will consist of construction of a 6-story residential building with 40 residential units, 40 parking spaces, approximately 1,705 square feet of common roof deck, approximately 4,483 square feet of green roof with resident amenities (the “Project”), in accordance with the Redevelopment Plan (the “Project”); and

WHEREAS, the Entity submitted an application to the City for approval of an exemption for the Project pursuant to the Long-Term Tax Exemption Law, N.J.S.A. 40A:20-1 et seq. (the “LTTE Law”), which Application is attached hereto as Exhibit A; and

WHEREAS, the City and the Entity reviewed the application and negotiated the terms of a financial agreement pursuant to the LTTE Law (the “Financial Agreement”); and

WHEREAS, the Municipal Council finds that the requested tax exemption will benefit the City and its inhabitants by improving the use of the Property and providing economic opportunities for residents through construction and permanent job creation, and the benefits would substantially outweigh the costs, if any, associated with the tax exemption; and

WHEREAS, the Municipal Council further finds that the requested tax exemption is important to the City and that without the incentive of the tax exemption, it is unlikely that the Project will be undertaken; and

WHEREAS, the Municipal Council deems it to be in the best interest of the City to pass an Ordinance authorizing the City to enter into the proposed Financial Agreement with the Entity on the terms and conditions stated in the applicable form of Financial Agreement attached to this Ordinance.

NOW THEREFORE, BE IT ORDAINED THAT THE MUNICIPAL COUNCIL OF THE CITY OF BAYONNE DOES HEREBY ADOPT THE TAX EXEMPTIONS FOR THE ENTITY AS FOLLOWS:

Section 1. The development of the Project is hereby approved for the grant of a tax exemption under the LTTE Law by virtue of, pursuant to and in conformity with the provisions of the LTTE Law.

Section 2. The Mayor is hereby authorized to execute the Financial Agreement with the Entity in substantially the form attached hereto and subject to any further review, analysis or modifications that counsel may deem appropriate.

Section 3. During the term of the tax exemption with respect to the Entity, there shall be paid to the City in lieu of any taxes to be paid on the improvements of the Project, an annual service charge determined as provided in the Financial Agreement.

Section 4. Counsel is authorized to prepare, and the Mayor is hereby authorized to execute, any additional documents that may be necessary to implement and carry out the intent of the Financial Agreement.

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

BE IT RESOLVED, that an ordinance entitled “AN ORDINANCE OF THE CITY OF BAYONNE, COUNTY OF HUDSON, NEW JERSEY APPROVING A FINANCIAL AGREEMENT BY AND BETWEEN THE CITY AND 18TH ST. PARTNERS MW URBAN RENEWAL LLC FOR THE PROPERTY LOCATED AT 33-37 EAST 18TH STREET, WHICH IS IDENTIFIED AS BLOCK 226, LOTS 12, 13 & 14 AS SHOWN ON THE OFFICIAL TAX MAP OF THE CITY,” just introduced, do now pass a first reading and that a meeting of this Council to be held Wednesday, January 21, 2026 at 6:00 P.M., or as soon thereafter as the matter can be reached, and the Dorothy E. Harrington Council

Chamber, Municipal Building, 630 Avenue, Bayonne, New Jersey, are hereby fixed as the time and place when and where such ordinance will be further considered for final passage, at which time and place all persons interested shall be given an opportunity to be heard concerning the same; and, be it further

RESOLVED, that the City Clerk be and is hereby authorized and directed to publish said ordinance according to law, with a notice of its introduction and passage on first reading, and the time and place when and where said ordinance will be further considered for final passage.

Yeas – Council Members Booker, Perez, Carroll and Weimmer.
Absent – Council President LaPelusa

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14. Council President LaPelusa introduced:

ORDINANCE OF THE MUNICIPAL COUNCIL OF THE CITY OF BAYONNE, COUNTY OF HUDSON, STATE OF NEW JERSEY APPROVING A FINANCIAL AGREEMENT BY AND BETWEEN THE CITY OF BAYONNE AND GOLDEN APPLE CAPITAL URBAN RENEWAL, LLC FOR THE PROPERTY LOCATED AT 935-939 BROADWAY WHICH PROPERTY IS IDENTIFIED AS BLOCK 85, LOT 23 AS SHOWN ON THE OFFICIAL TAX MAP OF THE CITY OF BAYONNE

WHEREAS, the City of Bayonne, in the County of Hudson, New Jersey (the "City"), public body corporate and politic of the State of New Jersey (the "State"), is authorized pursuant to the Local Redevelopment and Housing Law, N.J.S.A. 40A:12A-1 et seq. (the "Redevelopment Law"), to determine whether certain parcels of land within the City constitute an area in need of rehabilitation and/or an area in need of redevelopment; and

WHEREAS, pursuant to the Redevelopment Law, the Municipal Council of the City of Bayonne (the "City Council") adopted Resolution No. 98-02-04-040, designating the entire City as an area in need of rehabilitation in accordance with N.J.S.A. 40A:12A-14; and

WHEREAS, by Resolution No. 24-12-18-075 dated December 18, 2024, the Municipal Council of the City (the "Municipal Council") designated the property located at 935-939 Broadway and identified as Block 85, Lot 23 on the official tax map of the City of Bayonne as a non-condemnation area in need of redevelopment under the Redevelopment Law in accordance with the provisions of N.J.S.A. 40A:12A-6 of the Redevelopment Law (the "Redevelopment Area"); and

WHEREAS, on July 16, 2025, the Municipal Council adopted Ordinance O-5 adopting a redevelopment plan titled "Redevelopment Plan, Block 85, Lot 23, 937 Broadway" dated May 2, 2025 ("Redevelopment Plan") (hereinafter the "Redevelopment Plan"); and

WHEREAS, by Resolution adopted on November 12, 2025, the Municipal Council has designated Golden Apple Capital Urban Renewal, LLC as "redeveloper", as defined in the Redevelopment Law, of Block 85, Lot 23 to undertake development, redevelopment, and construction on Block 85, Lot 23 (the "Property") in accordance with the Redevelopment Plan, as amended, and related improvements; and

WHEREAS, GOLDEN APPLE CAPITAL URBAN RENEWAL, LLC (the "Entity") is or will be the owner or long-term lessee of property identified on the Tax Maps of the City as Block 85, Lot 23 (the "Property"), which Property is more particularly described by the legal description set forth in the application submitted by the Entity as further described herein (the "Application"); and

WHEREAS, the Entity is or will be the designated redeveloper of the Property; and

WHEREAS, the Entity proposes to redevelop the Property with a project that will consist of construction of a six-story, multifamily residential and retail/commercial building containing 51 units, 52 parking spaces, approximately 1,761 sq. ft. of commercial/retail space; approximately 353 sq. ft. of residential amenity space; an approximately 2,226 sq. ft. rooftop deck and other improvements (the "Project"), in accordance with the Redevelopment Plan (the "Project"); and

WHEREAS, the Entity submitted an application to the City for approval of an exemption for the Project pursuant to the Long-Term Tax Exemption Law, N.J.S.A. 40A:20-1 et seq. (the “LTTE Law”), which Application is attached hereto as Exhibit A; and

WHEREAS, the City and the Entity reviewed the application and negotiated the terms of a financial agreement pursuant to the LTTE Law (the “Financial Agreement”); and

WHEREAS, the Municipal Council finds that the requested tax exemption will benefit the City and its inhabitants by improving the use of the Property and providing economic opportunities for residents through construction and permanent job creation, and the benefits would substantially outweigh the costs, if any, associated with the tax exemption; and

WHEREAS, the Municipal Council further finds that the requested tax exemption is important to the City and that without the incentive of the tax exemption, it is unlikely that the Project will be undertaken; and

WHEREAS, the Municipal Council deems it to be in the best interest of the City to pass an Ordinance authorizing the City to enter into the proposed Financial Agreement with the Entity on the terms and conditions stated in the applicable form of Financial Agreement attached to this Ordinance.

NOW THEREFORE, BE IT ORDAINED THAT THE MUNICIPAL COUNCIL OF THE CITY OF BAYONNE DOES HEREBY ADOPT THE TAX EXEMPTIONS FOR THE ENTITY AS FOLLOWS:

Section 1. The development of the Project is hereby approved for the grant of a tax exemption under the LTTE Law by virtue of, pursuant to and in conformity with the provisions of the LTTE Law.

Section 2. The Mayor is hereby authorized to execute the Financial Agreement with the Entity in substantially the form attached hereto and subject to any further review, analysis or modifications that counsel may deem appropriate.

Section 3. During the term of the tax exemption with respect to the Entity, there shall be paid to the City in lieu of any taxes to be paid on the improvements of the Project, an annual service charge determined as provided in the Financial Agreement.

Section 4. Counsel is authorized to prepare, and the Mayor is hereby authorized to execute, any additional documents that may be necessary to implement and carry out the intent of the Financial Agreement.

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

BE IT RESOLVED, that an ordinance entitled “AN ORDINANCE OF THE CITY OF BAYONNE, COUNTY OF HUDSON, NEW JERSEY APPROVING A FINANCIAL AGREEMENT BY AND BETWEEN THE CITY AND GOLDEN APPLE CAPITAL URBAN RENEWAL LLC FOR 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,” just introduced, do now pass a first reading and that a meeting of this Council to be held Wednesday, January 21, 2026 at 6:00 P.M., or as soon thereafter as the matter can be reached, and the Dorothy E. Harrington Council Chamber, Municipal Building, 630 Avenue, Bayonne, New Jersey, are hereby fixed as the time and place when and where such ordinance will be further considered for final passage, at which time and place all persons interested shall be given an opportunity to be heard concerning the same; and, be it further

RESOLVED, that the City Clerk be and is hereby authorized and directed to publish said ordinance according to law, with a notice of its introduction and passage on first reading, and the time and place when and where said ordinance will be further considered for final passage.

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

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15. Council Member Booker introduced:

ORDINANCE OF THE MUNICIPAL COUNCIL OF THE CITY OF BAYONNE, COUNTY OF HUDSON, STATE OF NEW JERSEY APPROVING A FINANCIAL AGREEMENT BY AND BETWEEN THE CITY OF BAYONNE AND KENNEDY MW URBAN RENEWAL, LLC FOR THE PROPERTY LOCATED AT 361-363, 365-367 & 373 KENNEDY BOULEVARD WHICH PROPERTY IS IDENTIFIED AS BLOCK 262, LOTS 7, 8 & 9 AS SHOWN ON THE OFFICIAL TAX MAP OF THE CITY OF BAYONNE

WHEREAS, the City of Bayonne, in the County of Hudson, New Jersey (the "City"), public body corporate and politic of the State of New Jersey (the "State"), is authorized pursuant to the Local Redevelopment and Housing Law, N.J.S.A. 40A:12A-1 et seq. (the "Redevelopment Law"), to determine whether certain parcels of land within the City constitute an area in need of rehabilitation and/or an area in need of redevelopment; and

WHEREAS, pursuant to the Redevelopment Law, the Municipal Council of the City of Bayonne (the "City Council") adopted Resolution No. 98-02-04-040, designating the entire City as an area in need of rehabilitation in accordance with N.J.S.A. 40A:12A-14; and

WHEREAS, by Resolution No. 24-05-15-059 dated May 15, 2024, the Municipal Council of the City (the "Municipal Council") designated the property identified as Block 262, Lots 7, 8 and 9 on the Tax Map of the City of Bayonne as a non-condemnation area in need of redevelopment under the Redevelopment Law in accordance with the provisions of N.J.S.A. 40A:12A-6 of the Redevelopment Law (the "Redevelopment Area"); and

WHEREAS, on January 22, 2025, the Municipal Council adopted Ordinance O-4 adopting a redevelopment plan titled "361-373 John F. Kennedy Boulevard Redevelopment Plan" dated October 25, 2024 (hereinafter the "Redevelopment Plan"); and

WHEREAS, by Resolution adopted on March 19, 2025, the Municipal Council has designated Kennedy MW Urban Renewal, LLC as "redeveloper", as defined in the Redevelopment Law, of Block 262, Lots 7, 8 and 9 to undertake development, redevelopment, and construction on Block 262, Lots 7, 8 and 9 (the "Property") in accordance with the Redevelopment Plan, as amended, and related improvements; and

WHEREAS, KENNEDY MW URBAN RENEWAL, LLC (the "Entity") is or will be the owner or long-term lessee of property identified on the Tax Maps of the City as Block 262, Lots 7, 8 and 9 (the "Property"), which Property is more particularly described by the legal description set forth in the application submitted by the Entity as further described herein (the "Application"); and

WHEREAS, the Entity is or will be the designated redeveloper of the Property; and

WHEREAS, the Entity proposes to redevelop the Property with a project that will consist of construction of an eight-story mixed use commercial and residential building with 67 residential units, 73 parking spaces, approximately 677 square feet of ground-floor retail space, and approximately 928 square feet of building amenity and recreational space, including a roof deck, in accordance with the Redevelopment Plan (the "Project"); and

WHEREAS, the Entity submitted an application to the City for approval of an exemption for the Project pursuant to the Long-Term Tax Exemption Law, N.J.S.A. 40A:20-1 et seq. (the "LTTE Law"), which Application is attached hereto as Exhibit A; and

WHEREAS, the City and the Entity reviewed the application and negotiated the terms of a financial agreement pursuant to the LTTE Law (the "Financial Agreement"); and

WHEREAS, the Municipal Council finds that the requested tax exemption will benefit the City and its inhabitants by improving the use of the Property and providing economic opportunities for residents through construction and permanent job creation, and the benefits would substantially outweigh the costs, if any, associated with the tax exemption; and

WHEREAS, the Municipal Council further finds that the requested tax exemption is important to the City and that without the incentive of the tax exemption, it is unlikely that the Project will be undertaken; and

WHEREAS, the Municipal Council deems it to be in the best interest of the City to pass an Ordinance authorizing the City to enter into the proposed Financial Agreement with the Entity on the terms and conditions stated in the applicable form of Financial Agreement attached to this Ordinance.

NOW THEREFORE, BE IT ORDAINED THAT THE MUNICIPAL COUNCIL OF THE CITY OF BAYONNE DOES HEREBY ADOPT THE TAX EXEMPTIONS FOR THE ENTITY AS FOLLOWS:

Section 1. The development of the Project is hereby approved for the grant of a tax exemption under the LTTE Law by virtue of, pursuant to and in conformity with the provisions of the LTTE Law.

Section 2. The Mayor is hereby authorized to execute the Financial Agreement with the Entity in substantially the form attached hereto and subject to any further review, analysis or modifications that counsel may deem appropriate.

Section 3. During the term of the tax exemption with respect to the Entity, there shall be paid to the City in lieu of any taxes to be paid on the improvements of the Project, an annual service charge determined as provided in the Financial Agreement.

Section 4. Counsel is authorized to prepare, and the Mayor is hereby authorized to execute, any additional documents that may be necessary to implement and carry out the intent of the Financial Agreement.

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

BE IT RESOLVED, that an ordinance entitled “AN ORDINANCE OF THE CITY OF BAYONNE, COUNTY OF HUDSON, NEW JERSEY APPROVING A FINANCIAL AGREEMENT BY AND BETWEEN THE CITY AND MYK KENNEDY MW URBAN RENEWAL LLC FOR THE PROPERTY LOCATED AT 361-363, 365-367 & 373 KENNEDY BOULEVARD, WHICH IS IDENTIFIED AS BLOCK 262, LOTS 7, 8 & 9 AS SHOWN ON THE OFFICIAL TAX MAP OF THE CITY,” just introduced, do now pass a first reading and that a meeting of this Council to be held Wednesday, January 21, 2026 at 6:00 P.M., or as soon thereafter as the matter can be reached, and the Dorothy E. Harrington Council Chamber, Municipal Building, 630 Avenue, Bayonne, New Jersey, are hereby fixed as the time and place when and where such ordinance will be further considered for final passage, at which time and place all persons interested shall be given an opportunity to be heard concerning the same; and, be it further

RESOLVED, that the City Clerk be and is hereby authorized and directed to publish said ordinance according to law, with a notice of its introduction and passage on first reading, and the time and place when and where said ordinance will be further considered for final passage.

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

* * * * *

16. Council Member Perez introduced:

ORDINANCE OF THE MUNICIPAL COUNCIL OF THE CITY OF BAYONNE, COUNTY OF HUDSON, STATE OF NEW JERSEY APPROVING A FINANCIAL AGREEMENT BY AND BETWEEN THE CITY OF BAYONNE AND 102-116 AVE E BAYONNE URBAN RENEWAL, LLC FOR THE PROPERTY LOCATED AT 102.5-116 AVENUE E WHICH PROPERTY IS IDENTIFIED AS BLOCK 467, LOTS 10, 11, 12, 13 & 14 AS SHOWN ON THE OFFICIAL TAX MAP OF THE CITY OF BAYONNE

WHEREAS, the City of Bayonne, in the County of Hudson, New Jersey (the "City"), public body corporate and politic of the State of New Jersey (the "State"), is authorized pursuant to the Local Redevelopment and Housing Law, N.J.S.A. 40A:12A-1 et seq. (the "Redevelopment Law"), to determine whether certain parcels of land within the City constitute an area in need of rehabilitation and/or an area in need of redevelopment; and

WHEREAS, pursuant to the Redevelopment Law, the Municipal Council of the City of Bayonne (the "City Council") adopted Resolution No. 98-02-04-040, designating the entire City as an area in need of rehabilitation in accordance with N.J.S.A. 40A:12A-14; and

WHEREAS, by Resolution No. 24-05-15-061 dated May 15, 2024, the Municipal Council of the City (the "Municipal Council") designated the property identified as Block 467, Lots 10, 11, 12, 13 and 14 on the Tax Map of the City of Bayonne as a non-condemnation area in need of redevelopment under the Redevelopment Law in accordance with the provisions of N.J.S.A. 40A:12A-6 of the Redevelopment Law (the "Redevelopment Area"); and

WHEREAS, on November 13, 2024, the Municipal Council adopted Ordinance O-5 adopting a redevelopment plan titled "102 ½ - 116 Avenue E Redevelopment Plan" dated September 27, 2024 (the "Redevelopment Plan"); and

WHEREAS, by Resolution adopted on November 12, 2025, the Municipal Council has designated 102-116 Ave E Bayonne Urban Renewal, LLC as "redeveloper", as defined in the Redevelopment Law, of Block 467, Lots 10, 11, 12, 13 and 14 to undertake development, redevelopment, and construction on Block 467, Lots 10, 11, 12, 13 and 14 (the "Property") in accordance with the Redevelopment Plan, as amended, and related improvements; and

WHEREAS, 102-116 AVE E BAYONNE URBAN RENEWAL, LLC (the "Entity") is or will be the owner or long-term lessee of property identified on the Tax Maps of the City as Block 467, Lots 10, 11, 12, 13 and 14 (the "Property"), which Property is more particularly described by the legal description set forth in the application submitted by the Entity as further described herein (the "Application"); and

WHEREAS, the Entity is or will be the designated redeveloper of the Property; and

WHEREAS, the Entity proposes to redevelop the Property with a project that will consist of construction of a six-story, multi-family residential building, consisting of 105 residential units; 110 parking spaces (utilizing a fully automated parking system as well as surface parking); 53 bicycle parking spaces; approximately 4,394 square feet of indoor residential amenity space; an amenity courtyard and amenity deck; a green roof; a loading zone located within the building; outdoor terraces; outdoor amenity space; building signage; streetscape and other improvements, in accordance with the Redevelopment Plan (the "Project"); and

WHEREAS, the Entity submitted an application to the City for approval of an exemption for the Project pursuant to the Long-Term Tax Exemption Law, N.J.S.A. 40A:20-1 et seq. (the "LTTE Law"), which Application is attached hereto as Exhibit A; and

WHEREAS, the City and the Entity reviewed the application and negotiated the terms of a financial agreement pursuant to the LTTE Law (the "Financial Agreement"); and

WHEREAS, the Municipal Council finds that the requested tax exemption will benefit the City and its inhabitants by improving the use of the Property and providing economic opportunities for residents through construction and permanent job creation, and the benefits would substantially outweigh the costs, if any, associated with the tax exemption; and

WHEREAS, the Municipal Council further finds that the requested tax exemption is important to the City and that without the incentive of the tax exemption, it is unlikely that the Project will be undertaken; and

WHEREAS, the Municipal Council deems it to be in the best interest of the City to pass an Ordinance authorizing the City to enter into the proposed Financial Agreement with the Entity on the terms and conditions stated in the applicable form of Financial Agreement attached to this Ordinance.

NOW THEREFORE, BE IT ORDAINED THAT THE MUNICIPAL COUNCIL OF THE CITY OF BAYONNE DOES HEREBY ADOPT THE TAX EXEMPTIONS FOR THE ENTITY AS FOLLOWS:

Section 1. The development of the Project is hereby approved for the grant of a tax exemption under the LTTE Law by virtue of, pursuant to and in conformity with the provisions of the LTTE Law.

Section 2. The Mayor is hereby authorized to execute the Financial Agreement with the Entity in substantially the form attached hereto and subject to any further review, analysis or modifications that counsel may deem appropriate.

Section 3. During the term of the tax exemption with respect to the Entity, there shall be paid to the City in lieu of any taxes to be paid on the improvements of the Project, an annual service charge determined as provided in the Financial Agreement.

Section 4. Counsel is authorized to prepare, and the Mayor is hereby authorized to execute, any additional documents that may be necessary to implement and carry out the intent of the Financial Agreement.

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

BE IT RESOLVED, that an ordinance entitled “AN ORDINANCE OF THE CITY OF BAYONNE, COUNTY OF HUDSON, NEW JERSEY APPROVING A FINANCIAL AGREEMENT BY AND BETWEEN THE CITY AND 102-116 AVE E BAYONNE URBAN RENEWAL LLC FOR 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,” just introduced, do now pass a first reading and that a meeting of this Council to be held Wednesday, January 21, 2026 at 6:00 P.M., or as soon thereafter as the matter can be reached, and the Dorothy E. Harrington Council Chamber, Municipal Building, 630 Avenue, Bayonne, New Jersey, are hereby fixed as the time and place when and where such ordinance will be further considered for final passage, at which time and place all persons interested shall be given an opportunity to be heard concerning the same; and, be it further

RESOLVED, that the City Clerk be and is hereby authorized and directed to publish said ordinance according to law, with a notice of its introduction and passage on first reading, and the time and place when and where said ordinance will be further considered for final passage.

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

* * * * *

17. Council President LaPelusa introduced:

ORDINANCE OF THE MUNICIPAL COUNCIL OF THE CITY OF BAYONNE, COUNTY OF HUDSON, STATE OF NEW JERSEY APPROVING A FINANCIAL AGREEMENT BY AND BETWEEN THE CITY OF BAYONNE AND BROADWAY PARTNERS NES URBAN RENEWAL, LLC FOR THE PROPERTY LOCATED AT 431-439 BROADWAY, 11-13 WEST 19TH STREET AND 10-12 WEST 20TH STREET WHICH PROPERTY IS IDENTIFIED AS BLOCK 220, LOTS 18, 23, 24, 25 & 26 AS SHOWN ON THE OFFICIAL TAX MAP OF THE CITY OF BAYONNE

WHEREAS, the City of Bayonne, in the County of Hudson, New Jersey (the "City"), public body corporate and politic of the State of New Jersey (the "State"), is authorized pursuant to the Local Redevelopment and Housing Law, N.J.S.A. 40A:12A-1 et seq. (the "Redevelopment Law"), to determine whether certain parcels of land within the City constitute an area in need of rehabilitation and/or an area in need of redevelopment; and

WHEREAS, pursuant to the Redevelopment Law, the Municipal Council of the City of Bayonne (the "City Council") adopted Resolution No. 98-02-04-040, designating the entire City as an area in need of rehabilitation in accordance with N.J.S.A. 40A:12A-14; and

WHEREAS, by Resolution dated May 17, 2023, the Municipal Council of the City (the "Municipal Council") designated the property identified as Block 220, Lots 18, 23, 24, 25 and 26 on the Tax Map of the City of Bayonne as an area in need of redevelopment under the Redevelopment Law in accordance with the provisions of N.J.S.A. 40A:12A-6 of the Redevelopment Law (the "Redevelopment Area"); and

WHEREAS, on February 14, 2024, the Municipal Council adopted Ordinance O-1 adopting a redevelopment plan titled “435 Broadway Redevelopment Plan” dated January 5, 2024 (the “Redevelopment Plan”); and

WHEREAS, by Resolution adopted on November 12, 2025, the Municipal Council has designated Broadway Partners NES Urban Renewal, LLC as “redeveloper”, as defined in the Redevelopment Law, of Block 220, Lots 18, 23, 24, 25 and 26 to undertake development, redevelopment, and construction on Block 220, Lots 18, 23, 24, 25 and 26 (the “Property”) in accordance with the Redevelopment Plan, as amended, and related improvements; and

WHEREAS, BROADWAY PARTNERS NES URBAN RENEWAL, LLC (the “Entity”) is or will be the owner or long-term lessee of property identified on the Tax Maps of the City as Block 220, Lots 18, 23, 24, 25 and 26 (the “Property”), which Property is more particularly described by the legal description set forth in the application submitted by the Entity as further described herein (the “Application”); and

WHEREAS, the Entity is or will be the designated redeveloper of the Property; and

WHEREAS, the Entity proposes to redevelop the Property with a project that will consist of construction of a 6-story mixed-use building containing retail commercial space, 117 residential units, 127 parking spaces and other improvements, in accordance with the Redevelopment Plan (the “Project”); and

WHEREAS, the Entity submitted an application to the City for approval of an exemption for the Project pursuant to the Long-Term Tax Exemption Law, N.J.S.A. 40A:20-1 et seq. (the “LTTE Law”), which Application is attached hereto as Exhibit A; and

WHEREAS, the City and the Entity reviewed the application and negotiated the terms of a financial agreement pursuant to the LTTE Law (the “Financial Agreement”); and

WHEREAS, the Municipal Council finds that the requested tax exemption will benefit the City and its inhabitants by improving the use of the Property and providing economic opportunities for residents through construction and permanent job creation, and the benefits would substantially outweigh the costs, if any, associated with the tax exemption; and

WHEREAS, the Municipal Council further finds that the requested tax exemption is important to the City and that without the incentive of the tax exemption, it is unlikely that the Project will be undertaken; and

WHEREAS, the Municipal Council deems it to be in the best interest of the City to pass an Ordinance authorizing the City to enter into the proposed Financial Agreement with the Entity on the terms and conditions stated in the applicable form of Financial Agreement attached to this Ordinance.

NOW THEREFORE, BE IT ORDAINED THAT THE MUNICIPAL COUNCIL OF THE CITY OF BAYONNE DOES HEREBY ADOPT THE TAX EXEMPTIONS FOR THE ENTITY AS FOLLOWS:

Section 1. The development of the Project is hereby approved for the grant of a tax exemption under the LTTE Law by virtue of, pursuant to and in conformity with the provisions of the LTTE Law.

Section 2. The Mayor is hereby authorized to execute the Financial Agreement with the Entity in substantially the form attached hereto and subject to any further review, analysis or modifications that counsel may deem appropriate.

Section 3. During the term of the tax exemption with respect to the Entity, there shall be paid to the City in lieu of any taxes to be paid on the improvements of the Project, an annual service charge determined as provided in the Financial Agreement.

Section 4. Counsel is authorized to prepare, and the Mayor is hereby authorized to execute, any additional documents that may be necessary to implement and carry out the intent of the Financial Agreement.

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

BE IT RESOLVED, that an ordinance entitled “AN ORDINANCE OF THE CITY OF BAYONNE, COUNTY OF HUDSON, NEW JERSEY APPROVING A FINANCIAL AGREEMENT BY AND BETWEEN THE CITY AND BROADWAY PARTNERS NES URBAN RENEWAL LLC FOR THE PROPERTY LOCATED AT 431-439 BROADWAY, 11-13 WEST 19TH STREET 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,” just introduced, do now pass a first reading and that a meeting of this Council to be held Wednesday, January 21, 2026 at 6:00 P.M., or as soon thereafter as the matter can be reached, and the Dorothy E. Harrington Council Chamber, Municipal Building, 630 Avenue, Bayonne, New Jersey, are hereby fixed as the time and place when and where such ordinance will be further considered for final passage, at which time and place all persons interested shall be given an opportunity to be heard concerning the same; and, be it further

RESOLVED, that the City Clerk be and is hereby authorized and directed to publish said ordinance according to law, with a notice of its introduction and passage on first reading, and the time and place when and where said ordinance will be further considered for final passage.

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

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18. Council Member Perez introduced:

ORDINANCE OF THE MUNICIPAL COUNCIL OF THE CITY OF BAYONNE, COUNTY OF HUDSON, STATE OF NEW JERSEY APPROVING A FINANCIAL AGREEMENT BY AND BETWEEN THE CITY OF BAYONNE AND QOZ PROSPECT PROPERTY URBAN RENEWAL, LLC FOR THE PROPERTY LOCATED AT 33 PROSPECT AVENUE WHICH PROPERTY IS IDENTIFIED AS BLOCK 455, LOT 1.01 AS SHOWN ON THE OFFICIAL TAX MAP OF THE CITY OF BAYONNE

WHEREAS, the City of Bayonne, in the County of Hudson, New Jersey (the "City"), public body corporate and politic of the State of New Jersey (the "State"), is authorized pursuant to the Local Redevelopment and Housing Law, N.J.S.A. 40A:12A-1 et seq. (the "Redevelopment Law"), to determine whether certain parcels of land within the City constitute an area in need of rehabilitation and/or an area in need of redevelopment; and

WHEREAS, pursuant to the Redevelopment Law, the Municipal Council of the City of Bayonne (the "City Council") adopted Resolution No. 98-02-04-040, designating the entire City as an area in need of rehabilitation in accordance with N.J.S.A. 40A:12A-14; and

WHEREAS, by Resolution dated December 14, 2005, the Municipal Council of the City (the "Municipal Council") designated the property identified as Block 455, Lot 1.01 on the Tax Map of the City of Bayonne as an area in need of redevelopment under the Redevelopment Law in accordance with the provisions of N.J.S.A. 40A:12A-6 of the Redevelopment Law (the "Redevelopment Area"); and

WHEREAS, on February 14, 2018, the Municipal Council adopted Ordinance O-18-09 adopting a redevelopment plan titled "Redevelopment Plan Madison Hill II Block 455, Lots 1, 2, & 3" dated January 17, 2018 (the "Redevelopment Plan"); and

WHEREAS, by Resolution adopted on May 15, 2019, the Municipal Council has designated QOZ Prospect Property Urban Renewal, LLC as "redeveloper", as defined in the Redevelopment Law, of Block 455, Lot 1.01 to undertake development, redevelopment, and construction on Block 455, Lot 1.10 (the "Property") in accordance with the Redevelopment Plan, as amended, and related improvements; and

WHEREAS, QOZ PROSPECT PROPERTY URBAN RENEWAL, LLC (the "Entity") is or will be the owner or long-term lessee of property identified on the Tax Maps of the City as Block 455, Lot 1.01 (the "Property"), which Property is more particularly described by the legal description set forth in the application submitted by the Entity as further described herein (the "Application"); and

WHEREAS, the Entity is or will be the designated redeveloper of the Property;
and

WHEREAS, the Entity proposes to redevelop the Property with a project that will consist of construction of a 6-story residential building consisting of 85 residential dwelling units and 85 parking space and other improvements, in accordance with the Redevelopment Plan (the "Project"); and

WHEREAS, the Entity submitted an application to the City for approval of an exemption for the Project pursuant to the Long-Term Tax Exemption Law, N.J.S.A. 40A:20-1 et seq. (the "LTTE Law"), which Application is attached hereto as Exhibit A;
and

WHEREAS, the City and the Entity reviewed the application and negotiated the terms of a financial agreement pursuant to the LTTE Law (the "Financial Agreement");
and

WHEREAS, the Municipal Council finds that the requested tax exemption will benefit the City and its inhabitants by improving the use of the Property and providing economic opportunities for residents through construction and permanent job creation, and the benefits would substantially outweigh the costs, if any, associated with the tax exemption; and

WHEREAS, the Municipal Council further finds that the requested tax exemption is important to the City and that without the incentive of the tax exemption, it is unlikely that the Project will be undertaken; and

WHEREAS, the Municipal Council deems it to be in the best interest of the City to pass an Ordinance authorizing the City to enter into the proposed Financial Agreement with the Entity on the terms and conditions stated in the applicable form of Financial Agreement attached to this Ordinance.

NOW THEREFORE, BE IT ORDAINED THAT THE MUNICIPAL COUNCIL OF THE CITY OF BAYONNE DOES HEREBY ADOPT THE TAX EXEMPTIONS FOR THE ENTITY AS FOLLOWS:

Section 1. The development of the Project is hereby approved for the grant of a tax exemption under the LTTE Law by virtue of, pursuant to and in conformity with the provisions of the LTTE Law.

Section 2. The Mayor is hereby authorized to execute the Financial Agreement with the Entity in substantially the form attached hereto and subject to any further review, analysis or modifications that counsel may deem appropriate.

Section 3. During the term of the tax exemption with respect to the Entity, there shall be paid to the City in lieu of any taxes to be paid on the improvements of the Project, an annual service charge determined as provided in the Financial Agreement.

Section 4. Counsel is authorized to prepare, and the Mayor is hereby authorized to execute, any additional documents that may be necessary to implement and carry out the intent of the Financial Agreement.

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

BE IT RESOLVED, that an ordinance entitled "AN ORDINANCE AMENDING AND SUPPLEMENTING THE REVISED GENERAL ORDINANCES OF THE CITY BE IT RESOLVED, that an ordinance entitled "AN ORDINANCE OF THE CITY OF BAYONNE, COUNTY OF HUDSON, NEW JERSEY APPROVING A FINANCIAL AGREEMENT BY AND BETWEEN THE CITY AND QOZ PROSPECT PROPERTY URBAN RENEWAL LLC FOR THE PROPERTY LOCATED AT 33 PROSPECT AVENUE, WHICH IS IDENTIFIED AS BLOCK 455, LOT 1.01 AS SHOWN ON THE OFFICIAL TAX MAP OF THE CITY," just introduced, do now pass a first reading and that a meeting of this Council to be held Wednesday, January 21, 2026 at 6:00 P.M., or as soon thereafter as the matter can be reached, and the Dorothy E. Harrington Council Chamber, Municipal Building, 630 Avenue, Bayonne, New Jersey, are hereby fixed as the time and place when and where such ordinance will be further considered for final passage, at which time and place all persons interested shall be given an opportunity to be heard concerning the same; and, be it further

RESOLVED, that the City Clerk be and is hereby authorized and directed to publish said ordinance according to law, with a notice of its introduction and passage on first reading, and the time and place when and where said ordinance will be further considered for final passage.

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

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19. Council President LaPelusa introduced:

ORDINANCE OF THE MUNICIPAL COUNCIL OF THE CITY OF BAYONNE, COUNTY OF HUDSON, STATE OF NEW JERSEY APPROVING A FINANCIAL AGREEMENT BY AND BETWEEN THE CITY OF BAYONNE AND 2834 EAST 22 URBAN RENEWAL, LLC FOR THE PROPERTY LOCATED AT 28-34 EAST 22ND STREET WHICH PROPERTY IS IDENTIFIED AS BLOCK 212, LOTS 30, 31 AND 32 AS SHOWN ON THE OFFICIAL TAX MAP OF THE CITY OF BAYONNE

WHEREAS, the City of Bayonne, in the County of Hudson, New Jersey (the "City"), public body corporate and politic of the State of New Jersey (the "State"), is authorized pursuant to the Local Redevelopment and Housing Law, N.J.S.A. 40A:12A-1 et seq. (the "Redevelopment Law"), to determine whether certain parcels of land within the City constitute an area in need of rehabilitation and/or an area in need of redevelopment; and

WHEREAS, pursuant to the Redevelopment Law, the Municipal Council of the City of Bayonne (the "City Council") adopted Resolution No. 98-02-04-040, designating the entire City as an area in need of rehabilitation in accordance with N.J.S.A. 40A:12A-14; and

WHEREAS, by Resolution No. 24-01-17-054 dated January 17, 2024, the Municipal Council of the City (the "Municipal Council") designated the property identified as Block 212, Lots 30, 31 and 32 on the Tax Map of the City of Bayonne as a non-condemnation area in need of redevelopment under the Redevelopment Law in accordance with the provisions of N.J.S.A. 40A:12A-6 of the Redevelopment Law (the "Redevelopment Area"); and

WHEREAS, on March 19, 2025, the Municipal Council adopted Ordinance O-18-09 adopting a redevelopment plan titled "28-34 East 22nd Street Redevelopment Plan" dated January 9, 2025 (the "Redevelopment Plan"); and

WHEREAS, by Resolution adopted on January 17, 2024, the Municipal Council has designated 2834 East 22 Urban Renewal, LLC as "redeveloper", as defined in the Redevelopment Law, of Block 212, Lots 30, 31 and 32 to undertake development, redevelopment, and construction on Block 212, Lots 30, 31 and 32 (the "Property") in accordance with the Redevelopment Plan, as amended, and related improvements; and

WHEREAS, 2834 EAST 22 URBAN RENEWAL, LLC (the "Entity") is or will be the owner or long-term lessee of property identified on the Tax Maps of the City as Block 212, Lots 30, 31 and 32 (the "Property"), which Property is more particularly described by the legal description set forth in the application submitted by the Entity as further described herein (the "Application"); and

WHEREAS, the Entity is or will be the designated redeveloper of the Property; and

WHEREAS, the Entity proposes to redevelop the Property with a project that will consist of construction of a five-story residential building, containing 40 residential units, 44 parking spaces utilizing mechanical and surface parking (which includes EV spaces), 22 bicycle parking spaces, approximately 1,540 square feet of rooftop terrace, as well as all other related improvements, in accordance with the Redevelopment Plan (the "Project"); and

WHEREAS, the Entity submitted an application to the City for approval of an exemption for the Project pursuant to the Long-Term Tax Exemption Law, N.J.S.A. 40A:20-1 et seq. (the "LTTE Law"), which Application is attached hereto as Exhibit A; and

WHEREAS, the City and the Entity reviewed the application and negotiated the terms of a financial agreement pursuant to the LTTE Law (the “Financial Agreement”); and

WHEREAS, the Municipal Council finds that the requested tax exemption will benefit the City and its inhabitants by improving the use of the Property and providing economic opportunities for residents through construction and permanent job creation, and the benefits would substantially outweigh the costs, if any, associated with the tax exemption; and

WHEREAS, the Municipal Council further finds that the requested tax exemption is important to the City and that without the incentive of the tax exemption, it is unlikely that the Project will be undertaken; and

WHEREAS, the Municipal Council deems it to be in the best interest of the City to pass an Ordinance authorizing the City to enter into the proposed Financial Agreement with the Entity on the terms and conditions stated in the applicable form of Financial Agreement attached to this Ordinance.

NOW THEREFORE, BE IT ORDAINED THAT THE MUNICIPAL COUNCIL OF THE CITY OF BAYONNE DOES HEREBY ADOPT THE TAX EXEMPTIONS FOR THE ENTITY AS FOLLOWS:

Section 1. The development of the Project is hereby approved for the grant of a tax exemption under the LTTE Law by virtue of, pursuant to and in conformity with the provisions of the LTTE Law.

Section 2. The Mayor is hereby authorized to execute the Financial Agreement with the Entity in substantially the form attached hereto and subject to any further review, analysis or modifications that counsel may deem appropriate.

Section 3. During the term of the tax exemption with respect to the Entity, there shall be paid to the City in lieu of any taxes to be paid on the improvements of the Project, an annual service charge determined as provided in the Financial Agreement.

Section 4. Counsel is authorized to prepare, and the Mayor is hereby authorized to execute, any additional documents that may be necessary to implement and carry out the intent of the Financial Agreement.

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

BE IT RESOLVED, that an ordinance entitled “AN ORDINANCE OF THE CITY OF BAYONNE, COUNTY OF HUDSON, NEW JERSEY APPROVING A FINANCIAL AGREEMENT BY AND BETWEEN THE CITY AND 28-34 EAST 22ND STREET URBAN RENEWAL LLC FOR THE PROPERTY LOCATED AT 28-34 EAST 22ND STREET, WHICH IS IDENTIFIED AS BLOCK 212, LOTS 30, 31 & 32 AS SHOWN ON THE OFFICIAL TAX MAP OF THE CITY,” just introduced, do now pass a first reading and that a meeting of this Council to be held Wednesday, January 21, 2026 at 6:00 P.M., or as soon thereafter as the matter can be reached, and the Dorothy E. Harrington Council Chamber, Municipal Building, 630 Avenue, Bayonne, New Jersey, are hereby fixed as the time and place when and where such ordinance will be further considered for final passage, at which time and place all persons interested shall be given an opportunity to be heard concerning the same; and, be it further

RESOLVED, that the City Clerk be and is hereby authorized and directed to publish said ordinance according to law, with a notice of its introduction and passage on first reading, and the time and place when and where said ordinance will be further considered for final passage.

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

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20. Council Member Booker introduced:

ORDINANCE OF THE MUNICIPAL COUNCIL OF THE CITY OF BAYONNE, COUNTY OF HUDSON, STATE OF NEW JERSEY APPROVING A FINANCIAL AGREEMENT BY AND BETWEEN THE CITY OF BAYONNE AND 1037-1041 BROADWAY URBAN RENEWAL, LLC FOR THE PROPERTY LOCATED AT 1037-1041 BROADWAY WHICH PROPERTY IS

IDENTIFIED AS BLOCK 45, LOT 20 AS SHOWN ON THE OFFICIAL TAX MAP OF THE CITY OF BAYONNE

WHEREAS, the City of Bayonne, in the County of Hudson, New Jersey (the "City"), public body corporate and politic of the State of New Jersey (the "State"), is authorized pursuant to the Local Redevelopment and Housing Law, N.J.S.A. 40A:12A-1 et seq. (the "Redevelopment Law"), to determine whether certain parcels of land within the City constitute an area in need of rehabilitation and/or an area in need of redevelopment; and

WHEREAS, pursuant to the Redevelopment Law, the Municipal Council of the City of Bayonne (the "City Council") adopted Resolution No. 98-02-04-040, designating the entire City as an area in need of rehabilitation in accordance with N.J.S.A. 40A:12A-14; and

WHEREAS, by Resolution No. 25-08-13-076 dated August 13, 2025, the Municipal Council of the City (the "Municipal Council") designated the property identified as Block 45, Lot 20 on the Tax Map of the City of Bayonne as an area in need of redevelopment under the Redevelopment Law in accordance with the provisions of N.J.S.A. 40A:12A-6 of the Redevelopment Law (the "Redevelopment Area"); and

WHEREAS, on December 17, 2025, the Municipal Council adopted Ordinance O-3 adopting a redevelopment plan titled "1037-1041 Redevelopment Plan"(the "Redevelopment Plan"); and

WHEREAS, by Resolution adopted on April 16, 2025, the Municipal Council has designated 1037-1041 Broadway Urban Renewal, LLC as "redeveloper", as defined in the Redevelopment Law, of Block 45, Lot 20 to undertake development, redevelopment, and construction on Block 45, Lot 20 (the "Property") in accordance with the Redevelopment Plan, as amended, and related improvements; and

WHEREAS, 1037-1041 BROADWAY URBAN RENEWAL, LLC (the "Entity") is or will be the owner or long-term lessee of property identified on the Tax Maps of the City as Block 45, Lot 20 (the "Property"), which Property is more particularly described by the legal description set forth in the application submitted by the Entity as further described herein (the "Application"); and

WHEREAS, the Entity is or will be the designated redeveloper of the Property; and

WHEREAS, the Entity proposes to redevelop the Property with a project that will consist of construction of an eight-story mixed-use building, containing 41 residential units, 45 parking spaces, approximately 811 square feet of retail space, common roof decks as well as all other related improvements, in accordance with the Redevelopment Plan (the "Project"); and

WHEREAS, the Entity submitted an application to the City for approval of an exemption for the Project pursuant to the Long-Term Tax Exemption Law, N.J.S.A. 40A:20-1 et seq. (the "LTTE Law"), which Application is attached hereto as Exhibit A; and

WHEREAS, the City and the Entity reviewed the application and negotiated the terms of a financial agreement pursuant to the LTTE Law (the "Financial Agreement"); and

WHEREAS, the Municipal Council finds that the requested tax exemption will benefit the City and its inhabitants by improving the use of the Property and providing economic opportunities for residents through construction and permanent job creation, and the benefits would substantially outweigh the costs, if any, associated with the tax exemption; and

WHEREAS, the Municipal Council further finds that the requested tax exemption is important to the City and that without the incentive of the tax exemption, it is unlikely that the Project will be undertaken; and

WHEREAS, the Municipal Council deems it to be in the best interest of the City to pass an Ordinance authorizing the City to enter into the proposed Financial Agreement with the Entity on the terms and conditions stated in the applicable form of Financial Agreement attached to this Ordinance.

NOW THEREFORE, BE IT ORDAINED THAT THE MUNICIPAL COUNCIL OF THE CITY OF BAYONNE DOES HEREBY ADOPT THE TAX EXEMPTIONS FOR THE ENTITY AS FOLLOWS:

Section 1. The development of the Project is hereby approved for the grant of a tax exemption under the LTTE Law by virtue of, pursuant to and in conformity with the provisions of the LTTE Law.

Section 2. The Mayor is hereby authorized to execute the Financial Agreement with the Entity in substantially the form attached hereto and subject to any further review, analysis or modifications that counsel may deem appropriate.

Section 3. During the term of the tax exemption with respect to the Entity, there shall be paid to the City in lieu of any taxes to be paid on the improvements of the Project, an annual service charge determined as provided in the Financial Agreement.

Section 4. Counsel is authorized to prepare, and the Mayor is hereby authorized to execute, any additional documents that may be necessary to implement and carry out the intent of the Financial Agreement.

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

BE IT RESOLVED, that an ordinance entitled “AN ORDINANCE OF THE CITY OF BAYONNE, COUNTY OF HUDSON, NEW JERSEY APPROVING A FINANCIAL AGREEMENT BY AND BETWEEN THE CITY AND 1037-1041 BROADWAY URBAN RENEWAL LLC FOR THE PROPERTY LOCATED AT 1037-1041 BROADWAY, WHICH IS IDENTIFIED AS BLOCK 45, LOT 26 AS SHOWN ON THE OFFICIAL TAX MAP OF THE CITY,” just introduced, do now pass a first reading and that a meeting of this Council to be held Wednesday, January 21, 2026 at 6:00 P.M., or as soon thereafter as the matter can be reached, and the Dorothy E. Harrington Council Chamber, Municipal Building, 630 Avenue, Bayonne, New Jersey, are hereby fixed as the time and place when and where such ordinance will be further considered for final passage, at which time and place all persons interested shall be given an opportunity to be heard concerning the same; and, be it further

RESOLVED, that the City Clerk be and is hereby authorized and directed to publish said ordinance according to law, with a notice of its introduction and passage on first reading, and the time and place when and where said ordinance will be further considered for final passage.

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

* * * * *

21. Council President LaPelusa introduced:

ORDINANCE OF THE MUNICIPAL COUNCIL OF THE CITY OF BAYONNE, COUNTY OF HUDSON, STATE OF NEW JERSEY APPROVING A FINANCIAL AGREEMENT BY AND BETWEEN THE CITY OF BAYONNE AND 1012-1022 AVENUE C URBAN RENEWAL, LLC FOR THE PROPERTY LOCATED AT 1012-1022 AVENUE C WHICH PROPERTY IS IDENTIFIED AS BLOCK 64, LOTS 2 AND 3 AS SHOWN ON THE OFFICIAL TAX MAP OF THE CITY OF BAYONNE

WHEREAS, the City of Bayonne, in the County of Hudson, New Jersey (the "City"), public body corporate and politic of the State of New Jersey (the "State"), is authorized pursuant to the Local Redevelopment and Housing Law, N.J.S.A. 40A:12A-1 et seq. (the "Redevelopment Law"), to determine whether certain parcels of land within the City constitute an area in need of rehabilitation and/or an area in need of redevelopment; and

WHEREAS, pursuant to the Redevelopment Law, the Municipal Council of the City of Bayonne (the "City Council") adopted Resolution No. 98-02-04-040, designating the entire City as an area in need of rehabilitation in accordance with N.J.S.A. 40A:12A-14; and

WHEREAS, by Resolution No. 23-09-20-060 dated September 20, 2023, the Municipal Council of the City (the "Municipal Council") designated the property identified as Block 64, Lots 2 and 3 on the Tax Map of the City of Bayonne as a non-

condemnation area in need of redevelopment under the Redevelopment Law in accordance with the provisions of N.J.S.A. 40A:12A-6 of the Redevelopment Law (the “Redevelopment Area”); and

WHEREAS, on February 19, 2025, the Municipal Council adopted Ordinance O-2 adopting a redevelopment plan titled “1012-1022 Avenue C Redevelopment Plan” dated November 26, 2024 (the “Redevelopment Plan”); and

WHEREAS, by Resolution adopted on April 16, 2025, the Municipal Council has designated 1012-1022 Avenue C Urban Renewal, LLC as “redeveloper”, as defined in the Redevelopment Law, of Block 64, Lots 2 and 3 to undertake development, redevelopment, and construction on Block 64, Lots 2 and 3 (the “Property”) in accordance with the Redevelopment Plan, as amended, and related improvements; and

WHEREAS, 1012-1022 AVENUE C URBAN RENEWAL, LLC (the “Entity”) is or will be the owner or long-term lessee of property identified on the Tax Maps of the City as Block 64, Lots 2 and 3 (the “Property”), which Property is more particularly described by the legal description set forth in the application submitted by the Entity as further described herein (the “Application”); and

WHEREAS, the Entity is or will be the designated redeveloper of the Property; and

WHEREAS, the Entity proposes to redevelop the Property with a project that will consist of construction of a five-story residential building, containing 40 residential units, 44 parking spaces utilizing mechanical and surface parking (which includes EV spaces), 22 bicycle parking spaces, approximately 1,540 square feet of rooftop terrace, as well as all other related improvements, in accordance with the Redevelopment Plan (the “Project”); and

WHEREAS, the Entity submitted an application to the City for approval of an exemption for the Project pursuant to the Long-Term Tax Exemption Law, N.J.S.A. 40A:20-1 et seq. (the “LTTE Law”), which Application is attached hereto as Exhibit A; and

WHEREAS, the City and the Entity reviewed the application and negotiated the terms of a financial agreement pursuant to the LTTE Law (the “Financial Agreement”); and

WHEREAS, the Municipal Council finds that the requested tax exemption will benefit the City and its inhabitants by improving the use of the Property and providing economic opportunities for residents through construction and permanent job creation, and the benefits would substantially outweigh the costs, if any, associated with the tax exemption; and

WHEREAS, the Municipal Council further finds that the requested tax exemption is important to the City and that without the incentive of the tax exemption, it is unlikely that the Project will be undertaken; and

WHEREAS, the Municipal Council deems it to be in the best interest of the City to pass an Ordinance authorizing the City to enter into the proposed Financial Agreement with the Entity on the terms and conditions stated in the applicable form of Financial Agreement attached to this Ordinance.

NOW THEREFORE, BE IT ORDAINED THAT THE MUNICIPAL COUNCIL OF THE CITY OF BAYONNE DOES HEREBY ADOPT THE TAX EXEMPTIONS FOR THE ENTITY AS FOLLOWS:

Section 1. The development of the Project is hereby approved for the grant of a tax exemption under the LTTE Law by virtue of, pursuant to and in conformity with the provisions of the LTTE Law.

Section 2. The Mayor is hereby authorized to execute the Financial Agreement with the Entity in substantially the form attached hereto and subject to any further review, analysis or modifications that counsel may deem appropriate.

Section 3. During the term of the tax exemption with respect to the Entity, there shall be paid to the City in lieu of any taxes to be paid on the improvements of the Project, an annual service charge determined as provided in the Financial Agreement.

Section 4. Counsel is authorized to prepare, and the Mayor is hereby authorized to execute, any additional documents that may be necessary to implement and carry out the intent of the Financial Agreement.

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

BE IT RESOLVED, that an ordinance entitled “AN ORDINANCE OF THE CITY OF BAYONNE, COUNTY OF HUDSON, NEW JERSEY APPROVING A FINANCIAL AGREEMENT BY AND BETWEEN THE CITY AND 1012-1022 AVENUE C URBAN RENEWAL LLC FOR THE PROPERTY LOCATED AT 1012-1022 AVENUE C, WHICH IS IDENTIFIED AS BLOCK 64, LOTS 2 & 3 AS SHOWN ON THE OFFICIAL TAX MAP OF THE CITY,” just introduced, do now pass a first reading and that a meeting of this Council to be held Wednesday, January 21, 2026 at 6:00 P.M., or as soon thereafter as the matter can be reached, and the Dorothy E. Harrington Council Chamber, Municipal Building, 630 Avenue, Bayonne, New Jersey, are hereby fixed as the time and place when and where such ordinance will be further considered for final passage, at which time and place all persons interested shall be given an opportunity to be heard concerning the same; and, be it further

RESOLVED, that the City Clerk be and is hereby authorized and directed to publish said ordinance according to law, with a notice of its introduction and passage on first reading, and the time and place when and where said ordinance will be further considered for final passage.

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

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22. Council Member Perez introduced:

ORDINANCE OF THE MUNICIPAL COUNCIL OF THE CITY OF BAYONNE, COUNTY OF HUDSON, STATE OF NEW JERSEY APPROVING A FINANCIAL AGREEMENT BY AND BETWEEN THE CITY OF BAYONNE AND BAYONNE PARTNERS URBAN RENEWAL, LLC FOR THE PROPERTY LOCATED AT MEMORIAL BOULEVARD (PENINSULA), WHICH PROPERTY IS IDENTIFIED AS BLOCK 830, LOTS 2.01, 2.02, 3.01, 3.02, 4.01 AND 4.02 (FORMERLY KNOWN AS BLOCK 830, LOT 1.05) AS SHOWN ON THE OFFICIAL TAX MAP OF THE CITY OF BAYONNE

WHEREAS, the City of Bayonne, in the County of Hudson, New Jersey (the "City"), public body corporate and politic of the State of New Jersey (the "State"), is authorized pursuant to the Local Redevelopment and Housing Law, N.J.S.A. 40A:12A-1 et seq. (the "Redevelopment Law"), to determine whether certain parcels of land within the City constitute an area in need of rehabilitation and/or an area in need of redevelopment; and

WHEREAS, pursuant to the Redevelopment Law, the Municipal Council of the City of Bayonne (the "City Council") adopted Resolution No. 98-02-04-040, designating the entire City as an area in need of rehabilitation in accordance with N.J.S.A. 40A:12A-14; and

WHEREAS, on November 23, 1999, in accordance with the criteria set forth in the Redevelopment Law, the City identified and designated the Bayonne Military Ocean Terminal (hereinafter referred to as the “Peninsula”) as an area in need of redevelopment, including that certain property known as Block 830, Lot 1, more specifically 12.5 acres of the Bayonne Bay District defined as B7, B8, B16 and B17 (bordered by Memorial Drive to the North, Center Street to the South, M Street to the East and K Street to the West), on the Bayonne Local Redevelopment Agency Redevelopment Plan for the Peninsula at Bayonne Harbor and the official tax map of the City of Bayonne; and

WHEREAS, previously, the BLRA was designated as the “redevelopment entity” for the Peninsula pursuant to N.J.S.A. 40A:12A-4(c), with responsibility for the implementation of redevelopment plans and the carrying out of redevelopment projects on the Peninsula; and

WHEREAS, the Redevelopment Plan was adopted on July 19, 2006 with subsequent amendments made thereto as described herein; and

WHEREAS, by Ordinance No. O-13-22, adopted on August 14, 2013, the City dissolved the BLRA pursuant to the Local Fiscal Control Law, N.J.S.A. 40:51-20, and became, as a matter of law, the successor-in-interest of all properties owned by the BLRA as of the date of the dissolution, including without limitation, all properties located on the Peninsula owned by BLRA as of such date; and

WHEREAS, the City's fee ownership of all properties owned by BLRA, including those on the Peninsula, was confirmed by Quitclaim Deed from BLRA to the City dated October 16, 2013 and recorded in the Register of Deeds of Hudson County, New Jersey on January 9, 2014, in Deed Book 8952, Page 477 et seq.; and

WHEREAS, the City has determined to act as the "redevelopment entity" for the Property located on the Peninsula (the "Redevelopment Entity"); and

WHEREAS, on July 19, 2006, the Municipal Council adopted an ordinance adopting a redevelopment plan titled the "Bayonne Local Redevelopment Plan for the Peninsula at Bay Harbor" with subsequent amendments made thereto (hereinafter the "Redevelopment Plan"); and

WHEREAS, on November 10, 2015, the Municipal Council adopted Resolution R-6 designating Bayonne Partners Urban Renewal, LLC as "redeveloper", as defined in the Redevelopment Law, of the Property in accordance with the Redevelopment Plan, as amended; and

WHEREAS, on June 21, 2017, the Municipal Council adopted an amended Redevelopment Plan titled "Bayonne Bay East Redevelopment Plan" (the "Amended Redevelopment Plan") dated June 6, 2017, and revised June 19, 2017, and prepared by the City Planning Department which incorporated the properties located at Block 830, Lot 1.05, 1.06, 1.07, and a portion of Memorial Boulevard (the "Redevelopment Area") to the Redevelopment Plan; and

WHEREAS, on October 21, 2020, the Municipal Council adopted a Second Amendment to the Redevelopment Plan titled "Amended Redevelopment Plan for the Peninsula at Bayonne Harbor: Maritime, Lofts and Land Districts" (the "Second Amendment to the Redevelopment Plan")(the original Redevelopment Plan, the Amended Redevelopment Plan and the Second Amendment to the Redevelopment Plan, collectively the "Redevelopment Plan, As Amended"); and

WHEREAS, on November 12, 2025, the Municipal Council adopted an Ordinance adopting a Third Amendment to the Redevelopment Plan titled "Third Amendment, Amended and Restated Bayonne Bay East Redevelopment Plan", (the original Redevelopment Plan, the Amended Redevelopment Plan, the Second Amendment to the Redevelopment Plan, and the Third Amendment to the Redevelopment Plan, collectively the "Redevelopment Plan, As Amended"); and

WHEREAS, BAYONNE PARTNERS URBAN RENEWAL, LLC (the "Entity") is or will be the owner of property identified on the Tax Maps of the City as Block 830, Lots 2.01, 2.02, 3.01, 3.02, 4.01 and 4.02 (formerly Block 830, Lot 1.05) (the "Property"), which Property is more particularly described by the legal description set forth in the application submitted by the Entity (the "Application"); and

WHEREAS, the Entity is the designated redeveloper of the Property; and

WHEREAS, the Entity proposes to redevelop the Property in six (6) phases with construction of six (6) multi-family apartment buildings (one of which may contain up to 10,000 square feet of neighborhood retail space) containing a total of 1,750 residential units, including studio, one- and two-bedroom apartments, along with dedicated parking spaces for tenant amenities, such as lobbies, lounges, swimming pool and other amenities; ground floor commercial space; a centrally located park to provide green space on the Property; approximately 1,169 parking spaces distributed across surface lots and parking decks, as well as related on-site improvements and public improvements, in accordance with the Redevelopment Plan, As Amended (the "Project"); and

WHEREAS, the Entity submitted an application to the City for approval of an exemption for the Project pursuant to the Long-Term Tax Exemption Law, N.J.S.A. 40A:20-1 et seq. (the "LTTE Law"), which Application is attached hereto as Exhibit A; and

WHEREAS, the City and the Entity reviewed the Application and negotiated the terms of a financial agreement pursuant to the LTTE Law (the “Financial Agreement”); and

WHEREAS, the Municipal Council finds that the requested tax exemption will benefit the City and its inhabitants by improving the use of the Property and providing economic opportunities for residents through construction and permanent job creation, and the benefits would substantially outweigh the costs, if any, associated with the tax exemption; and

WHEREAS, the Municipal Council further finds that the requested tax exemption is important to the City and that without the incentive of the tax exemption, it is unlikely that the Project will be undertaken; and

WHEREAS, the Municipal Council deems it to be in the best interest of the City to pass an Ordinance authorizing the City to enter into the proposed Financial Agreement with the Entity on the terms and conditions stated in the applicable form of Financial Agreement attached to this Ordinance.

NOW THEREFORE, BE IT ORDAINED THAT THE MUNICIPAL COUNCIL OF THE CITY OF BAYONNE DOES HEREBY ADOPT THE TAX EXEMPTIONS FOR THE ENTITY AS FOLLOWS:

Section 1. The development of the Project is hereby approved for the grant of a tax exemption under the LTTE Law by virtue of, pursuant to and in conformity with the provisions of the LTTE Law.

Section 2. The Mayor is hereby authorized to execute the Financial Agreement with the Entity in substantially the form attached hereto and subject to any further review, analysis or modifications that counsel may deem appropriate.

Section 3. During the term of the tax exemption with respect to the Entity, there shall be paid to the City in lieu of any taxes to be paid on the improvements of the Project, an annual service charge determined as provided in the Financial Agreement.

Section 4. Counsel is authorized to prepare, and the Mayor is hereby authorized to execute, any additional documents that may be necessary to implement and carry out the intent of the Financial Agreement.

Council Member Perez moved the following resolution, seconded by Council Member Weimmer, which was read by the Clerk and adopted

BE IT RESOLVED, that an ordinance entitled “AN ORDINANCE OF THE CITY OF BAYONNE, COUNTY OF HUDSON, NEW JERSEY APPROVING A FINANCIAL AGREEMENT FOR THE PROPERTY DESIGNATED AS THE ENTIRETY OF BLOCK 830,” just introduced, do now pass a first reading and that a meeting of this Council to be held Wednesday, January 21, 2026 at 6:00 P.M., or as soon thereafter as the matter can be reached, and the Dorothy E. Harrington Council Chamber, Municipal Building, 630 Avenue, Bayonne, New Jersey, are hereby fixed as the time and place when and where such ordinance will be further considered for final passage, at which time and place all persons interested shall be given an opportunity to be heard concerning the same; and, be it further

RESOLVED, that the City Clerk be and is hereby authorized and directed to publish said ordinance according to law, with a notice of its introduction and passage on first reading, and the time and place when and where said ordinance will be further considered for final passage.

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

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23. Council President LaPelusa introduced:

ORDINANCE OF THE MUNICIPAL COUNCIL OF THE CITY OF BAYONNE, COUNTY OF HUDSON, STATE OF NEW JERSEY APPROVING AN AMENDED FINANCIAL AGREEMENT BY AND BETWEEN THE CITY OF BAYONNE AND SHREE LAKSHMI VARDAYINI URBAN RENEWAL, LLC FOR THE PROPERTY LOCATED AT HARBOR STATION SOUTH, WHICH PROPERTY IS IDENTIFIED AS BLOCK 751, LOTS 1.06, 1.07,

1.08, 1.09, 1.10, 1.12, 1.14 AND 1.16 AS SHOWN ON THE OFFICIAL TAX MAP OF THE CITY OF BAYONNE

WHEREAS, the City of Bayonne, in the County of Hudson, New Jersey (the "City"), public body corporate and politic of the State of New Jersey (the "State"), is authorized pursuant to the Local Redevelopment and Housing Law, N.J.S.A. 40A:12A-1 et seq. (the "Redevelopment Law"), to determine whether certain parcels of land within the City constitute an area in need of rehabilitation and/or an area in need of redevelopment; and

WHEREAS, pursuant to the Redevelopment Law, the Municipal Council of the City of Bayonne (the "Municipal Council") adopted Resolution No. 98-02-04-040, designating the entire City as an area in need of rehabilitation in accordance with N.J.S.A. 40A:12A-14; and

WHEREAS, pursuant to Ordinance #O-16-1, on January 20, 2016, the City adopted a redevelopment plan with respect to Harbor Station South entitled "Redevelopment Plan for the Peninsula at Bayonne Harbor - Harbor Station South City of Bayonne Hudson County, New Jersey December 2015," which then was amended by Ordinance O-18-36, on July 18, 2018, and O-24-46 on August 14, 2024 (hereinafter referred to as the "Redevelopment Plan"); and

WHEREAS, the Redevelopment Plan supersedes and replaces all prior redevelopment plans applicable to the Redevelopment Area; and

WHEREAS, MAHALAXMI BAYONNE, LLC ("Original Redeveloper"), an entity owned, controlled or affiliated with certain family members which are principals of SHREE LAKSHMI VARDAYINI URBAN RENEWAL LLC, redeveloper entity for Lots 1.04, 1.11 & 1.15 on Block 751, was the designated redeveloper of the Property and other properties pursuant to a Redevelopment and Purchase and Sale Agreement, dated February 21, 2017 (the "Original Redevelopment Agreement"); and

WHEREAS, in connection with the Original Redevelopment Agreement, the City has sold and affiliates of the Original Redeveloper have purchased the Property for redevelopment purposes, with the exception of Lot 1.13, within the same rectangular portion of Block 751 as Lot 1.12, which will be conveyed to the Entity on the terms set forth in the Original Redevelopment Agreement; and

WHEREAS, Original Redeveloper has assigned all of its right, title and interest in the Original Redevelopment Agreement to the various affiliated entities pursuant to assignments, consented to by the City; and

WHEREAS, the Parties recognized that, certain rights and obligations under the Original Redevelopment Agreement needed to be clarified and modified and that in order to accomplish the proper division of rights and obligations, the Original Redevelopment Agreement has been separated into two redevelopment agreements, one with the Entity as the redeveloper of the Property and one with the new redeveloper entity for Lots 1.04, 1.11 & 1.15 on Block 751; and

WHEREAS, the Affiliates of the Entity to which the Original Redeveloper had assigned its interests under the Original Redevelopment Agreement with respect to the Property have assigned their rights under the Original Redevelopment Agreement to the Entity which has thereby become the successor to the Original Redeveloper's rights under the Original Redevelopment Agreement, and the City and the Entity have entered into a modified new redevelopment agreement for the Property (the "Redevelopment Agreement"); and

WHEREAS, certain Affiliates of the Entity had submitted applications to the City for approval of an exemption for projects to be developed pursuant to the Original Redevelopment Agreement, pursuant to the Long Term Tax Exemption Law (collectively, "Original Applications"); and

WHEREAS, in 2017, the Municipal Council adopted an ordinance approving the application and Agreement for tax exemption of GAURI SHANKAR FLAGSHIP URBAN RENEWAL, LLC ("Gauri") for the construction of the Project located on Block 751, Lot 1.01 (now known as Lot 1.06) and authorized the execution of a financial agreement pursuant thereto (the "Gauri Financial Agreement"); and

WHEREAS, on November 7, 2018, the Municipal Council adopted Ordinance No. O-18-67, entitled, "Ordinance of the City of Bayonne, County of Hudson. New Jersey

approving the application and Agreement for tax exemption of DEVI MATA FLAGSHIP URBAN RENEWAL, LLC (“Devi”) for the construction of the Project located on Block 751, Lot 1.03 (now known as Lot 1.07) and authorized the execution of a financial agreement pursuant thereto; and

WHEREAS, on June 19, 2019, the Municipal Council adopted Ordinance No. O-19-40, entitled, "Ordinance of the City of Bayonne, County of Hudson approving a Financial Agreement by and between the City of Bayonne and MALAKSHMI GOLDSBOROUGH URBAN RENEWAL, LLC" (“Malakshmi”) for the construction of the Project located on Block 751, Lot 1.05 and part of 1.01 (now known as Lots 1.08, 1.09, and 1.12) and authorized the execution of a financial agreement pursuant thereto (collectively the financial agreements with Guari, Devi and Malakshmi described above are referred to herein as the “Original Financial Agreements”); and

WHEREAS, the Affiliates of the Entity who were parties to the Original Financial Agreements have assigned their rights under the Original Financial Agreements to the Entity, and thus the Entity has become the successor to the rights and obligations under the Original Financial Agreements; and

WHEREAS, SHREE LAKSHMI VARDAYINI URBAN RENEWAL, LLC (the “Entity”) is or will be the owner or long-term lessee of property identified on the Tax Maps of the City as Block 751, Lots 1.06, 1.07, 1.08, 1.09, 1.10, 1.12, 1.14 and 1.16 (the “Property”), which Property is more particularly described by the legal description set forth in the application submitted by the Entity as further described herein (the “Application”); and

WHEREAS, the Entity is or will be the designated redeveloper of the Property; and

WHEREAS, the Entity submitted an application to the City for approval of an exemption for the Project pursuant to the Long-Term Tax Exemption Law, N.J.S.A. 40A:20-1 et seq. (the “LTTE Law”), which Application is attached hereto as Exhibit A; and

WHEREAS, the City and the Entity reviewed the application and negotiated the terms of an amended financial agreement pursuant to the LTTE Law (the “Amended Financial Agreement”); and

WHEREAS, the Municipal Council finds that the requested tax exemption will benefit the City and its inhabitants by improving the use of the Property and providing economic opportunities for residents through construction and permanent job creation, and the benefits would substantially outweigh the costs, if any, associated with the tax exemption; and

WHEREAS, the Municipal Council further finds that the requested tax exemption is important to the City and that without the incentive of the tax exemption, it is unlikely that the Project will be undertaken; and

WHEREAS, the Municipal Council deems it to be in the best interest of the City to pass an Ordinance authorizing the City to enter into the proposed Amended Financial Agreement with the Entity on the terms and conditions stated in the applicable form of Amended Financial Agreement attached to this Ordinance.

NOW THEREFORE, BE IT ORDAINED THAT THE MUNICIPAL COUNCIL OF THE CITY OF BAYONNE DOES HEREBY ADOPT THE TAX EXEMPTIONS FOR THE ENTITY AS FOLLOWS:

Section 1. The development of the Project is hereby approved for the grant of a tax exemption under the LTTE Law by virtue of, pursuant to and in conformity with the provisions of the LTTE Law.

Section 2. The Mayor is hereby authorized to execute the Amended Financial Agreement with the Entity in substantially the form attached hereto and subject to any further review, analysis or modifications that counsel may deem appropriate.

Section 3. During the term of the tax exemption with respect to the Entity, there shall be paid to the City in lieu of any taxes to be paid on the improvements of the Project, an annual service charge determined as provided in the Amended Financial Agreement.

Section 4. Counsel is authorized to prepare, and the Mayor is hereby authorized to execute, any additional documents that may be necessary to implement and carry out the intent of the Amended Financial Agreement.

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

BE IT RESOLVED, that an ordinance entitled “AN ORDINANCE OF THE CITY OF BAYONNE, COUNTY OF HUDSON, NEW JERSEY APPROVING AN AMENDED FINANCIAL AGREEMENT BY AND BETWEEN THE CITY AND SHREE LAKSHMI VARDAYINI URBAN RENEWAL LLC FOR THE PROPERTY IDENTIFED AS BLOCK 751, LOTS 1.06, 1.07, 1.08, 1.09, 1.10, 1.12, 1.14 & 1.16 AS SHOWN ON THE OFFICIAL TAX MAP OF THE CITY,” just introduced, do now pass a first reading and that a meeting of this Council to be held Wednesday, January 21, 2026 at 6:00 P.M., or as soon thereafter as the matter can be reached, and the Dorothy E. Harrington Council Chamber, Municipal Building, 630 Avenue, Bayonne, New Jersey, are hereby fixed as the time and place when and where such ordinance will be further considered for final passage, at which time and place all persons interested shall be given an opportunity to be heard concerning the same; and, be it further

RESOLVED, that the City Clerk be and is hereby authorized and directed to publish said ordinance according to law, with a notice of its introduction and passage on first reading, and the time and place when and where said ordinance will be further considered for final passage.

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

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24. Council President LaPelusa introduced:

ORDINANCE OF THE MUNICIPAL COUNCIL OF THE CITY OF BAYONNE, COUNTY OF HUDSON, STATE OF NEW JERSEY APPROVING AN AMENDED FINANCIAL AGREEMENT BY AND BETWEEN THE CITY OF BAYONNE AND BAYONNE BAY DEVELOPERS URBAN RENEWAL, LLC FOR THE PROPERTY LOCATED AT THE PENINSULA, WHICH PROPERTY IS IDENTIFIED AS BLOCK 820, LOT 1 AS SHOWN ON THE OFFICIAL TAX MAP OF THE CITY OF BAYONNE

WHEREAS, the City of Bayonne, in the County of Hudson, New Jersey (the "City"), public body corporate and politic of the State of New Jersey (the "State"), is authorized pursuant to the Local Redevelopment and Housing Law, N.J.S.A. 40A:12A-1 et seq. (the "Redevelopment Law"), to determine whether certain parcels of land within the City constitute an area in need of rehabilitation and/or an area in need of redevelopment; and

WHEREAS, pursuant to the Redevelopment Law, the Municipal Council of the City of Bayonne (the "City Council") adopted Resolution No. 98-02-04-040, designating the entire City as an area in need of rehabilitation in accordance with N.J.S.A. 40A:12A-14; and

WHEREAS, on March 15, 2015, the City and Bayonne Bay Developers Urban Renewal, LLC (the "Entity") entered into an amended and restated redevelopment and purchase and sale agreement dated August 21, 2015 providing for the acquisition and redevelopment of the property identified as Block 820, Lot 1 (the "Property") as shown on the official tax map of the City of Bayonne by the Entity (the "Redevelopment Agreement"), as amended; and

WHEREAS, on January 20, 2016, the City Council adopted an amended redevelopment plan titled "Bayonne Bay West Redevelopment City of Bayonne, Hudson County, New Jersey dated November 2015" (the "Redevelopment Plan"); and

WHEREAS, the proposed project to be undertaken on the Property is the construction in Phases of a multi-family, multi-building, multi-phase residential project, all as may be modified in connection with applications for site plan approval (the "Project"); and

WHEREAS, the Entity submitted an application to the City for the approval of a tax exemption for the Project; and

WHEREAS, on July 22, 2015, the City and the Entity adopted an ordinance approving a Financial Agreement for the Property (the “Financial Agreement”); and

WHEREAS, the Parties have negotiated a First Amendment to the Financial Agreement to provide for phasing of the Project in accordance with N.J.S.A. 40A:20-12(a)(2); and

WHEREAS, BAYONNE BAY DEVELOPERS URBAN RENEWAL, LLC is or will be the owner or long-term lessee of property identified on the official tax map of the City as Block 820, Lot 1, which Property is more particularly described by the legal description set forth in the application submitted by the Entity as further described herein (the “Application”); and

WHEREAS, the Entity is or will be the designated redeveloper of the Property; and

WHEREAS, the Entity proposes to redevelop the Property with a multi-family, multi-building, multi-phase residential project, in accordance with the Redevelopment Plan (the “Project”); and

WHEREAS, the Entity submitted an application to the City for approval of an exemption for the Project pursuant to the Long-Term Tax Exemption Law, N.J.S.A. 40A:20-1 et seq. (the “LTTE Law”), which Application is attached hereto as Exhibit A; and

WHEREAS, as stated above, the City and the Entity reviewed the application and negotiated the terms of an amended financial agreement pursuant to the LTTE Law (the “Amended Financial Agreement”); and

WHEREAS, the Municipal Council finds that the requested tax exemption will benefit the City and its inhabitants by improving the use of the Property and providing economic opportunities for residents through construction and permanent job creation, and the benefits would substantially outweigh the costs, if any, associated with the tax exemption; and

WHEREAS, the Municipal Council further finds that the requested tax exemption is important to the City and that without the incentive of the tax exemption, it is unlikely that the Project will be undertaken; and

WHEREAS, the Municipal Council deems it to be in the best interest of the City to pass an Ordinance authorizing the City to enter into the proposed Amended Financial Agreement with the Entity on the terms and conditions stated in the applicable form of Amended Financial Agreement attached to this Ordinance.

NOW THEREFORE, BE IT ORDAINED THAT THE MUNICIPAL COUNCIL OF THE CITY OF BAYONNE DOES HEREBY ADOPT THE TAX EXEMPTIONS FOR THE ENTITY AS FOLLOWS:

Section 1. The development of the Project is hereby approved for the grant of a tax exemption under the LTTE Law by virtue of, pursuant to and in conformity with the provisions of the LTTE Law.

Section 2. The Mayor is hereby authorized to execute the Amended Financial Agreement with the Entity in substantially the form attached hereto and subject to any further review, analysis or modifications that counsel may deem appropriate.

Section 3. During the term of the tax exemption with respect to the Entity, there shall be paid to the City in lieu of any taxes to be paid on the improvements of the Project, an annual service charge determined as provided in the Amended Financial Agreement.

Section 4. Counsel is authorized to prepare, and the Mayor is hereby authorized to execute, any additional documents that may be necessary to implement and carry out the intent of the Amended Financial Agreement.

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

BE IT RESOLVED, that an ordinance entitled “AN ORDINANCE OF THE CITY OF BAYONNE, COUNTY OF HUDSON, NEW JERSEY APPROVING AN AMENDED FINANCIAL AGREEMENT BY AND BETWEEN THE CITY AND BAYONNE BAY DEVELOPERS URBAN RENEWAL LLC,” just introduced, do now pass a first reading and that a meeting of this Council to be held Wednesday, January 21, 2026 at 6:00 P.M., or as soon thereafter as the matter can be reached, and the Dorothy E. Harrington Council Chamber, Municipal Building, 630 Avenue, Bayonne, New Jersey, are hereby fixed as the time and place when and where such ordinance will be further considered for final passage, at which time and place all persons interested shall be given an opportunity to be heard concerning the same; and, be it further

RESOLVED, that the City Clerk be and is hereby authorized and directed to publish said ordinance according to law, with a notice of its introduction and passage on first reading, and the time and place when and where said ordinance will be further considered for final passage.

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

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25. Council Member Booker introduced:

AN ORDINANCE OF THE CITY OF BAYONNE, COUNTY OF HUDSON, NEW JERSEY ADOPTING A REDEVELOPMENT PLAN PREPARED BY THE CITY OF BAYONNE DIVISION OF PLANNING AND ZONING, FOR THE PROPERTY LOCATED AT 508 AVENUE A, 510-514 AVENUE A AND 134-136 WEST 22ND STREET AND IDENTIFIED AS BLOCK 208, LOTS 1.01, 4 AND 35 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.

WHEREAS, the City of Bayonne, in the County of Hudson, New Jersey (the “City”), a public body corporate and politic of the State of New Jersey (the “State”), is authorized pursuant to the Local Redevelopment and Housing Law, N.J.S.A. 40A:12A-1 et seq. (the “Redevelopment Law”), to determine whether certain parcels of land within the City constitute an area in need of rehabilitation and/or an area in need of redevelopment; and

WHEREAS, pursuant to the Redevelopment Law, the Municipal Council of the City (the “Municipal Council”) adopted Resolution No. 98-02-04-040, designating the entire City as an area in need of rehabilitation in accordance with N.J.S.A. 40A:12A-14; and

WHEREAS, pursuant to the provisions of N.J.S.A. 40A:12A-7(e) and N.J.S.A. 40A:12A-15 of the Redevelopment Law, the Planning Board, through the City’s staff and/or Planning Board professionals, is permitted to prepare or amend a redevelopment plan; and

WHEREAS, by Resolution No. 25-09-17-050 dated September 17, 2025, the Municipal Council of the City (the “Municipal Council”) designated the property identified as Block 208, Lots 1.01, 4 and 35 on the Tax Map of the City of Bayonne as an area in need of redevelopment under the Redevelopment Law in accordance with the provisions of N.J.S.A. 40A:12A-6 of the Redevelopment Law (the “Redevelopment Area”); and

WHEREAS, the City of Bayonne, Division of Planning & Zoning, Department of Municipal Services prepared a redevelopment plan for the Redevelopment Area titled “510-514 Avenue A, 508 Avenue A, 134-136 West 22nd Street Redevelopment Plan. Block 208, Lots 1.01, 4, and 35” dated November 26, 2025 (the “Redevelopment Plan”); and

WHEREAS, the Planning Board reviewed the Redevelopment Plan in accordance with the Redevelopment Law, and on December 9, 2025, conducted a public hearing wherein the Planning Board recommended the adoption of the Redevelopment Plan, and concluded that said Redevelopment Plan is consistent with the Master Plan of the City of Bayonne; and

WHEREAS, the Municipal Council believes that the adoption of the Redevelopment Plan is in the best interest of the City for the redevelopment of the Property.

NOW THEREFORE, BE IT ORDAINED BY THE MUNICIPAL COUNCIL OF THE CITY OF BAYONNE, NEW JERSEY AS FOLLOWS:

Section 1. The aforementioned recitals are incorporated herein as though fully set forth at length.

Section 2. The Redevelopment Plan for property identified as Block 208, Lots 1.01, 4 and 35 on the Tax Map of the City of Bayonne is hereby adopted pursuant to the terms of N.J.S.A. 40A:12A-7 of the Redevelopment Law.

Section 3. The zoning district map in the zoning ordinance of the City is hereby amended to include the Property per the boundaries described in the Redevelopment Plan and the provisions thereon.

Section 4. If any part of this Ordinance shall be deemed invalid, such parts shall be severed and the invalidity thereby shall not affect the remaining parts of this Ordinance.

Section 5. A copy of this Ordinance and the Redevelopment Plan (upon completion) shall be available for public inspection at the office of the City Clerk during regular business hours.

Section 6. This Ordinance shall take effect in accordance with all applicable laws.

Council Member Booker moved the following resolution, seconded by Council Member Perez, which was read by the Clerk and adopted

BE IT RESOLVED, that an ordinance entitled “AN ORDINANCE OF THE CITY OF BAYONNE, COUNTY OF HUDSON, NEW JERSEY ADOPTING A REDEVELOPMENT PLAN FOR THE PROPERTY LOCATED AT 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 OFFICIAL TAX MAP OF THE CITY, PURSUANT TO THE LOCAL REDEVELOPMENT AND HOUSING LAW, N.J.S.A. 40A:12A-1 ET SEQ.,” just introduced, do now pass a first reading and that a meeting of this Council to be held Wednesday, January 17, 2026 at 6:00 P.M., or as soon thereafter as the matter can be reached, and the Dorothy E. Harrington Council Chamber, Municipal Building, 630 Avenue, Bayonne, New Jersey, are hereby fixed as the time and place when and where such ordinance will be further considered for final passage, at which time and place all persons interested shall be given an opportunity to be heard concerning the same; and, be it further

RESOLVED, that the City Clerk be and is hereby authorized and directed to publish said ordinance according to law, with a notice of its introduction and passage on first reading, and the time and place when and where said ordinance will be further considered for final passage, and to forward a copy of said ordinance to the planning board for its review of and a report regarding same pursuant to NJSA 40:55D-26.

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

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26. Council Member Weimmer introduced:

AN ORDINANCE OF THE CITY OF BAYONNE, COUNTY OF HUDSON, NEW JERSEY ADOPTING A REDEVELOPMENT PLAN PREPARED BY THE CITY OF BAYONNE DIVISION OF PLANNING AND ZONING, FOR THE PROPERTY LOCATED AT 657-663 BROADWAY AND IDENTIFIED AS BLOCK 158, LOTS 22, 23 AND 24 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.

WHEREAS, the City of Bayonne, in the County of Hudson, New Jersey (the “City”), a public body corporate and politic of the State of New Jersey (the “State”), is authorized pursuant to the Local Redevelopment and Housing Law, N.J.S.A. 40A:12A-1 et seq. (the “Redevelopment Law”), to determine whether certain parcels of land within the City constitute an area in need of rehabilitation and/or an area in need of redevelopment; and

WHEREAS, pursuant to the Redevelopment Law, the Municipal Council of the City (the "Municipal Council") adopted Resolution No. 98-02-04-040, designating the entire City as an area in need of rehabilitation in accordance with N.J.S.A. 40A:12A-14; and

WHEREAS, pursuant to the provisions of N.J.S.A. 40A:12A-7(e) and N.J.S.A. 40A:12A-15 of the Redevelopment Law, the Planning Board, through the City's staff and/or Planning Board professionals, is permitted to prepare or amend a redevelopment plan; and

WHEREAS, by Resolution No. 24-12-18-076 dated December 18, 2024, the Municipal Council of the City (the "Municipal Council") designated the property identified as Block 158, Lots 22, 23 and 24 on the Tax Map of the City of Bayonne as an area in need of redevelopment under the Redevelopment Law in accordance with the provisions of N.J.S.A. 40A:12A-6 of the Redevelopment Law (the "Redevelopment Area"); and

WHEREAS, the City of Bayonne, Division of Planning & Zoning, Department of Municipal Services prepared a redevelopment plan for the Redevelopment Area titled "657-663 Broadway Redevelopment Plan, Block 158; Lots 22, 23 and 24" dated November 25, 2025 (the "Redevelopment Plan"); and

WHEREAS, the Planning Board reviewed the Redevelopment Plan in accordance with the Redevelopment Law, and on December 3, 2025, conducted a public hearing wherein the Planning Board recommended the adoption of the Redevelopment Plan, and concluded that said Redevelopment Plan is consistent with the Master Plan of the City of Bayonne; and

WHEREAS, the Municipal Council believes that the adoption of the Redevelopment Plan is in the best interest of the City for the redevelopment of the Property.

NOW THEREFORE, BE IT ORDAINED BY THE MUNICIPAL COUNCIL OF THE CITY OF BAYONNE, NEW JERSEY AS FOLLOWS:

Section 1. The aforementioned recitals are incorporated herein as though fully set forth at length.

Section 2. The Redevelopment Plan for property identified as Block 158, Lots 22, 23 and 24 on the Tax Map of the City of Bayonne is hereby adopted pursuant to the terms of N.J.S.A. 40A:12A-7 of the Redevelopment Law.

Section 3. The zoning district map in the zoning ordinance of the City is hereby amended to include the Property per the boundaries described in the Redevelopment Plan and the provisions thereon.

Section 4. If any part of this Ordinance shall be deemed invalid, such parts shall be severed and the invalidity thereby shall not affect the remaining parts of this Ordinance.

Section 5. A copy of this Ordinance and the Redevelopment Plan (upon completion) shall be available for public inspection at the office of the City Clerk during regular business hours.

Section 6. This Ordinance shall take effect in accordance with all applicable laws.

Council Member Weimmer moved the following resolution, seconded by Council Member Booker, which was read by the Clerk and adopted

BE IT RESOLVED, that an ordinance entitled "AN ORDINANCE OF THE CITY OF BAYONNE, COUNTY OF HUDSON, NEW JERSEY ADOPTING A REDEVELOPMENT PLAN FOR THE PROPERTY LOCATED AT 657-663 BROADWAY, WHICH IS IDENTIFIED AS BLOCK 158, LOTS 22, 23 & 24 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.," just introduced, do now pass a first reading and that a meeting of this Council to be held Wednesday, January 17, 2026 at 6:00 P.M., or as soon thereafter as the matter can be reached, and the Dorothy E. Harrington Council Chamber, Municipal Building, 630 Avenue, Bayonne, New Jersey, are hereby fixed as the time and place when and where such ordinance will be further considered for final

passage, at which time and place all persons interested shall be given an opportunity to be heard concerning the same; and, be it further

RESOLVED, that the City Clerk be and is hereby authorized and directed to publish said ordinance according to law, with a notice of its introduction and passage on first reading, and the time and place when and where said ordinance will be further considered for final passage, and to forward a copy of said ordinance to the planning board for its review of and a report regarding same pursuant to NJSA 40:55D-26.

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

* * * * *

27. Council Member Perez introduced:

AN ORDINANCE OF THE CITY OF BAYONNE, COUNTY OF HUDSON, NEW JERSEY ADOPTING A REDEVELOPMENT PLAN FOR THE PROPERTY LOCATED AT 120-122 WEST 33RD STREET IDENTIFIED AS BLOCK 143, LOT 28 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.

WHEREAS, the City of Bayonne, in the County of Hudson, New Jersey (the “City”), a public body corporate and politic of the State of New Jersey (the “State”), is authorized pursuant to the Local Redevelopment and Housing Law, *N.J.S.A. 40A:12A-1 et seq.* (the “Redevelopment Law”), to determine whether certain parcels of land within the City constitute an area in need of rehabilitation and/or an area in need of redevelopment; and

WHEREAS, pursuant to the Redevelopment Law, the Municipal Council of the City (the “Municipal Council”) adopted Resolution No. 98-02-04-040, designating the entire City as an area in need of rehabilitation in accordance with *N.J.S.A. 40A:12A-14*; and

WHEREAS, pursuant to the provisions of *N.J.S.A. 40A:12A-7(e)* and *N.J.S.A. 40A:12A-15* of the Redevelopment Law, the Planning Board, through the City’s staff and/or Planning Board professionals, is permitted to prepare or amend a redevelopment plan; and

WHEREAS, by Resolution No. 25-07-16-049, the Municipal Council designated the property located at 120-122 West 33rd Street and identified as Block 143, Lot 28 on the Tax Map of the City of Bayonne as an area in need of redevelopment under the Redevelopment Law in accordance with the provisions of *N.J.S.A. 40A:12A-6* of the Redevelopment Law (the “Redevelopment Area”); and

WHEREAS, the City of Bayonne, Division of Planning & Zoning, Department of Municipal Services has prepared a redevelopment plan for the Redevelopment Area (the “Redevelopment Plan”); and

WHEREAS, the Municipal Council believes that the adoption of the Redevelopment Plan is in the best interest of the City for the redevelopment of the Property.

NOW THEREFORE, BE IT ORDAINED BY THE MUNICIPAL COUNCIL OF THE CITY OF BAYONNE, NEW JERSEY AS FOLLOWS:

Section 1. The aforementioned recitals are incorporated herein as though fully set forth at length.

Section 2. The Redevelopment Plan for property identified as Block 143, Lot 28 on the Tax Map of the City of Bayonne is hereby adopted pursuant to the terms of *N.J.S.A. 40A:12A-7* of the Redevelopment Law.

Section 3. The zoning district map in the zoning ordinance of the City is hereby amended to include the Property per the boundaries described in the Redevelopment Plan and the provisions thereon.

Section 4. If any part of this Ordinance shall be deemed invalid, such parts shall be severed and the invalidity thereby shall not affect the remaining parts of this Ordinance.

Section 5. A copy of this Ordinance and the Redevelopment Plan (upon completion) shall be available for public inspection at the office of the City Clerk during regular business hours.

Section 6. This Ordinance shall take effect in accordance with all applicable laws.

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

BE IT RESOLVED, that an ordinance entitled “AN ORDINANCE OF THE CITY OF BAYONNE, COUNTY OF HUDSON, NEW JERSEY ADOPTING A REDEVELOPMENT PLAN FOR THE PROPERTY LOCATED AT 120-122 WEST 33RD STREET, WHICH IS IDENTIFIED AS BLOCK 143, LOT 28 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.,” just introduced, do now pass a first reading and that a meeting of this Council to be held Wednesday, January 17, 2026 at 6:00 P.M., or as soon thereafter as the matter can be reached, and the Dorothy E. Harrington Council Chamber, Municipal Building, 630 Avenue, Bayonne, New Jersey, are hereby fixed as the time and place when and where such ordinance will be further considered for final passage, at which time and place all persons interested shall be given an opportunity to be heard concerning the same; and, be it further

RESOLVED, that the City Clerk be and is hereby authorized and directed to publish said ordinance according to law, with a notice of its introduction and passage on first reading, and the time and place when and where said ordinance will be further considered for final passage, and to forward a copy of said ordinance to the planning board for its review of and a report regarding same pursuant to NJSA 40:55D-26.

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

* * * * *

28. Council President LaPelusa introduced:

AN ORDINANCE OF THE CITY OF BAYONNE, COUNTY OF HUDSON, NEW JERSEY ADOPTING A REDEVELOPMENT PLAN PREPARED BY THE CITY OF BAYONNE DIVISION OF PLANNING AND ZONING, FOR THE PROPERTY LOCATED AT 653-657 AVENUE E, 659 AVENUE E AND 47 EAST 41ST STREET IDENTIFIED AS BLOCK 98, LOTS 13, 14 AND 15 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.

WHEREAS, the City of Bayonne, in the County of Hudson, New Jersey (the “City”), a public body corporate and politic of the State of New Jersey (the “State”), is authorized pursuant to the Local Redevelopment and Housing Law, N.J.S.A. 40A:12A-1 *et seq.* (the “Redevelopment Law”), to determine whether certain parcels of land within the City constitute an area in need of rehabilitation and/or an area in need of redevelopment; and

WHEREAS, pursuant to the Redevelopment Law, the Municipal Council of the City (the “Municipal Council”) adopted Resolution No. 98-02-04-040, designating the entire City as an area in need of rehabilitation in accordance with N.J.S.A. 40A:12A-14; and

WHEREAS, pursuant to the provisions of N.J.S.A. 40A:12A-7(e) and N.J.S.A. 40A:12A-15 of the Redevelopment Law, the Planning Board, through the City’s staff and/or Planning Board professionals, is permitted to prepare or amend a redevelopment plan; and

WHEREAS, by Resolution No. 24-04-17-076 dated April 17, 2024, the Municipal Council of the City (the “Municipal Council”) designated the property identified as Block 98, Lots 13, 14 and 15 on the Tax Map of the City of Bayonne as an area in need of redevelopment under the Redevelopment Law in accordance with the provisions of N.J.S.A. 40A:12A-6 of the Redevelopment Law (the “Redevelopment Area”); and

WHEREAS, the City of Bayonne, Division of Planning & Zoning, Department of Municipal Services prepared a redevelopment plan for the Redevelopment Area titled “653-657 Avenue E, 659 Avenue E, and 47 East 41st Street Redevelopment Plan, Block 98, Lots 13, 14 and 15” dated November 26, 2025 (the “Redevelopment Plan”); and

WHEREAS, the Planning Board reviewed the Redevelopment Plan in accordance with the Redevelopment Law, and on December 9, 2025, conducted a public hearing wherein the Planning Board recommended the adoption of the Redevelopment Plan, and concluded that said Redevelopment Plan is consistent with the Master Plan of the City of Bayonne; and

WHEREAS, the Municipal Council believes that the adoption of the Redevelopment Plan is in the best interest of the City for the redevelopment of the Property.

NOW THEREFORE, BE IT ORDAINED BY THE MUNICIPAL COUNCIL OF THE CITY OF BAYONNE, NEW JERSEY AS FOLLOWS:

Section 1. The aforementioned recitals are incorporated herein as though fully set forth at length.

Section 2. The Redevelopment Plan for property identified as Block 98, Lots 13, 14 and 15 on the Tax Map of the City of Bayonne is hereby adopted pursuant to the terms of N.J.S.A. 40A:12A-7 of the Redevelopment Law.

Section 3. The zoning district map in the zoning ordinance of the City is hereby amended to include the Property per the boundaries described in the Redevelopment Plan and the provisions thereon.

Section 4. If any part of this Ordinance shall be deemed invalid, such parts shall be severed and the invalidity thereby shall not affect the remaining parts of this Ordinance.

Section 5. A copy of this Ordinance and the Redevelopment Plan (upon completion) shall be available for public inspection at the office of the City Clerk during regular business hours.

Section 6. This Ordinance shall take effect in accordance with all applicable laws.

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

BE IT RESOLVED, that an ordinance entitled “AN ORDINANCE OF THE CITY OF BAYONNE, COUNTY OF HUDSON, NEW JERSEY ADOPTING A REDEVELOPMENT PLAN FOR THE PROPERTY LOCATED AT 653-657 AVENUE E, 659 AVENUE E & 47 EAST 41ST STREET, WHICH IS IDENTIFIED AS BLOCK 989, LOTS 13, 14 & 15 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.,” just introduced, do now pass a first reading and that a meeting of this Council to be held Wednesday, January 17, 2026 at 6:00 P.M., or as soon thereafter as the matter can be reached, and the Dorothy E. Harrington Council Chamber, Municipal Building, 630 Avenue, Bayonne, New Jersey, are hereby fixed as the time and place when and where such ordinance will be further considered for final passage, at which time and place all persons interested shall be given an opportunity to be heard concerning the same; and, be it further

RESOLVED, that the City Clerk be and is hereby authorized and directed to publish said ordinance according to law, with a notice of its introduction and passage on first reading, and the time and place when and where said ordinance will be further considered for final passage, and to forward a copy of said ordinance to the planning board for its review of and a report regarding same pursuant to NJSA 40:55D-26.

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

* * * * *

29. Council Member Perez introduced:

AN ORDINANCE OF THE CITY OF BAYONNE, COUNTY OF HUDSON, NEW JERSEY ADOPTING A REDEVELOPMENT PLAN PREPARED BY THE CITY OF BAYONNE DIVISION OF PLANNING AND ZONING, FOR THE PROPERTY LOCATED AT 81-87 EAST 22ND STREET IDENTIFIED AS BLOCK 449, LOTS 6 AND 7.01 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.

WHEREAS, the City of Bayonne, in the County of Hudson, New Jersey (the "City"), a public body corporate and politic of the State of New Jersey (the "State"), is authorized pursuant to the Local Redevelopment and Housing Law, N.J.S.A. 40A:12A-1 et seq. (the "Redevelopment Law"), to determine whether certain parcels of land within the City constitute an area in need of rehabilitation and/or an area in need of redevelopment; and

WHEREAS, pursuant to the Redevelopment Law, the Municipal Council of the City (the "Municipal Council") adopted Resolution No. 98-02-04-040, designating the entire City as an area in need of rehabilitation in accordance with N.J.S.A. 40A:12A-14; and

WHEREAS, pursuant to the provisions of N.J.S.A. 40A:12A-7(e) and N.J.S.A. 40A:12A-15 of the Redevelopment Law, the Planning Board, through the City's staff and/or Planning Board professionals, is permitted to prepare or amend a redevelopment plan; and

WHEREAS, by Resolution No. 25-08-13-075 dated August 13, 2025, the Municipal Council of the City (the "Municipal Council") designated the property identified as Block 449, Lots 6 and 7.01 on the Tax Map of the City of Bayonne as an area in need of redevelopment under the Redevelopment Law in accordance with the provisions of N.J.S.A. 40A:12A-6 of the Redevelopment Law (the "Redevelopment Area"); and

WHEREAS, the City of Bayonne, Division of Planning & Zoning, Department of Municipal Services prepared a redevelopment plan for the Redevelopment Area titled "Redevelopment Plan, Block 449 Lot(s) 6 & 7.01, 81-87 East 22nd Street" dated January 21, 2026 (the "Redevelopment Plan"); and

WHEREAS, the Planning Board reviewed the Redevelopment Plan in accordance with the Redevelopment Law, and on December 9, 2025, conducted a public hearing wherein the Planning Board recommended the adoption of the Redevelopment Plan, and concluded that said Redevelopment Plan is consistent with the Master Plan of the City of Bayonne; and

WHEREAS, the Municipal Council believes that the adoption of the Redevelopment Plan is in the best interest of the City for the redevelopment of the Property.

NOW THEREFORE, BE IT ORDAINED BY THE MUNICIPAL COUNCIL OF THE CITY OF BAYONNE, NEW JERSEY AS FOLLOWS:

Section 1. The aforementioned recitals are incorporated herein as though fully set forth at length.

Section 2. The Redevelopment Plan for property identified as Block 449, Lots 6 and 7.01 on the Tax Map of the City of Bayonne is hereby adopted pursuant to the terms of N.J.S.A. 40A:12A-7 of the Redevelopment Law.

Section 3. The zoning district map in the zoning ordinance of the City is hereby amended to include the Property per the boundaries described in the Redevelopment Plan and the provisions thereon.

Section 4. If any part of this Ordinance shall be deemed invalid, such parts shall be severed and the invalidity thereby shall not affect the remaining parts of this Ordinance.

Section 5. A copy of this Ordinance and the Redevelopment Plan (upon completion) shall be available for public inspection at the office of the City Clerk during regular business hours.

Section 6. This Ordinance shall take effect in accordance with all applicable laws.

Council Member Perez moved the following resolution, seconded by Council Member Weimmer, which was read by the Clerk and adopted

BE IT RESOLVED, that an ordinance entitled "AN ORDINANCE OF THE CITY OF BAYONNE, COUNTY OF HUDSON, NEW JERSEY ADOPTING A REDEVELOPMENT PLAN FOR THE PROPERTY LOCATED AT 81-87 EAST 22ND STREET, WHICH IS

IDENTIFIED AS BLOCK 449, LOTS 6 & 7 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.,” just introduced, do now pass a first reading and that a meeting of this Council to be held Wednesday, January 17, 2026 at 6:00 P.M., or as soon thereafter as the matter can be reached, and the Dorothy E. Harrington Council Chamber, Municipal Building, 630 Avenue, Bayonne, New Jersey, are hereby fixed as the time and place when and where such ordinance will be further considered for final passage, at which time and place all persons interested shall be given an opportunity to be heard concerning the same; and, be it further

RESOLVED, that the City Clerk be and is hereby authorized and directed to publish said ordinance according to law, with a notice of its introduction and passage on first reading, and the time and place when and where said ordinance will be further considered for final passage, and to forward a copy of said ordinance to the planning board for its review of and a report regarding same pursuant to NJSA 40:55D-26.

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

* * * * *

30. Council President LaPelusa introduced:

AN ORDINANCE OF THE CITY OF BAYONNE, COUNTY OF HUDSON, NEW JERSEY ADOPTING A REDEVELOPMENT PLAN PREPARED BY THE CITY OF BAYONNE DIVISION OF PLANNING AND ZONING, FOR THE PROPERTY LOCATED AT 19-45 WEST 55TH STREET IDENTIFIED AS BLOCK 28, LOTS 2 AND 3 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.

WHEREAS, the City of Bayonne, in the County of Hudson, New Jersey (the “City”), a public body corporate and politic of the State of New Jersey (the “State”), is authorized pursuant to the Local Redevelopment and Housing Law, N.J.S.A. 40A:12A-1 et seq. (the “Redevelopment Law”), to determine whether certain parcels of land within the City constitute an area in need of rehabilitation and/or an area in need of redevelopment; and

WHEREAS, pursuant to the Redevelopment Law, the Municipal Council of the City (the “Municipal Council”) adopted Resolution No. 98-02-04-040, designating the entire City as an area in need of rehabilitation in accordance with N.J.S.A. 40A:12A-14; and

WHEREAS, pursuant to the provisions of N.J.S.A. 40A:12A-7(e) and N.J.S.A. 40A:12A-15 of the Redevelopment Law, the Planning Board, through the City’s staff and/or Planning Board professionals, is permitted to prepare or amend a redevelopment plan; and

WHEREAS, by Resolution No. 23-12-13-111 dated December 13, 2023, the Municipal Council of the City (the “Municipal Council”) designated the property identified as Block 28, Lots 2 and 3 on the Tax Map of the City of Bayonne as an area in need of redevelopment under the Redevelopment Law in accordance with the provisions of N.J.S.A. 40A:12A-6 of the Redevelopment Law (the “Redevelopment Area”); and

WHEREAS, the City of Bayonne, Division of Planning & Zoning, Department of Municipal Services prepared a redevelopment plan for the Redevelopment Area titled “Redevelopment Plan, Block 28, Lots 2 & 3, 33-45 W 55th Street, 19-31 W 55th Street” dated January 21, 2026 (the “Redevelopment Plan”); and

WHEREAS, the Planning Board reviewed the Redevelopment Plan in accordance with the Redevelopment Law, and on December 9, 2025, conducted a public hearing wherein the Planning Board recommended the adoption of the Redevelopment Plan, and concluded that said Redevelopment Plan is consistent with the Master Plan of the City of Bayonne; and

WHEREAS, the Municipal Council believes that the adoption of the Redevelopment Plan is in the best interest of the City for the redevelopment of the Property.

NOW THEREFORE, BE IT ORDAINED BY THE MUNICIPAL COUNCIL OF THE CITY OF BAYONNE, NEW JERSEY AS FOLLOWS:

Section 1. The aforementioned recitals are incorporated herein as though fully set forth at length.

Section 2. The Redevelopment Plan for property identified as Block 28, Lots 2 and 3 on the Tax Map of the City of Bayonne is hereby adopted pursuant to the terms of N.J.S.A. 40A:12A-7 of the Redevelopment Law.

Section 3. The zoning district map in the zoning ordinance of the City is hereby amended to include the Property per the boundaries described in the Redevelopment Plan and the provisions thereon.

Section 4. If any part of this Ordinance shall be deemed invalid, such parts shall be severed and the invalidity thereby shall not affect the remaining parts of this Ordinance.

Section 5. A copy of this Ordinance and the Redevelopment Plan (upon completion) shall be available for public inspection at the office of the City Clerk during regular business hours.

Section 6. This Ordinance shall take effect in accordance with all applicable laws.

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

BE IT RESOLVED, that an ordinance entitled “AN ORDINANCE OF THE CITY OF BAYONNE, COUNTY OF HUDSON, NEW JERSEY ADOPTING A REDEVELOPMENT PLAN FOR THE PROPERTY LOCATED AT 19-45 WEST 55TH STREET, WHICH IS IDENTIFIED AS BLOCK 28, LOTS 2 & 3 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.,” just introduced, do now pass a first reading and that a meeting of this Council to be held Wednesday, January 17, 2026 at 6:00 P.M., or as soon thereafter as the matter can be reached, and the Dorothy E. Harrington Council Chamber, Municipal Building, 630 Avenue, Bayonne, New Jersey, are hereby fixed as the time and place when and where such ordinance will be further considered for final passage, at which time and place all persons interested shall be given an opportunity to be heard concerning the same; and, be it further

RESOLVED, that the City Clerk be and is hereby authorized and directed to publish said ordinance according to law, with a notice of its introduction and passage on first reading, and the time and place when and where said ordinance will be further considered for final passage, and to forward a copy of said ordinance to the planning board for its review of and a report regarding same pursuant to NJSA 40:55D-26.

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

31. Council Member Perez introduced:

AN ORDINANCE OF THE CITY OF BAYONNE, COUNTY OF HUDSON, NEW JERSEY ADOPTING A REDEVELOPMENT PLAN FOR THE PROPERTY LOCATED AT 958-968 BROADWAY IDENTIFIED AS BLOCK 78, LOT 44 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.

WHEREAS, the City of Bayonne, in the County of Hudson, New Jersey (the “City”), a public body corporate and politic of the State of New Jersey (the “State”), is authorized pursuant to the Local Redevelopment and Housing Law, *N.J.S.A. 40A:12A-1 et seq.* (the “Redevelopment Law”), to determine whether certain parcels of land within the City constitute an area in need of rehabilitation and/or an area in need of redevelopment; and

WHEREAS, pursuant to the Redevelopment Law, the Municipal Council of the City (the “Municipal Council”) adopted Resolution No. 98-02-04-040, designating the entire City as an area in need of rehabilitation in accordance with *N.J.S.A. 40A:12A-14*; and

WHEREAS, pursuant to the provisions of *N.J.S.A. 40A:12A-7(e)* and *N.J.S.A. 40A:12A-15* of the Redevelopment Law, the Planning Board, through the City’s staff and/or Planning Board professionals, is permitted to prepare or amend a redevelopment plan; and

WHEREAS, by Resolution No. 25-06-18-054, the Municipal Council designated the property located at 958-968 Broadway and identified as Block 78, Lot 44 on the Tax Map of the City of Bayonne as an area in need of redevelopment under the Redevelopment Law in accordance with the provisions of *N.J.S.A. 40A:12A-6* of the Redevelopment Law (the “Redevelopment Area”); and

WHEREAS, the City of Bayonne, Division of Planning & Zoning, Department of Municipal Services has prepared a redevelopment plan for the Redevelopment Area (the “Redevelopment Plan”); and

WHEREAS, the Municipal Council believes that the adoption of the Redevelopment Plan is in the best interest of the City for the redevelopment of the Property.

NOW THEREFORE, BE IT ORDAINED BY THE MUNICIPAL COUNCIL OF THE CITY OF BAYONNE, NEW JERSEY AS FOLLOWS:

Section 1. The aforementioned recitals are incorporated herein as though fully set forth at length.

Section 2. The Redevelopment Plan for property identified as Block 78, Lot 44 on the Tax Map of the City of Bayonne is hereby adopted pursuant to the terms of *N.J.S.A. 40A:12A-7* of the Redevelopment Law.

Section 3. The zoning district map in the zoning ordinance of the City is hereby amended to include the Property per the boundaries described in the Redevelopment Plan and the provisions thereon.

Section 4. If any part of this Ordinance shall be deemed invalid, such parts shall be severed and the invalidity thereby shall not affect the remaining parts of this Ordinance.

Section 5. A copy of this Ordinance and the Redevelopment Plan (upon completion) shall be available for public inspection at the office of the City Clerk during regular business hours.

Section 6. This Ordinance shall take effect in accordance with all applicable laws.

Council Member Perez moved the following resolution, seconded by Council Member Weimmer, which was read by the Clerk and adopted

BE IT RESOLVED, that an ordinance entitled “AN ORDINANCE OF THE CITY OF BAYONNE, COUNTY OF HUDSON, NEW JERSEY ADOPTING A REDEVELOPMENT PLAN FOR THE PROPERTY LOCATED AT 958-968 BROADWAY, WHICH IS IDENTIFIED AS BLOCK 78, LOT 44 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.*,” just introduced, do now pass a first reading and that a meeting of this Council to be held Wednesday, January 17, 2026 at 6:00 P.M., or as soon thereafter as the matter can be reached, and the Dorothy E. Harrington Council Chamber, Municipal Building, 630 Avenue, Bayonne, New Jersey, are hereby fixed as the time and place when and where such ordinance will be further considered for final passage, at which time and place all persons interested shall be given an opportunity to be heard concerning the same; and, be it further

RESOLVED, that the City Clerk be and is hereby authorized and directed to publish said ordinance according to law, with a notice of its introduction and passage on first reading, and the time and place when and where said ordinance will be further considered for final passage, and to forward a copy of said ordinance to the planning board for its review of and a report regarding same pursuant to *NJSA 40:55D-26*.

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

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32. Council Member Booker introduced:

AN ORDINANCE AMENDING AND SUPPLEMENTING THE REVISED GENERAL ORDINANCES OF THE CITY OF BAYONNE, CHAPTER 7, TRAFFIC

BE IT ORDAINED, by the Municipal Council of the City of Bayonne, as follows:

Section 1. That the Revised General Ordinances of the City of Bayonne Chapter 7, Traffic, Section 7-37.3, Handicapped Parking on Street for Private Residences, be and is hereby amended and supplemented as follows:

RESTRICTIVE PARKING ZONES
DELETE

026. George Denehy – 192 West 52nd Street
South Side. Beginning at a point 100 feet east of the westerly terminus of the southerly curbline of 52nd Street and Newark Bay and extending to a point 22 feet easterly thereof.

ADD

043. Zoraida Taveras-Lopez - 499 Avenue A
North Side. Beginning at point 49 feet west of the northwest corner of Avenue A and West 21st Street and extending to a point 18 feet west thereof.

Council Member Booker moved the following resolution, seconded by Council Member Perez, which was read by the Clerk and adopted

BE IT RESOLVED, that an ordinance entitled “AN ORDINANCE OF THE CITY OF BAYONNE AMENDING AND SUPPLEMENTING THE REVISED GENERAL ORDINANCES, CHAPTER 7, TRAFFIC,” just introduced, do now pass a first reading and that a meeting of this Council to be held Wednesday, January 21, 2026 at 7:00 P.M., or as soon thereafter as the matter can be reached, and the Dorothy E. Harrington Council Chamber, Municipal Building, 630 Avenue, Bayonne, New Jersey, are hereby fixed as the time and place when and where such ordinance will be further considered for final passage, at which time and place all persons interested shall be given an opportunity to be heard concerning the same; and, be it further

RESOLVED, that the City Clerk be and is hereby authorized and directed to publish said ordinance according to law, with a notice of its introduction and passage on first reading, and the time and place when and where said ordinance will be further considered for final passage.

Yeas – Council Members Booker, Perez, Weimmer and President LaPelusa

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33. Council President LaPelusa introduced:

AN ORDINANCE OF THE CITY OF BAYONNE, COUNTY OF HUDSON, NEW JERSEY ADOPTING A REDEVELOPMENT PLAN PREPARED BY THE CITY OF BAYONNE DIVISION OF PLANNING AND ZONING, FOR THE PROPERTY LOCATED AT 1191-1205 KENNEDY BOULEVARD IDENTIFIED AS BLOCK 32, LOTS 10, 11, 12, 13.01 AND 15 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.

WHEREAS, the City of Bayonne, in the County of Hudson, New Jersey (the “City”), a public body corporate and politic of the State of New Jersey (the “State”), is authorized pursuant to the Local Redevelopment and Housing Law, N.J.S.A. 40A:12A-1 et seq. (the “Redevelopment Law”), to determine whether certain parcels of land within the City constitute an area in need of rehabilitation and/or an area in need of redevelopment; and

WHEREAS, pursuant to the Redevelopment Law, the Municipal Council of the City (the “Municipal Council”) adopted Resolution No. 98-02-04-040, designating the entire City as an area in need of rehabilitation in accordance with N.J.S.A. 40A:12A-14; and

WHEREAS, pursuant to the provisions of N.J.S.A. 40A:12A-7(e) and N.J.S.A. 40A:12A-15 of the Redevelopment Law, the Planning Board, through the City’s staff and/or Planning Board professionals, is permitted to prepare or amend a redevelopment plan; and

WHEREAS, by Resolutions dated August 13, 2025 and December 17, 2025, the Municipal Council of the City (the “Municipal Council”) designated the property

identified as Block 32, Lots 10, 11, 12, 13.01 and 15 on the Tax Map of the City of Bayonne as an area in need of redevelopment under the Redevelopment Law in accordance with the provisions of N.J.S.A. 40A:12A-6 of the Redevelopment Law (the “Redevelopment Area”); and

WHEREAS, the City of Bayonne, Division of Planning & Zoning, Department of Municipal Services is preparing a redevelopment plan for the Redevelopment Area; and

WHEREAS, the Municipal Council believes that the adoption of the Redevelopment Plan is in the best interest of the City for the redevelopment of the Property.

NOW THEREFORE, BE IT ORDAINED BY THE MUNICIPAL COUNCIL OF THE CITY OF BAYONNE, NEW JERSEY AS FOLLOWS:

Section 1. The aforementioned recitals are incorporated herein as though fully set forth at length.

Section 2. The Redevelopment Plan for property identified as Block 32, Lots 10, 11, 12, 13.01 and 15 on the Tax Map of the City of Bayonne is hereby adopted pursuant to the terms of N.J.S.A. 40A:12A-7 of the Redevelopment Law.

Section 3. The zoning district map in the zoning ordinance of the City is hereby amended to include the Property per the boundaries described in the Redevelopment Plan and the provisions thereon.

Section 4. If any part of this Ordinance shall be deemed invalid, such parts shall be severed and the invalidity thereby shall not affect the remaining parts of this Ordinance.

Section 5. A copy of this Ordinance and the Redevelopment Plan (upon completion) shall be available for public inspection at the office of the City Clerk during regular business hours.

Section 6. This Ordinance shall take effect in accordance with all applicable laws.

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

BE IT RESOLVED, that an ordinance entitled “AN ORDINANCE OF THE CITY OF BAYONNE, COUNTY OF HUDSON, NEW JERSEY APPROVING A REDEVELOPMENT PLAN FOR THE PROPERTY LOCATED 1191-1205 KENNEDY BOULEVARD, WHICH IS IDENTIFIED AS BLOCK 32, LOTS 10, 11,12, 13.01 & 15 ON THE OFFICE TAX MAP OF THE CITY, PURSUANT TO THE LOCAL REDEVELOPMENT AND HOUSING LAW, N.J.S.A. 40A:12A-1 ET SEQ.,” just introduced, do now pass a first reading and that a meeting of this Council to be held Wednesday, January 17, 2026 at 6:00 P.M., or as soon thereafter as the matter can be reached, and the Dorothy E. Harrington Council Chamber, Municipal Building, 630 Avenue, Bayonne, New Jersey, are hereby fixed as the time and place when and where such ordinance will be further considered for final passage, at which time and place all persons interested shall be given an opportunity to be heard concerning the same; and, be it further

RESOLVED, that the City Clerk be and is hereby authorized and directed to publish said ordinance according to law, with a notice of its introduction and passage on first reading, and the time and place when and where said ordinance will be further considered for final passage, and to forward a copy of said ordinance to the planning board for its review of and a report regarding same pursuant to NJSA 40:55D-26.

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

* * * * *

34. Council Member Perez introduced:

AN ORDINANCE OF THE CITY OF BAYONNE, COUNTY OF HUDSON, NEW JERSEY ADOPTING A REDEVELOPMENT PLAN PREPARED BY THE CITY OF BAYONNE DIVISION OF PLANNING AND ZONING, FOR THE PROPERTY LOCATED AT 485-493 AVENUE C AND 64-66 WEST 22ND STREET IDENTIFIED AS BLOCK 209, LOTS 22,

23.01 AND 27 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.

WHEREAS, the City of Bayonne, in the County of Hudson, New Jersey (the "City"), a public body corporate and politic of the State of New Jersey (the "State"), is authorized pursuant to the Local Redevelopment and Housing Law, N.J.S.A. 40A:12A-1 et seq. (the "Redevelopment Law"), to determine whether certain parcels of land within the City constitute an area in need of rehabilitation and/or an area in need of redevelopment; and

WHEREAS, pursuant to the Redevelopment Law, the Municipal Council of the City (the "Municipal Council") adopted Resolution No. 98-02-04-040, designating the entire City as an area in need of rehabilitation in accordance with N.J.S.A. 40A:12A-14; and

WHEREAS, pursuant to the provisions of N.J.S.A. 40A:12A-7(e) and N.J.S.A. 40A:12A-15 of the Redevelopment Law, the Planning Board, through the City's staff and/or Planning Board professionals, is permitted to prepare or amend a redevelopment plan; and

WHEREAS, by Resolution dated November 12, 2025, the Municipal Council of the City (the "Municipal Council") designated the property identified as Block 209, Lots 22, 23.01 and 27 on the Tax Map of the City of Bayonne as an area in need of redevelopment under the Redevelopment Law in accordance with the provisions of N.J.S.A. 40A:12A-6 of the Redevelopment Law (the "Redevelopment Area"); and

WHEREAS, the City of Bayonne, Division of Planning & Zoning, Department of Municipal Services is preparing a redevelopment plan for the Redevelopment Area (the "Redevelopment Plan"); and

WHEREAS, the Municipal Council believes that the adoption of the Redevelopment Plan is in the best interest of the City for the redevelopment of the Property.

NOW THEREFORE, BE IT ORDAINED BY THE MUNICIPAL COUNCIL OF THE CITY OF BAYONNE, NEW JERSEY AS FOLLOWS:

Section 1. The aforementioned recitals are incorporated herein as though fully set forth at length.

Section 2. The Redevelopment Plan for property identified as Block 209, Lots 22, 23.01 and 27 on the Tax Map of the City of Bayonne is hereby adopted pursuant to the terms of N.J.S.A. 40A:12A-7 of the Redevelopment Law.

Section 3. The zoning district map in the zoning ordinance of the City is hereby amended to include the Property per the boundaries described in the Redevelopment Plan and the provisions thereon.

Section 4. If any part of this Ordinance shall be deemed invalid, such parts shall be severed and the invalidity thereby shall not affect the remaining parts of this Ordinance.

Section 5. A copy of this Ordinance and the Redevelopment Plan (upon completion) shall be available for public inspection at the office of the City Clerk during regular business hours.

Section 6. This Ordinance shall take effect in accordance with all applicable laws.

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

BE IT RESOLVED, that an ordinance entitled "AN ORDINANCE OF THE CITY OF BAYONNE, COUNTY OF HUDSON, NEW JERSEY APPROVING A REDEVELOPMENT PLAN FOR THE PROPERTY LOCATED 485-493 AVENUE C AND 64-66 WEST 22ND STREET, WHICH IS IDENTIFIED AS BLOCK 209, LOTS 2, 23.01 & 27 ON THE OFFICE TAX MAP OF THE CITY, PURSUANT TO THE LOCAL REDEVELOPMENT AND HOUSING LAW, N.J.S.A. 40A:12A-1 ET SEQ.," just introduced, do now pass a first reading and that a meeting of this Council to be held Wednesday, January 17, 2026 at 6:00 P.M., or

as soon thereafter as the matter can be reached, and the Dorothy E. Harrington Council Chamber, Municipal Building, 630 Avenue, Bayonne, New Jersey, are hereby fixed as the time and place when and where such ordinance will be further considered for final passage, at which time and place all persons interested shall be given an opportunity to be heard concerning the same; and, be it further

RESOLVED, that the City Clerk be and is hereby authorized and directed to publish said ordinance according to law, with a notice of its introduction and passage on first reading, and the time and place when and where said ordinance will be further considered for final passage, and to forward a copy of said ordinance to the planning board for its review of and a report regarding same pursuant to NJSA 40:55D-26.

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

* * * * *

35. Council As A Whole introduced:

WHEREAS, Section 2-1.3 of the Revised General Ordinances of the City of Bayonne permits the Municipal Council, by an affirmative vote of the members present at a council meeting, to approve a consent agenda consisting of one or more communications or resolutions; now, therefore, be it

RESOLVED, That the following items which have been included on the agenda for this regular meeting as COMMUNICATIONS and which follow this resolution shall constitute a consent agenda for communications and that they be received and filed and included in the official minutes of this meeting as having been so ordered.

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

* * * * *

36. The Council As A Whole moved the following communication be received and filed, which motion was adopted.

From SAMANTHA A. MARTINO filing a notice of claim alleging damage to her car resulting from an automobile accident with a city owned vehicle on November 1, 2025.

* * * * *

37. The Council As A Whole moved the following communication be received and filed, which motion was adopted.

From Alexander S. Corazon, Esq., filing notice of claim on behalf of ANDRES CRIOLLO alleging injuries sustained resulting from an automobile accident on August 4, 2025.

* * * * *

38. The Council As A Whole moved the following communication be received and filed, which motion was adopted.

From the Leonard Law Group filing notice of claim on behalf of JAMES K, MCDERMOTT, a minor by his parent & natural guardian James F. McDermott alleging injuries sustained resulting from an automobile accident on September 30, 2025.

* * * * *

39. The Council As A Whole moved the following communication be received and filed, which motion was adopted.

From the Leonard Law Group filing notice of claim on behalf of EILEEN KACZKA alleging injuries sustained resulting from an automobile accident on September 30, 2025.

* * * * *

40. The Council As A Whole moved the following communication be received and filed, which motion was adopted.

From Tony Parrish filing a notice of claim alleging civil rights violations by the Bayonne Police Department.

* * * * *

41. The Council As A Whole moved the following communication be received and filed, which motion was adopted.

From Michael J. Montanari, Esq., filing notice of claim on behalf of MICHAEL RABA alleging injuries sustained from an automobile accident at Port Jersey Blvd.

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42. The Council As A Whole moved the following communication be received and filed, which motion was adopted.

From JOHN PAUL filing notice of claim alleging damage to his parked car when it was struck by a city owned vehicle.

* * * * *

43. The Council As A Whole moved the following communication be received and filed, which motion was adopted.

From DOROTHY FORGIONE filing a notice of claim alleging damage to her car when was struck by a city owned vehicle.

* * * * *

44. The Council As A Whole moved the following communication be received and filed, which motion was adopted.

From the Superior Court of New Jersey in the matter entitled “A & L DISPOSAL LLC vs. CITY OF BAYONNE, CENTURY WASTE SERVICES, LLC & et als.

* * * * *

45. The Council As A Whole moved the following communication be received and filed, which motion was adopted.

From Tax Court of New Jersey in the matter entitled, “EXCHANGE 148 WEST 5TH STREET LLC vs. CITY OF BAYONNE”.

* * * * *

46. The Council As A Whole moved the following be received and filed, which motion was adopted

WHEREAS, Section 2-1.3 of the Revised General Ordinances of the City of Bayonne permits the Municipal Council, by an affirmative vote of the members present at a council meeting, to approve a consent agenda consisting of one or more communications or resolutions; now, therefore, be it

RESOLVED, That the following items which have been included on the agenda for this regular meeting as OFFICERS’ REPORTS and which follow this resolution shall constitute a consent agenda for officers’ reports and that they be received and filed and that any resolution incorporated within them be adopted and included in the official minutes of this meeting as having been so ordered.

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

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47. The Council As A Whole moved the following be received and filed, which motion was adopted.

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.

December 17, 2025
02:41 PM

Bayonne City
Purchase Order Listing By Vendor Name

Page No: 1

P.O. Type: All
Range: First
Format: Condensed
Vendors: All

Include Project Line Items: Yes
to Last
First Enc Date Range: First
to 12/31/25
Include Non-Budgeted: Y

Open: N
Rcvd: Y
Bid: Y

Paid: N
Held: N
State: Y

Void: N
Aprv: N
Other: Y
Exempt: Y

Rcvd Batch Id Range: First to Last

Vendor #	Name	PO #	PO Date	Description	Status	Amount	Void Amount	Contract	PO Type
ALPHA005	ALPHA DOG SOLUTIONS, INC	25-00505	01/30/25	WEBSITE DESIGN & MANAGEMENT	Open	4,500.00	0.00		B
PMAC0005	PMA COMPANIES	25-03635	12/03/25	Duplicate Payment	Open	8,635.87	0.00		
PRIME015	PRIMEPOINT, LLC.	25-02359	07/29/25	PAYROLL AND HR MGMT SOFTWARE	Open	24,164.20	0.00		B
SHAUG005	SHAUGER PROPERTY SERVICES INC	25-03447	11/12/25	Lead Service Line - Phase I	Open	495,471.19	0.00		B
STATE090	STATE TOXICOLOGY LABORATORY	25-03784	12/17/25	drug testing	Open	945.00	0.00		
TMASS010	T&M ASSOCIATES	25-03709	12/04/25	HYDRAULIC MODEL EXPANSION FEES	Open	26,715.00	0.00		B
BANK0011	THE BANK OF NEW YORK MELLON	25-03783	12/17/25	Admin Fees	Open	3,815.00	0.00		
ZENIT005	ZENITH CONSTRUCTION SERV. LLC	25-02025	06/18/25	PHASE 3 WATERFRONT WALKWAY PBH	Open	657,485.19	0.00		B

Total Purchase Orders:

8

Total P.O. Line Items:

0

Total List Amount:

1,221,731.45

Total Void Amount:

0.00

December 17, 2025
02:41 PM

Bayonne City
Purchase Order Listing By Vendor Name

Page No: 2

Totals by Year-Fund					
Fund Description	Fund	Budget Total	Revenue Total	G/L Total	Total
CURRENT FUND	4-01	945.00	0.00	0.00	945.00
CURRENT FUND	5-01	16,950.87	0.00	0.00	16,950.87
GENERAL CAPITAL FUND	C-04	681,649.39	0.00	0.00	681,649.39
Water/Sewer Utility Fund	C-08	495,471.19	0.00	0.00	495,471.19
Year Total:		1,177,120.58	0.00	0.00	1,177,120.58
FEDERAL AND STATE GRANT FUND	G-02	26,715.00	0.00	0.00	26,715.00
Total of All Funds:		1,221,731.45	0.00	0.00	1,221,731.45

Page No: 2

Totals by Year-Fund Fund Description	Fund	Budget Total	Revenue Total	G/L Total	Total
CURRENT FUND	4-01	945.00	0.00	0.00	945.00
CURRENT FUND	5-01	16,950.87	0.00	0.00	16,950.87
GENERAL CAPITAL FUND	C-04	681,649.39	0.00	0.00	681,649.39
Water/Sewer Utility Fund	C-08	495,471.19	0.00	0.00	495,471.19
Year Total:		1,177,120.58	0.00	0.00	1,177,120.58
FEDERAL AND STATE GRANT FUND	G-02	26,715.00	0.00	0.00	26,715.00
Total Of All Funds:		1,221,731.45	0.00	0.00	1,221,731.45

Ranges		Item Status	Purchase Types	Misc			
Range: First to Last Rcvd Batch Id Range: First to Last Encumbrance Date Range: First to 12/31/25		Open: N Void: N Paid: N Held: N Aprv: Y Rcvd: N	Bid: Y State: Y Other: Y Exempt: Y	P.O. Type: All Include Project Line No Items: Format: Condensed Include Non-Budgeted: Y Vendors: All			
Vendor #	Name						
P.O. #	PO Date	Description	Status	Amount	Void Amount	Contract	PO Type
4CLEA005		4 CLEAN-UP,INC.					
25-02763	09/04/25	IMPROV TO BROADWAY PHASE 2	Open	\$214,596.10	\$0.00		B
4IMPR005		4IMPRINT,INC					
25-03534	11/18/25	Buddy Baseball Ornament	Open	\$811.00	\$0.00		
ACHAR005		AC HARDWARE					
25-03671	11/12/25	KEY FORD TRAFFIC UNIT	Open	\$11.98	\$0.00		
ADAMS010		ADAM SAMTUR					
25-03455	12/02/25	Dungeons & Dragons Dec'25	Open	\$1,800.00	\$0.00		
ADVAN065		ADVANCE MAGAZINE PUBLISHERS					
25-03772	09/30/25	2024 caper public notice	Open	\$145.80	\$0.00		
AGLIN005		AGL INHALATION THERAPY INC.					
25-03496	10/31/25	OXYGEN MEDICAL REFILLS Oct'25	Open	\$191.08	\$0.00		
25-03610	11/30/25	OXYGEN MEDICAL Nov'25	Open	\$185.40	\$0.00		
		Vendor Total:		\$376.48			
AGLWE005		AGL WELDING SUPPLY					
25-03659	12/01/25	Hazardous Material Lease	Open	\$161.30	\$0.00		
AIRBR005		AIR BRAKE EQUIPMENT					
25-03523	10/20/25	Salter ID# 344	Open	\$2,709.26	\$0.00		
25-03524	10/09/25	TRUCK# 384	Open	\$272.30	\$0.00		
25-03527	10/28/25	Engine 6, Fire Dept.	Open	\$3,576.67	\$0.00		
25-03529	11/06/25	ID# 367/ID# 363	Open	\$1,708.09	\$0.00		
25-03644	10/31/25	ID# 112	Open	\$388.46	\$0.00		
25-03645	10/31/25	Switch #344	Open	\$194.82	\$0.00		
25-03662	10/29/25	Clamp	Open	\$98.52	\$0.00		
		Vendor Total:		\$8,948.12			
AIRPU005		AIR PURIFIERS INC.					
25-03599	10/24/25	58th St Firehouse	Open	\$2,221.00	\$0.00		
25-03652	10/29/25	Service-Connection Hose	Open	\$546.66	\$0.00		
		Vendor Total:		\$2,767.66			
ALLHA005		ALL HANDS FIRE EQUIPMENT LLC					
25-03017	11/18/25	ROPE HARNESS	Open	\$5,602.54	\$0.00		
ALPHA005		ALPHA DOG SOLUTONS, INC					
25-00505	01/30/25	WEBSITE DESIGN & MANAGEMENT	Open	\$4,500.00	\$0.00		B
ALYSS005		ALYSSA MARMORATO					
25-03589	11/15/25	Rec Official/Zumba	Open	\$475.00	\$0.00		

Vendor #	Name						
P.O. #	PO Date	Description	Status	Amount	Void Amount	Contract	PO Type
AMAYA005		AMAYA HOY					
25-03684	12/04/25	Elementary BBall Scorer Nov/25	Open	\$210.00	\$0.00		
AMAZO010		AMAZON CAPITAL SERVICES					
25-03244	10/18/25	SCANSNAP IX1300	Open	\$279.99	\$0.00		
25-03261	11/03/25	UEZ Supplies	Open	\$3,383.75	\$0.00		
25-03272	11/03/25	BOLLARDGARD 7 X 52 COVER PACKS	Open	\$432.75	\$0.00		
25-03302	11/05/25	LT DUNDAS USB FLASH DRIVES	Open	\$295.71	\$0.00		
25-03356	11/07/25	Speakers Needed and USB	Open	\$79.95	\$0.00		
25-03471	11/25/25	Paper Rolls for Thermal Print	Open	\$97.18	\$0.00		
25-03474	11/25/25	Spec Needs Sweat Bands	Open	\$71.98	\$0.00		
25-03475	11/24/25	Inflatable Turkey Arches	Open	\$189.98	\$0.00		
25-03519	12/01/25	ez pressure fold checks 8x14	Open	\$176.22	\$0.00		
25-03541	11/13/25	Label & Envelopes	Open	\$95.75	\$0.00		
25-03724	11/26/25	#10 Quickbook Envelopes	Open	\$30.60	\$0.00		
25-03725	11/29/25	Big Head Cutouts	Open	\$130.00	\$0.00		
		Vendor Total:		\$5,243.86			
AMERI280		BRADY INDUSTRIES LLC					
25-00182	01/16/25	JANITORIAL SUPPLIES	Open	\$5,814.90	\$0.00		B
AMERI295		AMERICAN 3B SCIENTIFIC LP					
25-01803	11/16/25	Alochol Impairment Goggle	Open	\$719.95	\$0.00		
APPRO005		APPROVED FIRE PROTECTION					
25-03660	11/07/25	Inspection	Open	\$195.00	\$0.00		
APRUZ005		APRUZZESE, MCDERMOTT, MASTRO,					
25-00023	01/15/25	SPECIAL LABOR ATTORNEY FEES	Open	\$273.00	\$0.00		B
APSBA005		APS BADGES & INSIGNIA LLC					
25-02841	10/07/25	HELMET FRONT WHITE INSERT	Open	\$42.00	\$0.00		
25-03112	11/17/25	CAPTAIN INSERTS AND FRAMES	Open	\$450.00	\$0.00		
		Vendor Total:		\$492.00			
ASHLE010		ASHLEY DEVANEY					
25-03591	11/06/25	PeeWee Director/Flag	Open	\$525.00	\$0.00		
ATNOR005		AT NORTHERN NEW JERSEY LLC					
25-00192	01/16/25	AUTO PARTS FOR CITY FLEET	Open	\$643.34	\$0.00		B
ATTMO005		AT&T MOBILITY					
25-03486	11/05/25	Acct 287305312118 Oct-Nov'05	Open	\$38.24	\$0.00		
ATTMO020		AT&T MOBILITY NATIONAL					
25-03487	10/30/25	TOWER SEARCH	Open	\$95.00	\$0.00		
25-03588	11/10/25	TOWER/AREA SEARCH T. BALLANCE	Open	\$120.00	\$0.00		
		Vendor Total:		\$215.00			
AUGUS005		AUGUSTIN MORALES					

Vendor # P.O. #	PO Date	Name Description	Status	Amount	Void Amount	Contract	PO Type
AUGUS005		AUGUSTIN MORALES	Account Continued				
25-03501	11/19/25	REIMBURSEMENT	Open	\$56.88	\$0.00		
AVERY005		AVERY CHRZANOWSKI					
25-03691	12/04/25	Elementary BBall Scorer Nov'25	Open	\$30.00	\$0.00		
AXISC005		AXIS CHEVROLET					
25-03553	09/20/25	Chevy Tahoe ID# 128	Open	\$7,500.00	\$0.00		
BAKER015		BAKER & TAYLOR					
25-00082	01/16/25	BOOKS & PUBLICATIONS	Open	\$492.42	\$0.00		B
25-03498	10/20/25	BOOKS AND PUBLICATIONS	Open	\$750.96	\$0.00		
		Vendor Total:		\$1,243.38			
BAYON080		BAYONNE EXTERMINATING CO.					
25-00039	01/15/25	RODENT AND PEST CONTROL SVCS	Open	\$2,387.50	\$0.00		B
25-00121	01/16/25	CONTRACTUAL SERVICES	Open	\$159.47	\$0.00		B
		Vendor Total:		\$2,546.97			
BAYON330		BAYONNE VETERINARY MEDICAL CEN					
25-03544	11/13/25	RABIES CLINIC	Open	\$534.00	\$0.00		
25-03608	11/24/25	MONTHLY MEDICATION FOR K9 THOR	Open	\$183.00	\$0.00		
		Vendor Total:		\$697.00			
BAYON365		BAYONNE ECONOMIC OPPORTUNITY F					
25-00169	01/16/25	1183 OVERSIGHT OF CDBG PROGRAM	Open	\$18,334.03	\$0.00		B
25-00810	02/26/25	SENIOR NUTRITION PROGRAM 2025	Open	\$40,636.56	\$0.00		B
		Vendor Total:		\$58,970.59			
BAYON565		BROADWAY BUS OWNERS CORP.					
25-03760	12/03/25	2025 Devils Night Buses	Open	\$2,550.00	\$0.00		
BEAC0010		BEACON PLANNING & CONSULTING					
25-01169	04/01/25	PROFESSIONAL PLANNING SERVICES	Open	\$241.25	\$0.00		B
25-03698	12/04/25	#863 - Sixth Wave Logistics, L	Open	\$782.50	\$0.00		
25-03748	12/08/25	Cityview Investors PRO#24-0092	Open	\$7,110.00	\$0.00		
25-03754	12/08/25	T & J Auto Laundry 24-01029	Open	\$4,206.25	\$0.00		
		Vendor Total:		\$12,340.00			
BHPHO005		B&H PHOTO - VIDEO - PRO-AUDIO					
25-03478	11/19/25	4 HP LASERJET COLOR PRINTERS	Open	\$3,177.24	\$0.00		
BISCH005		SUSAN BISCHOFF					
25-01744	05/22/25	RECORDING SERVICES FOR PLAN BD	Open	\$350.00	\$0.00		B
BLIND010		BLIND FAITH PRODUCTIONS LLC					
25-03462	11/13/25	Security Deposit Return	Open	\$500.00	\$0.00		
BONDP005		BOND PARADE FLOATS & DISPLAYS					
25-03739	11/09/25	Veyerans' Day Floats	Open	\$3,000.00	\$0.00		
BOOKA005		BOOKAZINE CO., INC.					

Vendor #	P.O. #	PO Date	Name Description	Status	Amount	Void Amount	Contract	PO Type
BOOKA005			BOOKAZINE CO., INC.	Account Continued				
	25-03497	10/30/25	BOOKS AND PUBLICATIONS	Open	\$414.49	\$0.00		
	25-03617	11/21/25	BOOKS AND PUBLICATIONS	Open	\$3,126.56	\$0.00		
			Vendor Total:		\$3,541.05			
BRAND010			BRANDON DRAGO					
	25-03686	12/04/25	Elementary Scorer Nov'25	Open	\$45.00	\$0.00		
BREAK005			BREAKTIME LIVE ENTERTAINMENT					
	25-03728	10/18/25	ENTERTAINMENT BREAKTIME BPFF	Open	\$300.00	\$0.00		
BRIDG020			BRIDGE APPAREL LLC					
	25-03535	11/13/25	Trophies	Open	\$3,378.00	\$0.00		
	25-03677	10/13/25	Ability Hoodies for Members	Open	\$874.00	\$0.00		
			Vendor Total:		\$4,252.00			
BRODI005			BRODIN STUDIOS INC					
	25-03615	12/02/25	ENGRAVED PROTECTORS	Open	\$752.19	\$0.00		
BRYAN005			VANESSA BRYANT					
	25-03545	11/25/25	CONFERENCE REIMBURSEMENT	Open	\$130.56	\$0.00		
BSNSP005			BSN SPORTS INC					
	25-03667	10/31/25	Spec. Needs Track & Field	Open	\$377.00	\$0.00		
	25-03676	09/25/25	PeeWee Scoreboard	Open	\$100.00	\$0.00		
			Vendor Total:		\$477.00			
BUYWI005			BUY WISE WHOLESALE AUTO PARTS					
	25-00179	01/16/25	AUTO PARTS FOR CITY FLEET	Open	\$5,365.11	\$0.00		B
CABLE020			CABLEVISION					
	25-03506	11/16/25	Acct 07804031398019 Nov-Dec'25	Open	\$254.45	\$0.00		
	25-03629	11/16/25	07804035999 tech svc Nov-Dec25	Open	\$164.90	\$0.00		
	25-03630	11/16/25	07804036575 Bayonne Nov-Dec'25	Open	\$28.21	\$0.00		
	25-03631	11/16/25	07804030551 PD-HQ Nov-Dec'25	Open	\$235.16	\$0.00		
	25-03632	11/16/25	07804032015 PD Chief Nov-Dec25	Open	\$131.26	\$0.00		
	25-03749	12/01/25	07804039171 Dec'25	Open	\$77.71	\$0.00		
	25-03750	12/01/25	07804026567 Dec'25	Open	\$40.24	\$0.00		
	25-03751	12/01/25	07804031452 Dec'25	Open	\$14.58	\$0.00		
	25-03752	12/01/25	07804026685 Dec'25	Open	\$73.96	\$0.00		
	25-03755	11/01/25	07804026567 Nov25 Bill	Open	\$40.24	\$0.00		
	25-03774	12/09/25	Acct 07804044353 Nov-Dec'25	Open	\$281.06	\$0.00		
	25-03776	11/16/25	Acct 07804039775 Nov-Dec'25	Open	\$285.94	\$0.00		
			Vendor Total:		\$1,627.71			
CABLE030			CABLEVISION					
	25-00058	01/01/25	Acct 50851 2025	Open	\$5,526.12	\$0.00		B
CAMPB015			CAMPBELL SUPPLY CO. INC.					
	25-00178	01/16/25	AUTO PARTS FOR CITY FLEET	Open	\$2,768.60	\$0.00		B

Vendor #	P.O. #	PO Date	Name Description	Status	Amount	Void Amount	Contract	PO Type
CAMP005			RICHARD CAMPISANO					
25-00025	01/15/25		ZONING BOARD LEGAL FEES	Open	\$1,500.00	\$0.00		B
25-00026	01/15/25		PLANNING BOARD LEGAL FEES	Open	\$4,000.00	\$0.00		B
25-03419	11/06/25		#1228 - Woodmont Bayonne	Open	\$3,367.00	\$0.00		
25-03579	11/26/25		#1316 - Gamal Group Corp.	Open	\$592.00	\$0.00		
25-03745	12/08/25		BBD Boraie PRO#24-00995	Open	\$2,738.00	\$0.00		
25-03765	12/09/25		T & J Auto Laundry 24-01029	Open	\$555.00	\$0.00		
			Vendor Total:		\$12,752.00			
CARAH005			CARA HALL					
25-03593	11/15/25		PeeWee Scorekeeper	Open	\$160.00	\$0.00		
CATHE010			CATHERINE METZENDORF					
25-03341	10/05/25		Booce Director Sep-Oct'25	Open	\$170.00	\$0.00		
CENTE020			CENTER STATE ENGINEERING ASSOC					
25-03234	10/21/25		ENGINEERING & CONSULTING	Open	\$111,130.75	\$0.00		B
CENTR025			CENTRAL PAINT					
25-00193	01/16/25		PAINTING SUPPLIES	Open	\$124.55	\$0.00		B
CHAND005			CHANDELIER RESTAURANT					
25-03466	11/01/25		OCTOBER 2025 PRISONERS MEALS	Open	\$426.00	\$0.00		
25-03703	12/04/25		NOVEMBER 2025 PRISONER MEALS	Open	\$394.25	\$0.00		
			Vendor Total:		\$820.25			
CHASA005			CHASAN, LEYNER & LAMPARELLO, P					
25-00020	01/15/25		STATE TAX COURT APPEALS	Open	\$10,950.30	\$0.00		B
CHECO005			CHECO PHOTO BOOTHS, LLC					
25-03596	11/17/25		Turkey Trot Photo Booth	Open	\$400.00	\$0.00		
CHRIS045			CHRISTOPHER LENNON					
25-03435	11/07/25		REIMBURSEMENT FOR DOG FOOD	Open	\$530.93	\$0.00		
CHRIS075			CHRISTOPHER CERBONE					
25-03588	12/02/25		Rec Official Nov'25	Open	\$875.00	\$0.00		
CHRIS085			CHRISTOPHER TAYLOR					
25-03682	12/04/25		Elementary BBall Off Nov'25	Open	\$630.00	\$0.00		
CINTA010			CINTAS CORPORATION #205					
25-00194	01/16/25		DPW UNIFORM RENTAL SERVICE	Open	\$1,050.93	\$0.00		B
CITYO035			CITY OF BAYONNE					
25-03600	07/09/25		Elevator Maintenance Co	Open	\$220.00	\$0.00		
25-03706	12/04/25		PETTY CASH REPLENISHMENT	Open	\$491.02	\$0.00		
			Vendor Total:		\$711.02			
CMEAS005			CME ASSOCIATES					
25-00175	01/16/25		IN HOUSE ENGINEERING SERVICES	Open	\$20,959.00	\$0.00		B

Vendor #	P.O. #	PO Date	Name Description	Status	Amount	Void Amount	Contract	PO Type
CMEAS005			CME ASSOCIATES	Account Continued				
	25-03415	11/06/25	#510 - Center Street	Open	\$52,875.50	\$0.00		
	25-03575	11/26/25	#879 - PR Builders	Open	\$5,479.00	\$0.00		
	25-03753	12/08/25	Madison Capital 24-00985	Open	\$4,683.00	\$0.00		
			Vendor Total:		\$83,996.50			
COLLC005			IMPERIAL BAG & PAPER CO.,LLC					
	25-00197	01/16/25	JANITORIAL SUPPLIES	Open	\$1,592.78	\$0.00		B
COMMU120			COMMUNITY DAY NURSERY					
	CD-10527	05/06/25	1212 elevator/building repairs	Open	\$30,900.00	\$0.00		B
COMPA010			IRIS COMPANIES					
	25-03668	12/02/25	IDs for Pool	Open	\$258.19	\$0.00		
CONTI010			CONTINENTAL TRADING & HARDWARE					
	25-03531	11/20/25	Supplies	Open	\$139.00	\$0.00		
	25-03560	11/24/25	Central	Open	\$208.72	\$0.00		
			Vendor Total:		\$347.72			
CRANE005			CRANEYS INTEPRETING SERVICES					
	25-00040	01/15/25	INTERPRETING SERVICES	Open	\$1,925.00	\$0.00		B
	25-03539	11/13/25	Spn Itptn-Law 11/13/25	Open	\$225.00	\$0.00		
			Vendor Total:		\$2,150.00			
CUSTO005			CUSTOM BANDAG INC.					
	25-00043	01/15/25	STOCK TIRES FOR CITY FLEET	Open	\$2,918.20	\$0.00		B
CYCLE005			BAY CYCLE, INC					
	25-03548	11/22/25	Batteries	Open	\$398.85	\$0.00		
DANSW005			DAN SWAYZE & SON, INC.					
	25-03473	11/11/25	STRIPING ON GOLDSBOROUGH DR	Open	\$19,516.20	\$0.00		
	25-03552	11/21/25	striping on goldsborough dr	Open	\$1,960.00	\$0.00		
			Vendor Total:		\$21,476.20			
DAVEB005			DAVE & BUSTER'S OF NY INC.					
	25-03738	12/04/25	Ability Program Trip	Open	\$1,061.65	\$0.00		
DECOR005			RILEIGHS OUTDOOR LLC					
	25-03757	11/06/25	SID LIGHTS REPLACEMENT	Open	\$3,996.50	\$0.00		
DELLF005			DELL FINANCIAL SERVICES					
	25-03566	12/03/25	DVD BURNER	Open	\$104.97	\$0.00		
DISTA005			KERI L. DISTASO					
	25-03649	12/04/25	Clothing Allowance	Open	\$250.00	\$0.00		
DOMIN030			DOMINICK GALLO					
	25-03683	12/04/25	Elementary BBall Offl Nov'25	Open	\$900.00	\$0.00		
DOUBL005			DOUBLE BATCH BAKERY LLC					

Vendor #	Name						
P.O. #	PO Date	Description	Status	Amount	Void Amount	Contract	PO Type
DOUBL005		DOUBLE BATCH BAKERY LLC	Account Continued				
25-03727	11/25/25	TREE LIGHT COOKIES	Open	\$1,292.80	\$0.00		
EASTC015		EAST COAST EMERGENCY LIGHTING					
25-02844	10/02/25	BREAK LIGHT LENS-UNIT 1402	Open	\$291.50	\$0.00		
25-03167	10/11/25	SIREN BOXES	Open	\$1,422.65	\$0.00		
		Vendor Total:		\$1,714.15			
EDMUN005		EDMUNDS GOVTECH					
25-02080	06/27/25	SOFTWARE 9/1/25-8/31/26	Open	\$7,147.18	\$0.00		B
EMILY005		EMILY GASIOROWSKI					
25-03594	11/19/25	PeeWee Score Keeper/Vet Parade	Open	\$200.00	\$0.00		
ENCOR005		ENCORE HOLDINGS LLC					
25-03463	11/11/25	CONTRACTUAL SERVICES	Open	\$143.00	\$0.00		
25-03651	10/15/25	Inspection	Open	\$2,838.00	\$0.00		
		Vendor Total:		\$2,981.00			
EVENT005		EVENTS TO PERFECTION					
25-03718	12/05/25	TREE LIGHTING DECOR	Open	\$2,550.00	\$0.00		
FANWOOD005		FANWOOD CRUSHED STONE CO.					
25-00195	01/16/25	ROAD MAINTENANCE SUPPLIES	Open	\$438.00	\$0.00		B
FASTS005		FAST SIGNS					
25-03283	10/09/25	X-mas Signs for Parking Lots	Open	\$144.72	\$0.00		
FEDEX210		FEDEX					
25-03564	11/10/25	Acct 253018771 to Streamlight	Open	\$20.26	\$0.00		
FF1PR005		FF1 APPARATUS LLC					
25-03558	11/18/25	REPAIR ON REGULATOR HOSE	Open	\$419.20	\$0.00		
FLEXF005		FLEXFACTS					
25-03637	12/01/25	FSA FEE NOVEMBER 2025	Open	\$220.50	\$0.00		
FOLEY020		FOLEY INC.					
25-03602	10/14/25	Inspection	Open	\$607.57	\$0.00		
FSTIR005		F & S TIRE CORP.INC.					
25-00042	01/15/25	STOCK TIRES FOR CITY FLEET	Open	\$1,007.36	\$0.00		B
FUEL0005		MAJORA FUEL					
25-00201	01/16/25	HEATING OIL FOR CITY BUILDINGS	Open	\$1,431.14	\$0.00		B
GANNE005		GANNETT MEDIA CORP.					
25-03570	11/28/25	Affordable Housing Plan	Open	\$92.12	\$0.00		
25-03700	11/21/25	12-3-25 Special PB Mtg.	Open	\$96.00	\$0.00		
		Vendor Total:		\$188.12			
GLOBA035		GLOBAL INDUSTRIAL EQUIP.CO.					

Vendor # P.O. #	PO Date	Name Description	Status	Amount	Vold Amount	Contract	PO Type
GLOBA035		GLOBAL INDUSTRIAL EQUIP.CO.	Account Continued				
25-03275	11/03/25	237634BK - Mesh Trash Cans	Open	\$4,898.99	\$0.00		
GMFEN005		G.M. FENCE					
25-03458	10/10/25	9" Black Fence Ties	Open	\$283.36	\$0.00		
GOLDS005		GOLD'S CAR WASH, INC.					
25-03282	10/03/25	Car Washes BPU Sep'25	Open	\$30.00	\$0.00		
25-03661	11/15/25	Oct Washes	Open	\$66.00	\$0.00		
		Vendor Total:		\$96.00			
GRAIN005		W.W. GRAINGER, INC					
25-00557	02/06/25	JANITORIAL SUPPLIES FOR DPW	Open	\$9,191.80	\$0.00		B
GREYH005		GREY HOUSE PUBLISHING, INC.					
25-03518	11/18/25	Financial Ratings Series	Open	\$2,295.00	\$0.00		
GROFF005		GROFF TRACTOR MID ATLANTIC,LLC					
25-03520	11/14/25	ID# 358	Open	\$1,725.67	\$0.00		
HACKE020		HACKENSACK MERIDIAN TEAM					
25-03509	11/21/25	PD BUNDLE EXAM'S	Open	\$8,400.00	\$0.00		
HERBE005		HERBERT'S ARMY & NAVY STORE					
25-03511	11/05/25	Winter Uniform-New Empl. FC	Open	\$896.88	\$0.00		
HINTZ005		CLARKE CATON HINTZ					
25-00174	01/16/25	COAH CONSULTANT	Open	\$1,265.00	\$0.00		B
25-03416	11/06/25	#510 - Centre Street Redevelop	Open	\$11,903.25	\$0.00		
25-03578	11/26/25	#1198 - South Cove Development	Open	\$4,272.44	\$0.00		
25-03746	12/08/25	MCR 54 RT 440 PRO#24-00953	Open	\$15,647.75	\$0.00		
		Vendor Total:		\$33,088.44			
HUBBA005		SETTEMBRINO ARCHITECTS					
25-03627	11/04/25	Community Grant Engineering	Open	\$6,000.00	\$0.00		
HUDSO040		HUDSON COUNTY TAX ASSESSOR'S A					
25-03626	12/03/25	2025 dues	Open	\$700.00	\$0.00		
HUDSO080		HUDSON COUNTY REGISTER'S OFFIC					
25-03499	11/19/25	RECORD MORTGAGE E. SIENKIEWICZ	Open	\$13.00	\$0.00		
25-03500	11/19/25	RECORD MORTGAGE MERNA SALAM	Open	\$13.00	\$0.00		
		Vendor Total:		\$26.00			
HUDSO120		HUDSON REGIONAL HEALTH COM					
25-00853	03/03/25	2025 ANNUAL ASSESSMENT	Open	\$6,486.00	\$0.00		B
HUDSO135		HUDSON COUNTY IMPROVEMENT AUTH					
25-00186	01/16/25	SOLID WASTE DISPOSAL / TIPPING	Open	\$651,137.22	\$0.00		B
HUMME005		STEVEN R. HUMMELL,ESQ					
25-00033	01/15/25	MUNICIPAL COURT PROSECUTOR FEE	Open	\$4,700.00	\$0.00		B

Vendor #	P.O. #	PO Date	Name Description	Status	Amount	Vold Amount	Contract	PO Type
HUMME005			STEVEN R. HUMMELL,ESQ	Account Continued				
	25-03586	11/17/25	Prosecutor for POAA Oct'25	Open	\$1,200.00	\$0.00		
	25-03779	12/03/25	Muni Prosecutor POAA Nov'25	Open	\$800.00	\$0.00		
			Vendor Total:		\$6,700.00			
IANGE005			IAN GEISLER	Account Continued				
	25-03689	12/04/25	Elementary BBall Scorer Nov'25	Open	\$120.00	\$0.00		
IDMME005			IDM MEDICAL SUPPLY CO., INC.	Account Continued				
	25-03467	12/01/25	REFILL OXYGEN TANKS	Open	\$241.00	\$0.00		
IHARP005			I. HALPER PAPER & SUPPLIES,INC	Account Continued				
	25-03616	12/02/25	FIREHOUSE SUPPLIES	Open	\$1,033.25	\$0.00		
INGLE005			INGLESINO, WYCISKALA & TAYLOR	Account Continued				
	25-00027	01/15/25	REDEV / LAND USE ATTORNEY	Open	\$1,810.55	\$0.00		B
	25-03418	11/06/25	#931 - Duraport really Four, L	Open	\$4,042.35	\$0.00		
	25-03572	04/25/25	Affordable Housing	Open	\$5,353.20	\$0.00		
	25-03573	08/01/25	Affordable Housing DJ Action	Open	\$334.33	\$0.00		
	25-03576	11/26/25	#1073 - LEG-BP Bayonne Owner	Open	\$3,376.15	\$0.00		
	25-03766	12/09/25	Russ 7 Scott Realty 25-01010	Open	\$1,924.50	\$0.00		
	25-03767	12/09/25	Parkview Realty PRO#00944	Open	\$16,980.74	\$0.00		
			Vendor Total:		\$33,821.82			
INSIG005			INSIGHT PUBLIC SECTOR INC.	Account Continued				
	25-03214	11/06/25	automated non emergency triage	Open	\$6,808.78	\$0.00		
INTEG010			INTEGRATED TECHNICAL SYSTEMS I	Account Continued				
	25-00150	01/16/25	IRIS SOFTWARE/MAINTENACE/SUPPT	Open	\$1,518.98	\$0.00		B
INTEG015			INTEGRATED MICRO SYSTEMS	Account Continued				
	25-00167	01/16/25	IT MAINTENANCE SERVICES	Open	\$1,450.00	\$0.00		B
	25-00168	01/16/25	IT PROCUREMENT	Open	\$59,842.00	\$0.00		B
	25-03230	10/21/25	IT SERVICES FOR POLICE DEPT	Open	\$3,900.00	\$0.00		B
			Vendor Total:		\$65,192.00			
INTER000			Interstate Waste Services	Account Continued				
	25-00198	01/16/25	SOLID WASTE DISPOSAL	Open	\$3,077.00	\$0.00		B
INVES015			INVESTMENT TITLE LLC	Account Continued				
	25-03763	12/09/25	title report Luz Villafane	Open	\$380.00	\$0.00		
JACKK005			JACK KELLY	Account Continued				
	25-03681	12/04/25	Elementary BBall Scorer Nov'25	Open	\$240.00	\$0.00		
JAKES005			JAKE STEINBRUNN	Account Continued				
	25-03695	12/04/25	Turkey Trot Asst. Nov'25	Open	\$45.00	\$0.00		
JANPR005			JAN PRO OF NORTHERN NJ	Account Continued				
	25-00626	02/11/25	CLEANING SERVICES	Open	\$12,569.00	\$0.00		B
JEROM005			JEROME HAYES JR	Account Continued				

Vendor #	P.O. #	PO Date	Name Description	Status	Amount	Void Amount	Contract	PO Type
JEROM005			JEROME HAYES JR	Account Continued				
	25-03690	12/04/25	Elementary BBall Scorer Nov'25	Open	\$45.00	\$0.00		
JERSE100			JERSEY ELEVATOR LLC					
	25-00185	01/16/25	ELEVATOR MAINTENANCE	Open	\$1,151.10	\$0.00		B
	25-01344	04/15/25	ELEVATOR MAINTENANCE FEES	Open	\$740.00	\$0.00		B
			Vendor Total:		\$1,891.10			
JESCO005			JESCO, INC.					
	25-03642	11/18/25	Back Hoe	Open	\$115.12	\$0.00		
JEWEL005			JEWEL ELECTRIC SUPPLY CO.					
	25-03460	11/06/25	16th Street Park	Open	\$277.72	\$0.00		
	25-03756	10/15/25	SID LIGHT REPAIR/REPLACEMENT	Open	\$4,089.21	\$0.00		
			Vendor Total:		\$4,366.93			
JJPRI005			J&J PRINTING CO.					
	25-02850	09/09/25	EMERGENCY NO PARKING SIGNS	Open	\$1,645.00	\$0.00		
	25-02886	11/09/25	BUSINESS CARDS-DUNDAS	Open	\$85.00	\$0.00		
	25-03476	11/09/25	Cardbrd Inserts & Labels	Open	\$295.00	\$0.00		
	25-03480	11/09/25	Contruction Permits	Open	\$1,085.00	\$0.00		
	25-03486	11/09/25	BUSINESS CARDS-Sgt.Lawson	Open	\$85.00	\$0.00		
	25-03512	11/09/25	Visito Pass Forms - White	Open	\$95.00	\$0.00		
	25-03692	11/09/25	Vet's Parade Signs	Open	\$245.00	\$0.00		
	25-03713	11/09/25	BPFF AD/ SIGNAGE (BPF)	Open	\$75.00	\$0.00		
	25-03716	11/09/25	BPFF SIGNAGE AD'S	Open	\$416.00	\$0.00		
	25-03720	11/19/25	TREE LIGHT SIGNAGE/ BROCHURES	Open	\$380.00	\$0.00		
			Vendor Total:		\$4,406.00			
JOHNL005			JOHN L. SCETTINO, ESQ.					
	25-00173	01/16/25	RENT CONTROL BOARD ATTORNEY	Open	\$1,760.50	\$0.00		B
JOSEP120			JOSEPH KIELB					
	25-03688	12/04/25	Elementary BBall Offl Nov'25	Open	\$540.00	\$0.00		
JPSPL005			JP'S PLUMBING & HEATING CORP					
	25-03603	11/17/25	Jail Cells	Open	\$325.00	\$0.00		
JULIA010			JULIA BRANNAN-RAUCH					
	25-03625	12/03/25	OTHER PROFESSIONAL SERVICES	Open	\$4,914.20	\$0.00		
KEVIN020			KEVIN BARANOK					
	25-03437	11/07/25	REIMBURSEMENT FOR DOG FOOD	Open	\$700.96	\$0.00		
KEVIN025			KEVIN WALKER					
	25-03687	12/04/25	Elementary BBall Scorer Nov'25	Open	\$30.00	\$0.00		
KEYPE005			KEYPER SYSTEMS					
	25-03378	12/04/25	Bayonne Custody Master Acct.	Open	\$91.60	\$0.00		
LABCO005			LABCORP OF AMERICA HOLDING					
	25-00156	01/16/25	PRE-EMPLOYEMENT DRUG TESTING	Open	\$268.00	\$0.00		B

Vendor #	P.O. #	PO Date	Name Description	Status	Amount	Void Amount	Contract	PO Type
LABCO005			LABCORP OF AMERICA HOLDING	Account Continued				
LANGU005	25-03633	10/31/25	LANGUAGE LINE SERVICES language Line Oct'25	Open	\$639.54	\$0.00		
LASZK010	25-03726	09/10/25	STEVE LASZKOW TREE LIGHTING SANTA	Open	\$350.00	\$0.00		
LAWSO005	25-03653	11/06/25	LAWSON PRODUCTS INC. Holding Pad	Open	\$19.54	\$0.00		
	25-03777	12/05/25	Shop Supplies	Open	\$1,705.02	\$0.00		
			Vendor Total:		\$1,724.56			
LEXIS010	25-03555	10/08/25	LexisNexis Risk Solutions CRIMINAL INVEST TECH COURSE	Open	\$2,000.00	\$0.00		
LIBER035	25-03428	11/12/25	LIBERTY LOCKSMITHS & SECURITY KEY REPLACEMENT	Open	\$600.00	\$0.00		
	25-03614	12/03/25	BROKEN KEY FAB UNIT 1201	Open	\$200.00	\$0.00		
			Vendor Total:		\$800.00			
LINDE015	25-00200	01/16/25	LINDE GAS & EQUIPMENT INC. CHEMICAL SUPPLIES	Open	\$5,932.07	\$0.00		B
LORCO005	25-03657	11/07/25	LORCO PETROLEUM SERV Oil Removal	Open	\$360.00	\$0.00		
LOREN005	25-03685	12/04/25	LORENZO LIBUTTI Elementary BBall Scorer Nov'25	Open	\$180.00	\$0.00		
LOWES005	25-02985	09/29/25	LOWES GARBAGE CANS 57TH ST FIREHOUSE	Open	\$205.12	\$0.00		
	25-03459	11/05/25	Paint	Open	\$193.83	\$0.00		
	25-03461	11/05/25	Broadway	Open	\$756.78	\$0.00		
	25-03493	11/10/25	HARDWARE FOR STATION 2	Open	\$59.55	\$0.00		
	25-03522	10/07/25	Hardware for Police Dept	Open	\$577.51	\$0.00		
	25-03530	11/12/25	Supplies	Open	\$93.32	\$0.00		
	25-03537	11/19/25	Supplies	Open	\$101.39	\$0.00		
	25-03547	11/25/25	Central	Open	\$452.45	\$0.00		
	25-03647	12/01/25	Maint	Open	\$37.90	\$0.00		
	25-03648	12/02/25	Calcium Chloride	Open	\$1,141.19	\$0.00		
	25-03723	11/23/25	TREE LIGHTING HETEROGEN	Open	\$278.82	\$0.00		
	25-03733	12/08/25	REFRIGERATOR & TRASH CAN	Open	\$849.50	\$0.00		
	25-03736	12/03/25	Lights	Open	\$697.69	\$0.00		
	25-03759	12/08/25	2025 Lueage Expenses	Open	\$150.00	\$0.00		
			Vendor Total:		\$5,595.05			
LTW00005	25-00559	02/06/25	LTW CITYWIDE CAMERA PROJECT PH 2	Open	\$498,585.88	\$0.00		B
LUCIO005			LUCIO & MASON CONTRACTING.					

Vendor #	Name						
P.O. #	PO Date	Description	Status	Amount	Void Amount	Contract	PO Type
LUCCI005		LUCCIOLA MASON CONTRACTING,		Account Continued			
25-03773	12/09/25	67 w 10th home rehab project	Open	\$18,500.00	\$0.00		
MACK0010		SUZANNE T MACK					
25-03574	11/26/25	FedEx Mailings - Sue Mack	Open	\$203.44	\$0.00		
25-03742	12/08/25	1 ticket AHPNJ Annual Meeting	Open	\$53.17	\$0.00		
		Vendor Total:		\$256.61			
MACKA005		MACKAY METERS INC.					
25-00149	01/16/25	METER FEES AND REPAIRS	Open	\$13,839.70	\$0.00		B
MAINL005		MAIN LINE COMMERCIAL POOLS					
25-03533	07/31/25	Service Call Aug'25	Open	\$866.25	\$0.00		
MANEK005		MANEKEEN MOVIE LLC					
25-03702	12/04/25	Movie Security Deposit Return	Open	\$1,000.00	\$0.00		
MATIL005		MATILDA STRATHAUSEN					
25-03804	11/27/25	Skate Camp Asst./Turkey Trot	Open	\$180.00	\$0.00		
MATRI010		MATRIX NEW WORLD ENGINEERING,I					
25-01170	04/01/25	PROFESSIONAL ENGINEERING SVCS	Open	\$7,685.00	\$0.00		B
MCMAN005		MCMANIMON & SCOTLAND LLC					
25-01124	03/26/25	WATER SEWER LEGAL SERVICES	Open	\$15,187.50	\$0.00		B
MGLPR005		MGL PRINTING SOLUTIONS					
25-03245	10/31/25	MISC REV FORMS	Open	\$541.50	\$0.00		
MICHA065		MICHAEL MCKITTRICK					
25-03542	11/25/25	AC CONFERENCE REIMBURSEMENT	Open	\$237.30	\$0.00		
MIDWE010		MIDWEST TAPE					
25-00086	01/16/25	Books and Publications	Open	\$11,188.18	\$0.00		B
MILES010		HUDSON MILESTONES					
25-02082	06/27/25	1207 BATHROOM RENO @ 715 AVE E	Open	\$43,250.00	\$0.00		B
MILLE020		MILLENNIUM STRATEGIES LLC					
25-00668	02/12/25	GRANT WRITING & MANAGEMENT	Open	\$12,000.00	\$0.00		B
MOBIL045		MOBILE PAYMENT PROCESSING SYS.					
25-00151	01/16/25	PARKING PAYMENT SYSTEM	Open	\$3,070.20	\$0.00		B
MOMAR005		MOMAR					
25-03639	09/29/25	Supplies	Open	\$3,452.55	\$0.00		
MONTR005		MONTROSE ENVIRONMENTAL					
25-02022	06/18/25	ENVIORNMENTAL CONSULTING SVCS	Open	\$8,116.67	\$0.00		B
MRMIL005		M & R MILLER AUTO GEAR					
25-00177	01/16/25	AUTO PARTS FOR CITY FLEET	Open	\$3,743.96	\$0.00		B

Vendor # P.O. #	PO Date	Name Description	Status	Amount	Void Amount	Contract	PO Type
MRMIL005		M & R MILLER AUTO GEAR	Account Continued				
25-03663	11/20/25	Parts	Open	\$142.21	\$0.00		
		Vendor Total:		\$3,886.17			
MUNIC045		MUNICIPAL INSPECTION CORP.					
25-00021	01/15/25	ELEVATOR CODE OFF INSPECTIONS	Open	\$4,280.00	\$0.00		B
NAPAA005		NAPAAUTO PARTS					
25-00148	01/16/25	PARTS/SUPPLIES FOR CITY FLEET	Open	\$413.73	\$0.00		B
NEWJE045		NEW JERSEY DEPARTMENT OF ENVIR					
25-03743	11/01/25	51st & 52nd Street	Open	\$1,810.00	\$0.00		
NEWJE175		NEW JERSEY STATE ASSOCIATION					
25-03508	11/21/25	CRITICAL SYMPOSIUM CHIEF CLASS	Open	\$180.00	\$0.00		
25-03672	11/19/25	ADVANCED INTERNAL AFRS INVESTG	Open	\$898.00	\$0.00		
		Vendor Total:		\$1,078.00			
NEWJE190		NEW JERSEY STATE POLICE/CRIME					
25-03492	11/12/25	CALIBRATED SURVEY METERS Nov25	Open	\$570.00	\$0.00		
NICOL005		NICOLE KOBRYN					
25-03590	12/02/25	PeoWee Basketball Dir, Nov'25	Open	\$280.00	\$0.00		
NJAPZ010		NJAPZA					
25-03571	10/10/25	Annual Luncheon & Seminar	Open	\$75.00	\$0.00		
NJHUM005		NJ HUMANE SOCIETY,LLC					
25-00038	01/15/25	ANIMAL CONTROL SERVICES	Open	\$9,500.00	\$0.00		B
NJLM0005		NJLM					
25-03598	12/02/25	Disciplinary Action Reg	Open	\$75.00	\$0.00		
NORTH170		NORTH AMERICAN SCRAP TIRES &					
25-03650	12/01/25	Tire Recycling	Open	\$192.00	\$0.00		
NWFIN005		NW FINANCIAL GROUP, LLC					
25-03417	11/06/25	#510 - Centre Street Redevelop	Open	\$3,562.50	\$0.00		
25-03580	11/26/25	#1327 - Shree Lakshmi Vardayin	Open	\$6,263.75	\$0.00		
25-03744	12/08/25	Bayonne Energy 24-01001	Open	\$1,175.00	\$0.00		
		Vendor Total:		\$11,001.25			
OCLCF005		OCLC Inc.					
25-00126	01/16/25	Contractual Services	Open	\$3,909.75	\$0.00		B
OMAHA005		OMAHA STANDARD & CO.					
25-03638	09/29/25	Roll-Off Truck ID#379	Open	\$1,656.04	\$0.00		
25-03640	10/24/25	Roll Off ID# 326	Open	\$1,537.04	\$0.00		
		Vendor Total:		\$3,193.08			
OPTIM005		OPTIMUM BUSINESS					
25-00059	01/01/25	Acct 52459 2025	Open	\$10,070.21	\$0.00		B

Vendor # P.O. #	PO Date	Name Description	Status	Amount	Void Amount	Contract	PO Type
OPTIM005		OPTIMUM BUSINESS	Account Continued				
PABCO005 25-00202	01/16/25	PABCO INDUSTRIES JANITORIAL SUPPLIES	Open	\$1,968.75	\$0.00		B
PARSO005 25-03655	11/05/25	PARSONS ENVIRONMENT & INFRASTR NJ Emissions Program Oct'25	Open	\$72.54	\$0.00		
PETER005 25-03426	10/17/25	BILL PETERSEN BAGPIPER Field of Heros 11/3	Open	\$250.00	\$0.00		
PICER005 25-03717	12/05/25	PICERNO-GIORDANO CONSTRUCTION, COLLINS PH 2 PAY EST #11 & CCO	Open	\$621,602.29	\$0.00		
PIZZA010 25-03761	10/23/25	PIZZA MASTER 2025 Gift - Derby Contest	Open	\$200.00	\$0.00		
PMACO005 25-03635	12/03/25	PMA COMPANIES Duplicate Payment	Open	\$8,635.87	\$0.00		
PMCAS005 25-01060	12/04/25	PMC ASSOCIATES RENO TO EMERG SVC COMM CENTEF	Open	\$263,069.36	\$0.00		
POLIC045 25-03479	11/18/25	POLICYMAH, INC. License Oct'25-Sep'26	Open	\$5,520.00	\$0.00		
POWER080 25-03540	11/25/25	POWER ORIGINS PRODUCTIONS INC. Security deposits returned	Open	\$1,500.00	\$0.00		
PRESS010 25-03521	10/30/25	PRESSURE KING Graffiti Remover	Open	\$974.98	\$0.00		
PRIME005 25-03646	12/02/25	PRIME LUBE INC Oils	Open	\$6,909.99	\$0.00		
PROAC010 25-00166	01/16/25	PROACT, INC HEALTH BENEFITS CONTRACT	Open	\$185,175.19	\$0.00		B
PSEG0005 25-00627	01/01/25	PSE&G Acct 1301408107 2025	Open	\$12,576.80	\$0.00		B
25-00628	01/01/25	Acct 1301408700 2025	Open	\$175,146.13	\$0.00		B
25-00685	01/01/25	Acct 1301408808 2025	Open	\$268.56	\$0.00		B
25-00775	01/01/25	Acct 1301408905 2025	Open	\$23,726.74	\$0.00		B
25-00924	01/01/25	Acct 1301408204 2025	Open	\$2,673.72	\$0.00		B
25-01046	01/01/25	Acct 1301409006 2025	Open	\$4,958.28	\$0.00		B
25-01060	01/01/25	Acct 1301408603 2025	Open	\$78,375.33	\$0.00		B
25-03281	10/09/25	Acct 1301408301 Aug-Sep'25	Open	\$3,290.23	\$0.00		
25-03562	11/07/25	Acct 1301408301 9/22-10/21/25	Open	\$3,295.53	\$0.00		
Vendor Total:				\$304,311.32			
PUBLI130 25-03517	11/15/25	PUBLICATION MARKETING CORP. BookPage Print '25-26 Subscr.	Open	\$420.00	\$0.00		

Vendor #	Name						
P.O. #	PO Date	Description	Status	Amount	Void Amount	Contract	PO Type
PUBL1130		PUBLICATION MARKETING CORP.	Account Continued				
25-03618	12/15/25	Book Page Digital 12 Mo Subsc.	Open	\$408.00	\$0.00		
		Vendor Total:		\$828.00			
QUANT005		QUANTUM CARPET CARE LLC					
25-03434	09/17/25	Carpet Cleaning-Bldg Dept.	Open	\$1,495.00	\$0.00		
RACHL005		RACHLES/MICHELE'S OIL COMPANY					
25-00180	01/16/25	DIESEL FUEL FOR CITY FLEET	Open	\$37,174.04	\$0.00		B
25-00181	01/16/25	UNLEADED FUEL FOR CITY FLEET	Open	\$53,563.40	\$0.00		B
		Vendor Total:		\$90,737.44			
READY005		READY REFRESH					
25-03453	10/14/25	Acct 0442720751 Aug-Oct'25	Open	\$716.36	\$0.00		
25-03510	11/11/25	ACCT0441205655 10/9/25-11/8/25	Open	\$179.88	\$0.00		
		Vendor Total:		\$896.24			
RELIA020		RELIABLE WOOD PRODUCTS LLC					
25-03658	11/10/25	Leaves	Open	\$36.00	\$0.00		
REPTR005		REPTRONICS					
25-03543	11/17/25	REPAIR TO TIME STAMP	Open	\$264.61	\$0.00		
RESNI005		RESNICK'S HARDWARE					
25-03694	01/22/25	C-Fold Towels Sr. Ctr.	Open	\$65.90	\$0.00		
RICHA050		RICHARD J SUDIMACK JR					
25-03805	12/02/25	Flag Football Offl Oct-Nov'25	Open	\$360.00	\$0.00		
25-03897	12/04/25	11th St Watchman Oct-Nov'25	Open	\$360.00	\$0.00		
		Vendor Total:		\$720.00			
RIVER020		RIVER VIEW OBSERVER					
25-03712	10/01/25	BPFF 25 AD RIVERVIEW (BPF)	Open	\$500.00	\$0.00		
25-03719	11/01/25	TREE LIGHT AD RIVERVIEW	Open	\$500.00	\$0.00		
		Vendor Total:		\$1,000.00			
ROBER065		ROBERT DRAGO					
25-03678	12/04/25	Elementary BBall Admin Nov'25	Open	\$525.00	\$0.00		
RODNE005		RODNEY WILSON					
25-03595	11/15/25	PeeWee Official	Open	\$280.00	\$0.00		
ROGER025		ROGER NUNEZ					
25-03504	11/19/25	REIMBURSEMENT FOR TRAINING	Open	\$33.17	\$0.00		
ROYAL010		ROYAL PRINTING SERVICE					
25-03781	06/01/25	2025 Sample Ballots Fin Pmt	Open	\$15,398.73	\$0.00		
RUDROTH5		RUDERMAN & ROTH,LLC.					
25-00022	01/15/25	LABOR ATTORNEY LEGAL FEES	Open	\$1,534.50	\$0.00		B
RUSSE005		RUSSELL'S AUTO BODY					

Vendor #	P.O. #	PO Date	Name Description	Status	Amount	Vold Amount	Contract	PO Type
RUSSE005			RUSSELL'S AUTO BODY	Account Continued				
	25-03345	07/28/25	2016 Ford Exp Claim	Open	\$2,500.00	\$0.00		
RUTGE040			RUTGERS, THE STATE UNIVERSITY					
	25-03670	12/04/25	BEST MANAGEMENT PRACTICES FOR	Open	\$210.00	\$0.00		
RUTGE080			RUTGERS,THE STATE UNIVERSITY					
	25-03597	12/02/25	Work Zone Safety Registration	Open	\$125.00	\$0.00		
SEANG010			SEAN GASIOROWSKI					
	25-03592	11/15/25	Flag Football Referee	Open	\$400.00	\$0.00		
SHAUG005			SHAUGER PROPERTY SERVICES INC					
	25-03447	11/12/25	Lead Service Line - Phase I	Open	\$202,675.72	\$0.00		B
SHIIN005			SHI INTERNATIONAL CORP.					
	25-01737	06/12/25	MOBILE SERVEILLANCE CAMERAS	Open	\$229,401.69	\$0.00		
SHOWM010			SHOWMAN ENTERTAINMENT LLC					
	25-03536	07/26/25	Video Wall-Summer Sounds 07/26	Open	\$1,500.00	\$0.00		
SIGNA005			SIGNAL CONTROL PRODUCTS, LLC					
	25-02455	11/21/25	opticom gps preemption system	Open	\$5,490.00	\$0.00		
SIMSM005			SIMS MUNICIPAL RECYCLING					
	25-00191	01/16/25	RECYCLING COMMODITY	Open	\$37,537.42	\$0.00		B
SMITH035			MICHAEL SMITH					
	25-03503	11/19/25	REIMBURSEMENT CAR SEAT TECH	Open	\$55.00	\$0.00		
STACK005			STACK COOLAHAN & STACK,LLC.					
	25-00746	02/19/25	STATE TAX COURT APPEALS	Open	\$8,500.00	\$0.00		B
STAPL010			STAPLES, INC.					
	25-03507	10/26/25	Var. Office Supplies	Open	\$320.02	\$0.00		
STATE045			STATE OF NJ - DEPT. OF LABOR					
	25-03601	09/29/25	Boiler State Inspection	Open	\$220.00	\$0.00		
STEAD005			STEADFAST TRUCK & TRAILER					
	25-03656	11/11/25	#346 - PW	Open	\$1,896.14	\$0.00		
STEPH020			Stephanie Petersen					
	25-03722	11/25/25	TREE LIGHTING PHOTO W SANTA	Open	\$300.00	\$0.00		
STEPH030			STEPHEN RUSSELL					
	25-03679	12/04/25	Elementary BBall Admin Nov'25	Open	\$525.00	\$0.00		
STEVE005			STEVENS JERSEY CITY FORD					
	25-00183	01/16/25	AUTO PARTS FOR CITY FLEET	Open	\$652.51	\$0.00		B
STHEN005			ST. HENRY'S PARISH CENTER					
	25-00019	01/15/25	PARKING SPACE RENTAL 2025	Open	\$1,000.00	\$0.00		B

Vendor #	P.O. #	PO Date	Name Description	Status	Amount	Void Amount	Contract	PO Type
STHEN005			ST. HENRY'S PARISH CENTER	Account Continued				
STORR005			STORR TRACTOR CO					
	25-03324	09/24/25	Mower ID# 3230	Open	\$920.73	\$0.00		
	25-03587	11/24/25	ID # 3228	Open	\$394.46	\$0.00		
			Vendor Total:		\$1,315.19			
SUNRA005			SUNRAY POWER OPCO V LLC					
	25-00880	02/01/25	Solar City Hall 2025	Open	\$12,616.11	\$0.00		B
	25-03454	11/01/25	Solr Pwr Libr Oct'25	Open	\$363.29	\$0.00		
	25-03708	12/01/25	Solar Power Libr Nov'25	Open	\$231.21	\$0.00		
			Vendor Total:		\$13,210.61			
SUNSH005			SUNSHINE CAR WASH, LLC					
	25-03491	11/01/25	Car Washes/Dtlg PD Oct'25	Open	\$1,102.00	\$0.00		
	25-03494	11/01/25	CAR WASHES FD OCT'25	Open	\$54.00	\$0.00		
			Vendor Total:		\$1,156.00			
SYSTE005			ABACUS DATA SYSTEMS, INC.					
	25-00726	02/14/25	software subscription for law	Open	\$522.82	\$0.00		B
THEAM005			THE AMBIENT GROUP, LLC					
	25-03782	12/11/25	Bayonne Bay East Borais Nov	Open	\$140,179.94	\$0.00		
THEMA005			THE MAKERY					
	25-03502	10/28/25	Potato Press Wrkshp 11/12/25	Open	\$500.00	\$0.00		
THENE010			THE NEW YORK TIMES COMPANY					
	25-03456	10/01/25	NewsWeb w/Accs Codes Subs25-26	Open	\$4,368.00	\$0.00		
THOMS015			THOMSON REUTERS - WEST					
	25-00024	01/15/25	LEGAL SUBSCRIPTION SERVICES	Open	\$2,304.50	\$0.00		B
TIMMOR05			TIMOTHY J.MORIARTY, ESQ.					
	25-00032	01/15/25	MUNICIPAL COURT PROSECUTOR FEE	Open	\$5,600.00	\$0.00		B
TINA0005			TINA SICILIANO					
	25-03606	12/02/25	PUBLIC HEALTH LICENSES	Open	\$100.00	\$0.00		
TMASS010			T&M ASSOCIATES					
	25-03477	09/19/25	HYDRAULIC MODEL EXPANSION FEES	Open	\$186,264.00	\$0.00		
TOWIN020			TUMINO'S TOWING					
	25-03654	11/03/25	Selter	Open	\$738.75	\$0.00		
TRANS005			BORKER TRANSMISSIONS					
	25-00829	02/28/25	TRANSMISSION REPAIR SERVICES	Open	\$4,072.41	\$0.00		B
TRANS045			TRANSUNION RISK ALTERNATIVE DA					
	25-03515	11/01/25	OnLine Access Oct'25	Open	\$397.30	\$0.00		
	25-03665	12/01/25	Online Accs Nov'25	Open	\$397.10	\$0.00		

Vendor #	Name						
P.O. #	PO Date	Description	Status	Amount	Void Amount	Contract	PO Type
TRANS045		TRANSUNION RISK ALTERNATIVE DA	Account Continued				
			Vendor Total:	\$794.40			
TRIAD005		TRIAD ASSOCIATES					
25-00170	01/16/25	1183 CONSULTING CDBG PROGRAM	Open	\$8,028.75	\$0.00		B
25-03623	09/30/25	TRIAD 5YR (6) 25	Open	\$175.00	\$0.00		
			Vendor Total:	\$8,203.75			
TRIAN010		TRIANGLE T.V. AIR CONDITIONING					
25-03549	11/26/25	Emerg Asst Fridge Oct'25	Open	\$1,000.00	\$0.00		
25-03569	11/21/25	REFRIGERATOR-BREAK ROOM	Open	\$700.00	\$0.00		
			Vendor Total:	\$1,700.00			
TRIMA005		TRIMALAWN EQUIPMENT					
25-03643	11/25/25	3129 - Ignition Modules	Open	\$53.60	\$0.00		
TULPE005		TULPEHOCKEN SPRING WATER INC					
25-03664	11/20/25	WATER DELIVERY NOVEMBER 2025	Open	\$85.45	\$0.00		
ULINE005		ULINE					
25-03288	11/03/25	BARRICADE TAPE	Open	\$503.65	\$0.00		
25-03514	11/21/25	HARD SURFACE CHAIR MAT	Open	\$406.70	\$0.00		
			Vendor Total:	\$910.35			
UNITE110		UNITED SITE SERVICES					
25-00625	02/11/25	BATHROOM RENTALS	Open	\$1,050.26	\$0.00		B
25-03563	11/21/25	PT RR 330Hook-PW/PD Nov-Dec'25	Open	\$212.00	\$0.00		
			Vendor Total:	\$1,262.26			
UNITE115		UNITED FORD LLC					
25-03525	10/25/25	Police ID# 220	Open	\$452.34	\$0.00		
25-03526	10/31/25	Stock	Open	\$647.32	\$0.00		
25-03528	11/06/25	ID#894	Open	\$177.50	\$0.00		
25-03641	11/15/25	ID# 615	Open	\$248.53	\$0.00		
			Vendor Total:	\$1,525.69			
UNITE120		UNITED RENTALS					
25-03693	11/08/25	PT RR Vet's Parade 2025	Open	\$665.40	\$0.00		
UNLIM005		SPECS UNLIMITED					
25-03550	11/26/25	Eye Glass Pgm Nov'25	Open	\$900.00	\$0.00		
VANMA010		VAN MARTIN PRODUCTIONS LLC					
25-03675	06/30/25	Face Painter 1st Day Camp A&C	Open	\$320.00	\$0.00		
VERAL005		V E RALPH & SON INC.					
25-03287	11/06/25	Mada Regulkator & TGHE Bags	Open	\$424.64	\$0.00		
25-03513	11/26/25	TOGGLE LEVER	Open	\$22.08	\$0.00		
			Vendor Total:	\$446.72			
VERIZ005		VERIZON BUSINESS					
25-00874	01/01/25	Acct 93282293 2025	Open	\$336.34	\$0.00		B

Vendor #	Name						
P.O. #	PO Date	Description	Status	Amount	Void Amount	Contract	PO Type
VERIZ005		VERIZON BUSINESS	Account Continued				
VERIZ020		VERIZON					
25-00061	01/01/25	Acct 250787710000125 2025	Open	\$3,241.91	\$0.00		B
25-03561	11/15/25	Acct 750717365000190 Nov-Dec25	Open	\$19.65	\$0.00		
25-03634	10/31/25	251285631000158 Ver MUA Nov'25	Open	\$279.62	\$0.00		
25-03775	11/30/25	Acct 251285631000158 Dec'25	Open	\$279.62	\$0.00		
		Vendor Total:		\$3,820.80			
VERIZ045		VERIZON					
25-03489	11/06/25	Acct 151937649000114 Nov-Dec25	Open	\$154.99	\$0.00		
VERIZ075		VERIZON WIRELESS					
25-00687	02/01/25	Acct 242623003-00001 2025	Open	\$861.82	\$0.00		B
25-00691	02/12/25	Acct 685477848-00001 2025	Open	\$43.97	\$0.00		B
25-00877	01/01/25	Acct 642003467-00001 2025	Open	\$377.56	\$0.00		B
25-03464	11/01/25	Acct 682559572-00001 Oct'25	Open	\$3,072.75	\$0.00		
25-03628	11/01/25	2867993355 Ver Building Oct25	Open	\$798.95	\$0.00		
25-03669	11/23/25	Acct 242076130-00002 Oct-Nov25	Open	\$1,281.08	\$0.00		
25-03704	11/23/25	Acct 242076130-00001 Oct-Nov25	Open	\$1,319.29	\$0.00		
25-03705	11/25/25	Acct 382696480-00001 Oct-Nov25	Open	\$2,246.48	\$0.00		
		Vendor Total:		\$10,001.88			
VETER010		VETERINARY EMERGENCY GROUP					
25-03429	06/05/25	Gringo Svce Jun & Sep '25	Open	\$1,073.12	\$0.00		
VITAL005		VITAL SIGNS					
25-03715	10/03/25	BPFF SIGNAGE/BANNERS 25	Open	\$2,600.00	\$0.00		
WATER005		WATERMEN LLC					
25-01168	04/01/25	PROFESSIONAL ENGINEERING SVCS	Open	\$46,594.38	\$0.00		B
25-03420	11/06/25	#1327 - Shree Lakshmi Vardayin	Open	\$10,805.00	\$0.00		
25-03577	11/26/25	#1198 - South Cove Development	Open	\$562.50	\$0.00		
25-03699	11/29/25	United Way Affordable Housing	Open	\$6,672.50	\$0.00		
25-03701	12/04/25	#510 Centre Street Redevelopme	Open	\$3,125.00	\$0.00		
25-03747	12/08/25	Lincoln Equities PRO#24-00997	Open	\$2,125.00	\$0.00		
25-03768	12/09/25	Madison Capital 24-00985	Open	\$7,000.44	\$0.00		
		Vendor Total:		\$76,884.82			
WBMA010		WB MASON CO. INC.					
25-00399	01/22/25	COPIER PAPER	Open	\$4,097.68	\$0.00		B
25-03284	11/04/25	Office supplies - PD	Open	\$864.85	\$0.00		
25-03286	11/08/25	OFFICE SUPPLIES	Open	\$490.12	\$0.00		
25-03300	11/04/25	Office Supplies - Court	Open	\$1,021.10	\$0.00		
25-03457	11/14/25	Calendars	Open	\$94.20	\$0.00		
25-03465	11/17/25	Office Supplies - PD	Open	\$218.52	\$0.00		
25-03483	11/25/25	Office Supplies	Open	\$5,918.33	\$0.00		
25-03484	11/20/25	Toner & Paper	Open	\$325.92	\$0.00		
25-03538	11/26/25	Law Dept Supplies	Open	\$294.26	\$0.00		
25-03559	12/02/25	POST ITS MANILLA FOLDERS	Open	\$138.52	\$0.00		

Vendor #	Name	Status	Amount	Void Amount	Contract	PO Type
P.O. #	PO Date Description					
WBMA010	WB MASON CO. INC.	Account Continued				
25-03565	12/02/25 2026 OFFICE SUPPLIES CALENDARS	Open	\$1,197.60	\$0.00		
25-03567	12/02/25 TONER & FOLERS	Open	\$258.59	\$0.00		
25-03582	12/02/25 Office Supplies - Finance	Open	\$67.66	\$0.00		
25-03584	12/02/25 adding machine	Open	\$121.09	\$0.00		
25-03585	12/02/25 OFFICE SUPPLIES	Open	\$53.43	\$0.00		
25-03619	12/05/25 Office Supplies	Open	\$387.50	\$0.00		
25-03734	12/09/25 OFFICE SUPPLIES	Open	\$239.98	\$0.00		
25-03758	12/10/25 Toner & Stapler	Open	\$280.78	\$0.00		
	Vendor Total:		\$16,870.13			
WEINE015	WEINER LAW GROUP LLP					
25-00118	01/16/25 Contractual Services	Open	\$5,740.02	\$0.00		B
WEJCO005	WEJCONSULTING, LLC					
25-03488	11/22/25 NEW APX BATTERY	Open	\$1,390.00	\$0.00		
WELDO005	WELDON ASPHALT CO.					
25-00206	01/16/25 ASPHALT SUPPLY	Open	\$320.92	\$0.00		B
WENDY030	WENDY PINCUS					
25-03714	12/05/25 BPFF BALLOONS AND FACEPAINT 25	Open	\$4,650.00	\$0.00		
WESTS005	WESTSIDE AUTO WRECKERS LLC					
25-03613	11/12/25 PROTOTYPE SEAT	Open	\$125.00	\$0.00		
WILLI125	WILLIAM ZASOWSKI					
25-03680	12/04/25 Elementary BBall Scorer Nov'25	Open	\$60.00	\$0.00		
WILMIN01	WILMINGTON TRUST FEE COLLECTIO					
25-03778	12/10/25 Bayonne custody master account	Open	\$14,000.00	\$0.00		
WISEO005	WISE OPTICAL CENTER					
25-03551	11/26/25 Eye Glass Pgm Nov'25	Open	\$900.00	\$0.00		
XEROX020	XEROX CORPORATION					
25-00117	01/16/25 Contractual Services	Open	\$667.16	\$0.00		B
25-03762	12/09/25 base charges	Open	\$486.85	\$0.00		
	Vendor Total:		\$1,154.01			
YACKE005	YACKER GLATT LLC					
25-00030	01/15/25 PUBLIC DEFENDER LEGAL FEES	Open	\$3,200.00	\$0.00		B
YOUSS005	DEMYANA YOUSSEF					
25-03482	11/18/25 CMFO Certificate Renewal	Open	\$50.00	\$0.00		
Total Purchase Orders: 424 Total P.O. Line Items: 0 Total List Amount: \$4,793,487.56 Total Void Amount: \$0.00						

Totals by Year-Fund					
Fund Description	Fund	Budget Total	Revenue Total	G/L Total	Total
CURRENT FUND	4-01	\$142.21	\$0.00	\$0.00	\$142.21
CURRENT FUND	5-01	\$1,922,677.82	\$0.00	\$8,085.71	\$1,930,763.53
PARKING FUND	5-05	\$27,181.23	\$0.00	\$0.00	\$27,181.23
	Year Total:	\$1,949,859.05	\$0.00	\$8,085.71	\$1,957,944.76
GENERAL CAPITAL FU	C-04	\$1,210,090.44	\$0.00	\$0.00	\$1,210,090.44
Water/Sewer Utility Fur	C-08	\$202,675.72	\$0.00	\$0.00	\$202,675.72
	Year Total:	\$1,412,766.16	\$0.00	\$0.00	\$1,412,766.16
FEDERAL AND STATE	G-02	\$901,584.79	\$0.00	\$0.00	\$901,584.79
CDBG	T-03	\$120,051.43	\$0.00	\$0.00	\$120,051.43
TRUST-OTHER	T-12	\$196,138.59	\$0.00	\$0.00	\$196,138.59
DOG TRUST	T-13	\$534.00	\$0.00	\$0.00	\$534.00
REDEVELOPMENT ES	T-27	\$204,325.62	\$0.00	\$0.00	\$204,325.62
	Year Total:	\$521,049.64	\$0.00	\$0.00	\$521,049.64
Total Of All Funds:		\$4,785,401.85	\$0.00	\$8,085.71	\$4,793,487.56

* * * * *

48. The Council As A Whole moved the following be received and filed, which motion was adopted.

November 13, 2025

Dear Council President LaPelusa
And Honorable Members of City Council:

I hereby appoint the following individual(s) to the Library Board of Trustees of the City of Bayonne:

Maribeth Doria	Term to expire on December 31, 2030
121 West 34 th Street, Bayonne, NJ	(Reappointment as Member)

In conjunction with this appointment the City Clerk has been directed to add an accompanying item on the December 17, 2025 Council meeting agenda to be received and filed by the City Council.

Sincerely,
James M. Davis
Mayor
(signed)

BE IT RESOLVED, that the Municipal Council of the City of Bayonne hereby consents to and confirms the foregoing appointment of MARYBETH K.DORIA to the Library Board of Trustees as a Regular Member for a term to expire December 31, 2030.

* * * * *

49. The Council As A Whole moved the following be received and filed, which motion was adopted.

November 24, 2025

Gary LaPelusa, Council President
Juan Perez, Councilman at Large
Loyad Booker, Councilman at Large
Neil Carroll, III, First Ward Councilman
Jacqueline Weimmer, Second Ward Councilwoman

Re: Law Director Appointment

Council Members:

As you are already aware, our current Law Director, John F. Coffey II, Esq., is retiring effective December 1, 2025. Please be advised that, subject to the provisions of City of Bayonne Ordinance 2-2.3, I am hereby appointing Donna M. Russo as Law Director of the City of Bayonne effective as of December 1, 2025. Pursuant to Ordinance 2-2.3, I would ask that you provide advice and consent to this appointment by way of resolution at your Council Meeting on December 17, 2025.

If you should have any questions or comments, please contact me at the above number.

Sincerely,
James M. Davis
Mayor
(signed)

BE IT RESOLVED, that the Municipal Council of the City of Bayonne hereby consents to and confirms the foregoing appointment of DONNA M. RUSSO, ESQ., as Law Director of the City of Bayonne.

* * * * *

50. The Council As A Whole moved the following be received and filed, which motion was adopted.

November 25, 2025

Dear Council President LaPelusa
And Honorable Members of City Council:

Please be advised that Rosemarie Martinez-Kufta’s initial appointment as Tax Collector expires on December 31, 2025. Pursuant to N.J.S.A. 40A:9-141, I am hereby re-appointing Rosemaire Martinez-Kufta to s second term as Tax Collector for the periods January 1, 2026 through December 31, 2029 and I would ask that your advice and consent to this appointment be provided by way of resolution at the Municipal Council meeting of December 17, 2025.

Sincerely,
James M. Davis
Mayor
(signed)

BE IT RESOLVED, that the Municipal Council of the City of Bayonne hereby consents to and confirms the foregoing re-appointment of ROSEMARIE MARTINEZ-KUFTA as Tax Collector of the City of Bayonne.

* * * * *

51. The Council As A Whole moved the following be received and filed, which motion was adopted.

December 16, 2025

Dear Council President LaPelusa
And Honorable Members of City Council:

I hereby appoint the following individual(s) to the Zoning Board of Adjustment of the City of Bayonne:

Arrigo De Ros, Jr. 31 East 41 st Street, Bayonne, NJ	Term to expire: December 31, 2029 (Re-appointment as Alternate #1)
Ian Garvey 189 Avenue C	Term to expire: December 31, 2027 (Re-appointment as Alternate #4)

In conjunction with this appointment the City Clerk has been directed to add an accompanying item on the December 17, 2025 Council meeting agenda to be received and filed by the City Council.

Sincerely,
James M. Davis
Mayor
(signed)

* * * * *

52. The Council As A Whole moved the following be received and filed, which motion was adopted.

November 25, 2025

Dear Council President LaPelusa
And Honorable Members of City Council:

I hereby appoint the following individual(s) to the Alcoholic Beverage Control Board of the City of Bayonne:

Debra Cuseglio 26 West 5 th Street, Bayonne, NJ	Term to expire: December 31, 2028 (Re-appointment as Member)
Ramy Lawandy 804 Kennedy Boulevard, Bayonne, NJ	Term to expire: December 31, 2028 (Re-appointment as Member)

In conjunction with this appointment the City Clerk has been directed to add an accompanying item on the December 17, 2025 Council meeting agenda to be received and filed by the City Council.

Sincerely,
James M. Davis
Mayor
(signed)

* * * * *

53. The Council As A Whole moved the following be received and filed, which motion was adopted.

November 25, 2025

Dear Council President LaPelusa
And Honorable Members of City Council:

I hereby appoint the following individual(s) to the Bayonne Housing Authority of the City of Bayonne:

SHANNA M. MCKENNA	Term to expire December 31, 2030
30 Avenue C, Bayonne, NJ	(Appointment as Regular Member)

In conjunction with this appointment the City Clerk has been directed to add an accompanying item on the December 17, 2025 Council meeting agenda to be received and filed by the City Council.

Sincerely,
James M. Davis
Mayor
(signed)

* * * * *

54. The Council As A Whole moved the following be received and filed, which motion was adopted.

From the Hon. James M. Davis, Mayor, submitting a letter of resignation as Mayor effective January 1, 2026 and recommending the appointment of an interim mayor for the unexpired term from January 1, 2026 through June 30, 2026.

* * * * *

55. The Council As A Whole moved the following be received and filed, which motion was adopted.

December 16, 2025

Dear Council President LaPelusa
And Honorable Members of City Council:

I hereby appoint the following individual(s) to the Planning Board of the City of Bayonne:

Ahmed Lack	Term to expire December 31, 2029
43 Andrew Street, Bayonne, NJ	(Re-appointment as Class IV Member)

Maria Valado	Term to expire December 31, 2029
28 Parkside Lane C, Bayonne, NJ	(Re-appointment as Class IV Member)

In conjunction with this appointment the City Clerk has been directed to add an accompanying item on the December 17, 2025 Council meeting agenda to be received and filed by the City Council.

Sincerely,
James M. Davis

Mayor
(signed)

* * * * *

56. The Council As A Whole moved the following be received and filed, which motion was adopted.

December 16, 2025

Dear Council President LaPelusa
And Honorable Members of City Council

I hereby appoint the following individuals to the Historic Preservation Commission of the City of Bayonne:

Lee Fahley 35 Wet 33 rd Street, Bayonne	Term to expire December 31, 2028 (Reappointment as Class C Member)
Ahmed Lack 43 Andrew Street, Bayonne	Term to expire December 31, 2028 (Appointment as Class C Member, Planning Board Member)

In conjunction with this appointment the City Clerk has been directed to add an accompanying item on the December 18=7, 2025 Council meeting agenda to be received and filed by the City Council.

Sincerely,
James M. Davis
Mayor
(signed)

* * * * *

57. The Council As A Whole moved the following be received and filed, which motion was adopted.

December 16, 2025

Dear Council President LaPelusa
And Honorable Members of City Council:

I hereby appoint the following individual(s) to the Rent Control Board of the City of Bayonne:

Salvatore A. Clappsy, Jr. 17 Lord Avenue, Bayonne, NJ	Term to expire September 30, 2028 (Re-appointment as Regular Member)
Lecia Cheatham-Nichols 69 West 8 th Street, Bayonne, NJ	Term to expire September 30, 2028 (Re-appointment as Regular Member)
Richard Farber 23 East 41 st Street, Bayonne, NJ	Term to expire December 31, 2028 (Appointment as Regular Member)

In conjunction with this appointment the City Clerk has been directed to add an accompanying item on the December 17, 2025 Council meeting agenda to be received and filed by the City Council.

Sincerely,
James M. Davis
Mayor
(signed)

* * * * *

58. The Council As A Whole moved the following be received and filed, which motion was adopted.

December 16, 2025

Dear Council President LaPelusa
And Honorable Members of City Council:

I hereby appoint the following individual(s) to the Urban Enterprise Zone Development Corporation Board of the City of Bayonne:

Bishop Thomas Robinson Evangelical Gospel Tabernacle (Civic Org)	Term to expire December 31, 2027 (Reappointment as Regular Member)
Anthony Segarra Bayonne Economic Opportunity Foundation	Term to expire December 31, 2027 (Reappointment as Regular Member)
Kenneth Poesl Ken’s Marina	Term to expire December 31, 2027 (Reappointment as Regular Member)
Megan Healy Different Strokes for Little Folks	Term to expire December 31, 2027 (Appointment as Regular Member- Replacing Maria Upenieks)

In conjunction with this appointment the City Clerk has been directed to add an accompanying item on the December 17, 2025 Council meeting agenda to be received and filed by the City Council.

Sincerely,
James M. Davis
Mayor
(signed)

Bishop Thomas Robinson	Term to expire: December 31, 2027
Anthony Segarra	Term to expire: December 31, 2027
Kenneth Poesl	Term to expire: December 31, 2027
Megan Healey	Term to expire: December 31, 2027

* * * * *

59. The Council As A Whole moved the following be received and filed, which motion was adopted.

WHEREAS, Section 2-1.3 of the Revised General Ordinances of the City of Bayonne permits the Municipal Council, by an affirmative vote of the members present at a council meeting, to approve a consent agenda consisting of one or more communications or resolutions; now, therefore, be it

RESOLVED, That the following items which have been included on the agenda for this regular meeting as RESOLUTIONS and which follow this resolution shall constitute a consent agenda for resolutions and that they be adopted and included in the official minutes of this meeting as having been so ordered.

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

* * * * *

60. The Council As A Whole moved the following be received and filed, which motion was adopted.

RESOLVED, That the official minutes of the regular council meeting held Wednesday, NOVEMBER 12, 2025 be and the same are hereby approved.

* * * * *

61. The Council As A Whole moved the following be received and filed, which motion was adopted.

RESOLVED, the official minutes of the council caucus meeting held Wednesday, November 5, 2025, be and the same are hereby approved.

* * * * *

62. The Council As A Whole moved the following be received and filed, which motion was adopted

WHEREAS, the properties set forth below all carry overpayments on their property tax accounts in the amounts indicated; and

WHEREAS, these taxpayers have requested refunds of the overpayments indicated; and

WHEREAS, the Chief Financial Officer has recommended that these amounts be refunded to the taxpayers; now therefore be it

RESOLVED, that warrants be drawn to the order of the taxpayers listed, in the amounts indicated; and be it further

RESOLVED, that the warrants be forwarded to the Tax Collector for delivery to the payees.

BLOCK	LOT	PAYEE	AMOUNT
24	1 C0706	COTALITY	1,225.00
86	8	DANIEL RIVERA	901.28
88	21	COTALITY	41,734.47
107	13 C1004	ASELO RANGGA	1,612.96
114	9	COTALITY	9,477.96
119	33 C0106	TABARA BA'SARR	2,473.89
145	3 C0305	COTALITY	1,063.25
165	37	RTLf-NJ II LLC	2,735.19
204	1	OCEAN FIRST BANK	24,759.90
218	28	GABRIELLE ROLDAN	3,352.92
257	6	ADAM CHRISTIE	9,129.60
21	20	BRANDON M. JONES	6,435.85
335	12	128 JFK, LLC	207.28
456	8.03	111 AVENUE F PARTNERS	363.26
456	10	111 AVENUE F PARTNERS	2,876.75
721	2.99	BAYONNE BLOCK 721 COMMERICAL CONDO	16,759.50
TOTAL:			\$125,109.06

* * * * *

63. The Council As A Whole moved the following be received and filed, which motion was adopted.

WHEREAS, pursuant to N.J.S.A. 10:4-6, et seq., known as the Open Public Meetings Act, all meetings of all public bodies wherein formal action, decisions or discussion relating to the public business of said bodies may take place, are required to be publicly announced and schedules posted of regular meetings for the calendar year; now, therefore be it

RESOLVED, as follows:

1. The City Council of the City of Bayonne shall meet for the calendar year 2026 according to the following schedule; the meetings are hereby designated as Caucus Meetings and Regular Meetings as indicated and shall be held in the Council Chambers, 630 Avenue C, Bayonne, New Jersey, on the dates and at the times listed:

CAUCUS MEETINGS:

January 14 - 6:00 P.M.-Wed.
February 11 - 6:00 P.M.-Wed.
March 11 - 6:00 P.M.-Wed.
April 8 - 6:00 P.M.-Wed.
May 6 - 6:00 P.M.-Wed.
June 10 - 6:00 P.M.-Wed.
Reorganization Meeting
July 8 - 6:00 P.M.-Wed.
August 5 - 6:00 P.M.-Wed.
September 9 - 6:00 P.M.-Wed.
October 7 - 6:00 P.M.-Wed.
November 4 - 6:00 P.M.-Wed.
December 9 - 6:00 P.M.-Wed.

REGULAR MEETINGS:

January 21 -6:00 P.M.-Wed.
February 18 -6:00 P.M.-Wed.
March 18 -6:00 P.M.-Wed.
April 15 -6:00 P.M.-Wed.
May 13 -6:00 P.M.-Wed.
June 17 -6:00 P.M.-Wed.
July 1 -12:00 P.M. Wed.
July 15 -6:00 P.M.-Wed.
August 12 -6:00 P.M.-Wed.
September 16 -6:00 P.M.-Wed.
October 14 -6:00 P.M.-Wed.
November 10 -6:00 P.M.-Tues.
December 16 -6:00 P.M.-Wed.

2. Caucus meetings are for the purpose of discussing matters of council business for inclusion on the agenda for the regular meeting, along with any other Council business. The public may attend but may not participate; formal action will not be taken at Caucus meetings. Formal action will be taken at Regular Meetings, which may include action on new business items not presented or discussed at the caucus meeting.

3. The City Council may adjourn any regular or adjourned meeting to a future date and may schedule such other meetings during the calendar year as its business may require; proper notice to the public shall be given by the City Clerk.

4. The City Clerk is hereby directed to insure that proper notice of City Council meetings of all types is provided to the public as follows:

- a) Posting a copy of the Annual Schedule (this resolution) and appropriate notices of meetings on the bulletin board in the lobby of the Municipal Building.
- b) Filing a copy of said notices in the City Clerk's Office.
- c) Mailing, faxing, or otherwise delivering copies of said notices to the Bergen Record and the Asbury Press within the time prescribed by the Open Public Meetings Act.
- d) Complying with any additional statutory requirements not specified herein.

* * * * *

64. The Council As A Whole moved the following be received and filed, which motion was adopted

Whereas, the Tax Assessor for the City of Bayonne had approved the exemption application filed by a 100% Disabled Veteran who owns and occupies a condominium located at Block 378, Lot 12 Qual. C0101 (63-65 West 1st St.), in the City of Bayonne, for the 2025 Tax Year; and

Whereas, the qualified veteran has filed proof of 100% disability as of October 16, 2022 by way of a letter from the Department of Veterans Affairs dated December 24, 2024; and

Whereas, it is the practice of the City to refund to the later of the 100% disability date or as of the date the veteran acquires the property, but in no event shall the exemption and refund precede January 1st of the current tax year;

Now therefore be it resolved as follows:

- 1. The property taxes on 100% of the condominium located at Block 378 Lot 12 (Qual. C0101), in the City of Bayonne occupied by said qualifying veteran are hereby canceled effective May 23, 2025 with the assessor to revise the assessment going forward and the tax collector to calculate any resulting overpayment of the tax bills from that date to the date of passage of this resolution. (estimated at a refund of approximately \$1,189.64) EXPRESSLY SUBJECT TO the Tax Collector's records and calculations based on the final tax rate and the amount of tax actually billed and paid for the period to which the cancelation of taxes approved by this resolution applies.

2. The Tax Collector upon performing the above calculations is authorized to refund any overpayment amount which exceeds such outstanding taxes, to assure that the exemption is fully effectuated by the end of the current Tax Year. The Tax Collector is further authorized to credit or adjust all future bills in conformance with this resolution for the duration of the veteran's qualified status with respect to this property.
3. The Tax Collector, Tax Assessor and City Treasurer are authorized to take any and all appropriate action to effectuate this resolution, including but not limited to, cancellation of taxes as set forth above and the refund or credit of any excess taxes which may have been paid by said qualifying veterans during the periods noted herein.

* * * * *

65. The Council As A Whole moved the following be received and filed, which motion was adopted

Whereas, the Tax Assessor for the City of Bayonne had approved the exemption application filed by a 100% Disabled Veteran who owns and occupies a two-family home located at Block 109, Lot 14 (46 West 39th St.), in the City of Bayonne, for the 2025 Tax Year; and

Whereas, the qualified veteran has filed proof of 100% disability as of September 9, 2025, by way of a letter from the Department of Veterans Affairs dated November 6, 2025; and

Whereas, it is the practice of the City to refund to the later of the 100% disability date or as of the date the veteran acquires the property, but in no event shall the exemption and refund precede January 1st of the current tax year;

Now therefore be it resolved as follows:

1. The property taxes on 16.66% of the two-family home located at Block 109 Lot 14, in the City of Bayonne occupied by said qualifying veteran are hereby canceled effective September 9, 2025, with the assessor to revise the assessment going forward and the tax collector to calculate any resulting overpayment of the tax bills from that date to the date of passage of this resolution. (estimated at a refund of approximately \$956.56) EXPRESSLY SUBJECT TO the Tax Collector's records and calculations based on the final tax rate and the amount of tax actually billed and paid for the period to which the cancelation of taxes approved by this resolution applies.
2. The Tax Collector upon performing the above calculations is authorized to refund any overpayment amount which exceeds such outstanding taxes, so as to assure that the exemption is fully effectuated by the end of the current Tax Year. The Tax Collector is further authorized to credit or adjust all future bills in conformance with this resolution for the duration of the veteran's qualified status with respect to this property.
3. The Tax Collector, Tax Assessor and City Treasurer are authorized to take any and all appropriate action to effectuate this resolution, including but not limited to, cancellation of taxes as set forth above and the refund or credit of any excess taxes which may have been paid by said qualifying veterans during the periods noted herein.

* * * * *

66. The Council As A Whole moved the following be received and filed, which motion was adopted.

Whereas, the Tax Assessor for the City of Bayonne had approved the exemption application filed by a 100% Disabled Veteran who owns and occupies a condominium located at Block 47, Lot 8 Qual. C1604 (8 Elco Ct.), in the City of Bayonne, for the 2025 Tax Year; and

Whereas, the qualified veteran has filed proof of 100% disability as of October 1, 2025 by way of a letter from the Department of Veterans Affairs dated November 5, 2025; and

Whereas, it is the practice of the City to refund to the later of the 100% disability date or as of the date the veteran acquires the property, but in no event shall the exemption and refund precede January 1st of the current tax year;

Now therefore be it resolved as follows:

1. The property taxes on 50% of the condominium located at Block 47 Lot 8 (Qual. C1604), in the City of Bayonne occupied by said qualifying veteran are hereby canceled effective October 1, 2025 with the assessor to revise the assessment going forward and the tax collector to calculate any resulting overpayment of the tax bills from that date to the date of passage of this resolution. (estimated at a refund of approximately \$1,411.58) EXPRESSLY SUBJECT TO the Tax Collector’s records and calculations based on the final tax rate and the amount of tax actually billed and paid for the period to which the cancelation of taxes approved by this resolution applies.
2. The Tax Collector upon performing the above calculations is authorized to refund any overpayment amount which exceeds such outstanding taxes, so as to assure that the exemption is fully effectuated by the end of the current Tax Year. The Tax Collector is further authorized to credit or adjust all future bills in conformance with this resolution for the duration of the veteran’s qualified status with respect to this property.
3. The Tax Collector, Tax Assessor and City Treasurer are authorized to take any and all appropriate action to effectuate this resolution, including but not limited to, cancellation of taxes as set forth above and the refund or credit of any excess taxes which may have been paid by said qualifying veterans during the periods noted herein.

* * * * *

67. The Council As A Whole moved the following be received and filed, which motion was adopted

WHEREAS, the Director of Public Safety has determined that there is a need for the purchase of rifle and handgun ammunition for 2025 qualifications/training for the Police Department (“Ammunition”); and

WHEREAS, Atlantic Tactical, 14 Worlds Fair Drive, Somerset, New Jersey 08873, is capable of supplying said Ammunition under State Contract 17-FLEET-00732; and

WHEREAS, the Director of Public Safety is in receipt of Quote Number 80829751 from Atlantic Tactical for said Ammunition for the amount of \$23,033.00.00; and

WHEREAS, funds are certified as available in Account PS9 – 5-01-25-240-0000-058; now, therefore, be it

RESOLVED, by the Municipal Council that:

1. The Purchasing Agent of the City of Bayonne is hereby authorized to purchase the aforesaid said Ammunition from Atlantic Tactical, 14 Worlds Fair Drive, Somerset, New Jersey 08873 pursuant to Quote Number 80829751 through State Contract No. 17-FLEET-00732 for the amount of \$23,033.00.
2. Funds shall be chargeable to Account PS-9- 5-01-25-240-0000-058.

* * * * *

68. The Council As A Whole moved the following be received and filed, which motion was adopted.

WHEREAS, the Director of Public Safety has determined that there is a need for the purchase of rifle and handgun ammunition for 2025 qualifications/training for the Police Department (“Ammunition”); and

WHEREAS, Eagle Point Gun/TJ Morris & Sons, 1797 Third Street, Thorofare, New Jersey 08086, is capable of supplying said Ammunition under State Contract 17-FLEET-00721; and

WHEREAS, the Director of Public Safety is in receipt of Quote Number 251105 from Eagle Point Gun/TJ Morris & Sons for said Ammunition for the amount of \$26,000.37; and

WHEREAS, funds are certified as available in Account- 5-01-25-240-0000-058; now, therefore, be it

RESOLVED, by the Municipal Council that:

1. The Purchasing Agent of the City of Bayonne is hereby authorized to purchase the aforesaid said Ammunition from Eagle Point Gun/TJ Morris & Sons, 1797 Third Street, Thorofare, New Jersey 08086 pursuant to Quote Number 251105 through State Contract No. 17-FLEET-00721 for the amount of \$26,000.37.
2. Funds shall be chargeable to Account PS-9- 5-01-25-240-0000-058.

* * * * *

69. The Council As A Whole moved the following be received and filed, which motion was adopted

WHEREAS, the Director of Public Safety has established a need for the purchase of Ansul Non-Fluorinated Foam Concentrate (“Fire Suppressant Equipment”) for use by the Bayonne Fire Department; and

WHEREAS, Ed M. Feld Equipment Co., Inc., 113 North Griffith Road, Carroll, Iowa 51401 (“Feld Equipment”) is capable of providing said Fire Suppressant Equipment to the Bayonne Fire Department; and

WHEREAS, the Director of Public Safety has received price quotation #QUO3564 from Feld Equipment for the aforementioned Fire Suppressant Equipment for the total amount of \$36,477.00; and

WHEREAS, funds are certified as available in Two (2) Accounts, Account #5-01-25-265-0000-029 for \$32,000.00 and Account #T-12-56-815-0000-199 for \$4,477.00; now, therefore, be it

RESOLVED, by the Municipal Council as follows:

1. The Purchasing Agent and/or his/her designee(s) is/are hereby authorized to take any and all actions and execute any and all documents necessary to procure the aforesaid Fire Suppressant Equipment from Ed M. Feld Equipment Co., Inc., 113 North Griffith Road, Carroll, Iowa 51401 (“Feld Equipment”) pursuant to the attached price quotation from Feld Equipment for the amount of \$36,477.00 through State Contract #83911.
2. Funds shall be chargeable to Two (2) Accounts: Account #5-01-25-265-0000-029 for \$32,000.00 and Account #T-12-56-815-0000-199 for \$4,477.00.

* * * * *

70. The Council As A Whole moved the following be received and filed, which motion was adopted

WHEREAS, the Director of Public Safety has established a need for the purchase of various types of firefighting equipment (“Fire Equipment”) including fire hoses, fire hose couplers and fire suppressant foam for use by the Bayonne Fire Department; and

WHEREAS, Training Specialties, Inc., 300 North Pottstown Pike, Suite 190, Exton, PA 19341 (“Training Specialties”) is capable of providing said Fire Equipment to the Bayonne Fire Department; and

WHEREAS, Resolution 25-11-12-039 authorized the Purchasing Agent for the City of Bayonne to procure the aforesaid Fire Equipment from Training Specialties, Inc., for the amount of \$20,359.77; and

WHEREAS, the Director of Public Safety has established a further need for the purchase of additional firefighting equipment (“Fire Equipment”) including fire hoses, fire hose couplers and fire suppressant foam for use by the Bayonne Fire Department; and

WHEREAS, the Director of Public Safety has received a price quotation dated November 25, 2025 from Training Specialties for the additional Fire Equipment for the total amount of \$31,275.00; and

WHEREAS, funds are certified as available in Account #5-01-25-265-0000-030; now, therefore, be it

RESOLVED, by the Municipal Council as follows:

1. The Purchasing Agent and/or his/her designee(s) is/are hereby authorized to take any and all actions and execute any and all documents necessary to procure the aforesaid additional Fire Equipment from Training Specialties, Inc., 300 North Pottstown Pike, Suite 190, Exton, PA 19341 pursuant to the attached price quotation from Training Specialties for the amount of \$31,275.00.
2. Funds shall be chargeable to Account #5-01-25-265-0000-030.

* * * * *

71. The Council As A Whole moved the following be received and filed, which motion was adopted

WHEREAS, on December 18, 2024, by way of Resolution No. 24-12-18-044, a contract in the amount of \$40,000.00 was awarded to and subsequently entered into with Craney Interpreting Services, 328 E. Main Street, Oceanport, New Jersey (“Craney”) pursuant to its proposal received in response to the City’s solicitation for translating and interpreting services for the Bayonne Municipal Court throughout Calendar Year 2025 (“CY2025”); and

WHEREAS, due to additional unanticipated work performed for the Municipal Court during the calendar year 2025 it is necessary to increase said contract by \$6,000.00, thereby bringing the total contract amount to \$46,000.00; now, therefore, be it now, therefore, be it

RESOLVED, by the Municipal Council as follows:

1. The Mayor and City Clerk are hereby authorized and directed to execute an amendment to the existing agreement with Craney Interpreting Services, 328 E. Main Street, Oceanport, New Jersey for the aforementioned translating and interpreting services for the period commencing as of January 1, 2025 through December 31, 2025, increasing same by the sum of \$6,000.00, for a total contract amount not to exceed \$46,000.00.
2. Funds shall be charged to Account #5-01-43-490-0000-028.
3. Pursuant to N.J.A.C. 5:30-5.5(e), the amended award amount shall be subject to the availability and appropriation of funds in the CY2025 temporary and permanent budgets in Account #5-01-43-490-0000-028.

* * * * *

72. The Council As A Whole moved the following be received and filed, which motion was adopted

WHEREAS, the City of Bayonne has a need for translating and interpreting services for the Bayonne Municipal Court throughout Calendar Year 2026 (“CY2026”); and

WHEREAS, the Purchasing Agent solicited two (2) proposals for said translating and interpreting services; and

WHEREAS, it was determined that it was in the best interests of the citizens of the City to receive said translating and interpreting services from Craney Interpreting Services, 328 E. Main Street, Oceanport, New Jersey (“Craney”) pursuant to its proposal received in response to the City’s solicitation; and

WHEREAS, the Law Director has determined and certified in writing that the value of the acquisition will exceed \$17,500.00; and

WHEREAS, it is anticipated that the total cost for said translating and interpreting services throughout CY2026 will not exceed \$50,000.00; and

WHEREAS, this procurement is awarded pursuant to the Non-fair and Open process pursuant to the provisions of N.J.S.A. 19:44A-20.5; and

WHEREAS, Craney has completed and submitted a “Business Entity Disclosure Certification for Non-Fair and Open Contracts” required Pursuant to N.J.S.A. 19:44A-20.8 which certifies that Craney has not made any reportable contributions to a political or candidate committee in the City of Bayonne in the previous one year, and that the contract will prohibit Craney from making any reportable contributions through the term of the contract; and

WHEREAS, pursuant to N.J.A.C. 5:30-5.5(e), the award of the contract shall be subject to the availability and appropriation of funds in the CY2026 temporary and permanent budgets in Account #6-01-43-490-0000-028; now, therefore, be it

RESOLVED, by the Municipal Council as follows:

1. The Mayor and City Clerk are hereby authorized and directed to execute an agreement with Craney Interpreting Services, 328 E. Main Street, Oceanport, New Jersey for the aforementioned translating and interpreting services for the period commencing as of January 1, 2026 through December 31, 2026 for a total contract amount not to exceed \$50,000.00.
2. Funds shall be charged to Account #6-01-43-490-0000-028.
3. Pursuant to N.J.A.C. 5:30-5.5(e), the award of the contract shall be subject to the availability and appropriation of funds in the CY2026 temporary and permanent budgets in Account #6-01-43-490-0000-028
4. The Business Disclosure Entity Certification and the Determination of Value shall be placed on file with this resolution.

* * * * *

73. The Council As A Whole moved the following be received and filed, which motion was adopted

WHEREAS, the City is the recipient of Community Development Block Grant (CDBG) Funds from the U.S. Department of Housing and Urban Development (HUD) to benefit the City’s low and moderate income families; and

WHEREAS, Jeff Lombardi, a Bayonne resident residing at 67 West 10th Street, Bayonne, New Jersey 07002 has requested and submitted a formal written application dated November 5, 2024 for said CDBG Grant Funds in the amount of \$18,500.00 for the purpose of concrete repair work for the steps and sidewalk in front of his residence; and

WHEREAS, Lucciola Mason Contracting, Inc., 145 Lord Avenue, Bayonne, New Jersey 07002 is capable of providing such concrete repair services and has provided an estimate for the work dated November 5, 2024 (attached); and

WHEREAS, said CDBG Funds are certified as available in Account T-03-56-108-000-199 (IDIS-1226); now, therefore, be it

RESOLVED, by the Municipal Council as follows:

1. The Mayor and City Clerk are hereby authorized to pay the attached invoice from Lucciola Mason Contracting Inc., 145 Lord Avenue, Bayonne, New Jersey 07002, dated November 5, 2024 in the amount of \$18,500.00 for the purpose of the concrete repair work.
2. Funds shall be charged to Account T-03-56-108-000-199 (IDIS-1226).

* * * * *

74. The Council As A Whole moved the following be received and filed, which motion was adopted

WHEREAS, the City of Bayonne has been a member of the OMNIA Partners (formerly National IPA) Public Sector Cooperative Pricing System since October 2, 2012; and

WHEREAS, the Director of Public Works established a need for the installation, maintenance and cleaning of the entire HVAC system (“HVAC Service and Maintenance”) in the Bayonne Municipal Building throughout Calendar Year 2025 (“CY2025”); and

WHEREAS, on June 18, 2025, by way of Resolution No. 25-06-18-052, a contract was authorized and subsequently entered into with Trane North Jersey, a division of Trane US Inc., located at 19 Chapin Road, Building B, Suite 200, Pine Brook, New Jersey 07058 (“Trane”) for the installation, maintenance and cleaning of the entire HVAC system service to the City through OMNIA Partners Coop OMNIA R3341 in the amount of \$1,306,062.00; and

WHEREAS, the Director of Public Works has established that there is a need for the setup of water treatment equipment at City Hall; and

WHEREAS, the Director of Public Works is in receipt of Proposal Number 7987276 dated November 25, 2025 from Trane for said set up of water treatment equipment in the amount of \$9,800.00 through said OMNIA contract; and

WHEREAS, the Director of Public Works has further established that there is a need for a service agreement in connection with Proposal Number 7987276; and

WHEREAS, the Director of Public Works is in receipt of Proposal Number 7987276 dated November 25, 2025 from Trane for said service agreement in the amount of \$34,750.00 through said OMNIA contract; and

WHEREAS, the Director of Public Works has established that there is a need for improvements to the City Hall VAV system; and

WHEREAS, the Director of Public Works is in receipt of Proposal Number 8451642 dated October 29, 2025 from Trane for said improvements to City Hall’s VAV system in the amount of \$150,763.00 through said OMNIA contract; and

WHEREAS, the total increase in the underlying contract is, therefore, \$195,313.00, thereby bringing the total contract amount of the National Cooperative Purchasing Agreement to Trane North Jersey, a division of Trane US Inc., located at 19 Chapin Road, Building B, Suite 200, Pine Brook, New Jersey 07058 through OMNIA Partners Coop OMNIA R3341 to \$1,501,375.00; and

WHEREAS, pursuant to N.J.A.C. 5:30-5.5(e), the award of the contract shall be subject to the availability and appropriation of funds in the CY2025 and/or CY2026 budget(s) in account #C04-55-995-2502-994; now therefore, be it

RESOLVED, by the Municipal Council as follows:

1. The Purchasing Agent is hereby authorized to take any and all actions and execute any and all documents necessary to effectuate the procurement of the above noted services/products from Trane North Jersey, a division of Trane US Inc. through OMNIA Partners Coop OMNIA R3341 for a total amount not to exceed \$1,501,375.00 throughout CY2025/CY2026.
2. Funds shall be charged to Account #C04-55-995-2502-994.
3. Pursuant to N.J.A.C. 5:30-5.5(e), the award of the contract shall be subject to the availability and appropriation of funds in the CY2025/CY2026 budget(s) in account # C04-55-995-2502-994.

* * * * *

75. The Council As A Whole moved the following be received and filed, which motion was adopted

Authorizing Budgetary Transfer #2 for CY 2025. Finance

Account#	Account Description	From	To
20-103	Postage OE	50,000.00	
20-122	Elections S&W	14,000.00	
20-130	Finance OE	0.63	
20-155	Law S&W	10,000.00	
22-200	Planning & Zoning S&W	6,000.00	
23-210	General Liability Insurance OE	50,000.00	
23-215	Workers Comp OE		177,100.00
25-240	Police Uniform S&W	50,000.00	
25-240	Police Uniform OE	70,000.00	
25-241	Police Non-Uniform S&W	80,000.00	
25-266	Fire Uniform S&W	35,000.00	
26-290	Streets & Roads Maintenance S&W	25,000.00	
31-430	Utilities OE		200,000.00
33-364	Tipping Fees OE		5,000.00
36-472	Social Security OE		60,000.00
43-490	Municipal Court S&W	17,100.00	
43-495	Public Defender OE	35,000.00	
45-941	HCIA Lease OE		0.63
	Total Current Fund:	442,100.63	442,100.63
55-501	Parking Utility S&W	60,000.00	
55-502	Parking Utility -Medical Insurance		60,000.00
	Total Trust Fund:	60,000.00	60,000.00

* * * * *

76. The Council As A Whole moved the following be received and filed, which motion was adopted

WHEREAS, N.J.S.A 40A:4-87 provides that the Director of the Division of Local Government Services may approve the insertion of any special item of revenue in the municipal budget when such item has been made available after the adoption of the budget; and

WHEREAS, said Director may also approve the insertion of an item of appropriation for equal amount; and

NOW THEREFORE, BE IT RESOLVED, by the Municipal Council of the City of Bayonne, that the City requests the Director of the Division of Local Government Services to approve the insertion of the following items of revenue in the CY2025 Municipal Budget:

Grant Name	From	To
Veolia – Pipeline Access Easement	\$0	\$526,405.73

BE IT FURTHER RESOLVED, that a like sum be approved to be appropriated in the same budget,

Grant Name	From	To
Veolia – Pipeline Access Easement	\$0	\$526,405.73

BE IT FURTHER RESOLVED, that notification of these budget changes will be made by the Chief Financial Officer to the Director of the Division of Local Government Services through the electronic submission process.

* * * * *

77. The Council As A Whole moved the following be received and filed, which motion was adopted

WHEREAS, the City of Bayonne has been a member of the OMNIA Partners (formerly National IPA) Public Sector Cooperative Pricing System since October 2, 2012; and

WHEREAS, the Director of Public Works established a need for janitorial supplies throughout Calendar Year 2026 (“CY2026”) (“Janitorial Supplies”); and

WHEREAS, American Paper Towel Co., LLC, a Brady Plus Company is capable of supplying the aforesaid Janitorial Supplies through OMNIA Partners Coop OMNIA R211301; and

WHEREAS, the Director of Public Works anticipates that the cost of said Janitorial Supplies will not exceed \$42,000.00 for CY2026; and

WHEREAS, the City advertised a Notice of Intent to Award a Contract Under a National Cooperative Purchasing Agreement to American Paper Towel Co., LLC, a Brady Plus Company through OMNIA Partners Coop OMNIA R211301; and

WHEREAS, said Notice provides for a ten (10) day comment period ending December **, 2025; and

WHEREAS, pursuant to N.J.A.C. 5:30-5.5(e), the award of the contract shall be subject to the availability and appropriation of funds in the CY2025 temporary and permanent budgets in account #6-01-26-310-0000-030; now therefore, be it

RESOLVED, by the Municipal Council as follows:

1. The Purchasing Agent is hereby authorized to take any and all actions and execute any and all documents necessary to effectuate the procurement of the aforesaid Janitorial Supplies from American Paper Towel Co., LLC, a Brady Plus Company through OMNIA Partners Coop OMNIA R211301 for a total amount not to exceed \$42,000.00 throughout CY2026 provided that no negative comments and/or objections have been filed with the City Clerk at the expiration of the aforesaid comment period.
2. Funds shall be charged to Account #6-01-26-310-0000-030.
3. Pursuant to N.J.A.C. 5:30-5.5(e), the award of the contract shall be subject to the availability and appropriation of funds in the CY2026 temporary and permanent budgets in account #6-01-26-310-0000-030.

* * * * *

78. The Council As A Whole moved the following be received and filed, which motion was adopted

WHEREAS, the Director of Public Works anticipates that there will be a need for the purchase of janitorial goods and various supplies throughout Calendar Year 2026; and

WHEREAS, Grainger Industrial Supply, 55 Jackson Drive, Cranford, NJ 07016-3582 is capable of supplying said janitorial goods and various supplies under State Contract #79875; and

WHEREAS, the Director of Public Works anticipates the cost to purchase said janitorial goods and various supplies from Grainger Industrial Supply will not exceed \$35,000.00 throughout Calendar Year 2026; and

WHEREAS, pursuant to N.J.A.C. 5:30-5.5(e), the award of the contract shall be subject to the availability and appropriation of funds in the CY2026 temporary and permanent budgets in account #6-01-26-310-0000-030, Building and Grounds; now, therefore, be it

RESOLVED, by the Municipal Council as follows:

1. The Purchasing Agent of the City of Bayonne is hereby authorized to execute any and all documents and take any and all actions necessary to effectuate the purchase of janitorial goods and various supplies throughout Calendar Year 2026 from Grainger Industrial Supply under State Contract #79875 at a total cost not to exceed \$35,000.00.

2. Funds shall be chargeable to account #6-01-26-310-0000-030, Building and Grounds.

3. Pursuant to N.J.A.C. 5:30-5.5(e), the award of the contract shall be subject to the availability and appropriation of funds in the CY2026 temporary and permanent budgets in account #6-01-26-310-0000-030, Building and Grounds.

* * * * *

79. The Council As A Whole moved the following be received and filed, which motion was adopted

WHEREAS, the Director of Public Works anticipates that there will be a need for the purchase of various parts and supplies for use on various City vehicles throughout Calendar Year 2026; and

WHEREAS, Stevens Jersey City Ford, 740 NJ-440, Jersey City, NJ is capable of supplying said parts and supplies for use on various City vehicles; and

WHEREAS, the Director of Public Works anticipates the cost to purchase said parts and supplies for use on various City vehicles from Stevens Jersey City Ford, will not exceed \$50,000.00 throughout Calendar Year 2026; and

WHEREAS, Stevens Jersey City Ford, has completed and submitted a Business Entity Disclosure Certification certifying that it has not made any reportable contributions to a political or candidate committee in the City of Bayonne in the one (1) year preceding January 1, 2026, and, furthermore, the contract and/or aggregate purchases throughout Calendar Year 2026 will prohibit Stevens Jersey City Ford, from making any reportable contributions through the term in accordance with N.J.S.A. 19:44A-20.5; and

WHEREAS, N.J.S.A. 40A:11-3(a), allows for the award of a contract and/or contracts in the aggregate without the necessity of public advertising for bids where the municipality has a Qualified Purchasing Agent, and when the cost or price does not exceed \$50,000.00; and

WHEREAS, this contract and/or purchases in the aggregate is/are being authorized pursuant to the Non-fair and Open process pursuant to the provisions of N.J.S.A. 19:44A-20.5; and

WHEREAS, pursuant to N.J.A.C. 5:30-5.5(e), the award of the contract and/or purchases in the aggregate shall be subject to the availability and appropriation of funds in the CY2026 temporary and permanent budget in account #6-01-26-315-0000-030, Vehicle Maintenance; now, therefore, be it

RESOLVED, by the Municipal Council as follows:

1. The Purchasing Agent of the City of Bayonne is hereby authorized to execute any and all documents and take any and all actions necessary to effectuate the purchase of parts and supplies for use in various City vehicles throughout Calendar Year 2026 from Stevens Jersey City Ford at a total cost not to exceed \$50,000.00.

2. Funds shall be chargeable to account #6-01-26-315-0000-030, Vehicle Maintenance.

3. Pursuant to N.J.A.C. 5:30-5.5(e), the award of the contract and/or purchases in the aggregate shall be subject to the availability and appropriation of funds in the CY2026 temporary and permanent budget in account #6-01-26-315-0000-030, Vehicle Maintenance.

4. The Business Entity Disclosure Certification shall be placed on file with this resolution.

* * * * *

80. The Council As A Whole moved the following be received and filed, which motion was adopted

WHEREAS, the Director of Public Works anticipates that there will be a need for the repair/replacement of various overhead doors on various City owned buildings (“Door Repairs/Replacements”) throughout Calendar Year 2026; and

WHEREAS, New Jersey Door Works, 689 Ramsey Avenue, Hillside, NJ 07205 is capable of providing said Door Repairs/Replacements to the City under State Contract #T1343; and

WHEREAS, the Director of Public Works anticipates the cost of said Door Repairs/Replacements from New Jersey Door Works will not exceed \$50,000.00 throughout Calendar Year 2026; and

WHEREAS, pursuant to N.J.A.C. 5:30-5.5(e), the authorization of the procurement of said Door Repairs/Replacements shall be subject to the availability and appropriation of funds in the CY2026 temporary and permanent budgets in account #6-01-26-310-0000-030; now, therefore, be it

RESOLVED, by the Municipal Council as follows:

1. The Purchasing Agent of the City of Bayonne is hereby authorized to execute any and all documents and take any and all actions necessary to effectuate the purchase of various parts and supplies for use on various City vehicles throughout Calendar Year 2026 from New Jersey Door Works under State Contract #T1343 at a total cost not to exceed \$50,000.00.

2. Funds shall be chargeable to individual departmental accounts: #6-01-26-310-0000-030.

3. Pursuant to N.J.A.C. 5:30-5.5(e), the award of the contract shall be subject to the availability and appropriation of funds in the CY2026 temporary and permanent budgets in account #6-01-26-310-0000-030.

* * * * *

81. The Council As A Whole moved the following be received and filed, which motion was adopted

WHEREAS, it is necessary for the City of Bayonne to keep a stock of tires for City’s fleet of vehicles; and

WHEREAS, F & S TIRES CORP. INC. is an authorized distributor for Good Year Tire & Rubber Co.; and

WHEREAS, Good Year Tire and Rubber Co. is capable of supplying said tires through its authorized distributor, F & S TIRES CORP. INC under Master State Contract M8000 for Tires, Tubes & Services; and

WHEREAS, the Director of Public Works anticipates the cost to purchase said tires from Good Year through its authorized distributor, F & S TIRES CORP. INC will not exceed \$25,000 throughout CY2026; and

WHEREAS, pursuant to N.J.A.C. 5:30-5.5(e), the award of the contract and/or purchases in the aggregate shall be subject to the availability and appropriation of funds in the CY2026 temporary and permanent budgets in account #6-01-26-315-0000-030, Vehicle Maintenance; now, therefore, be it

RESOLVED, by the Municipal Council as follows:

1. The Purchasing Agent of the City of Bayonne is hereby authorized to execute any and all documents and take any and all actions necessary to effectuate the purchase of the aforesaid tires for the City of Bayonne’s fleet of vehicles from Good Year Tire and Rubber Co. through its authorized distributor, F & S TIRES CORP. INC, under State Contract M8000 for Tires, Tubes & Services throughout CY2026 for an amount not to exceed \$25,000.00.
2. Funds shall be chargeable to account #6-01-26-315-0000-030, Vehicle Maintenance.
3. Pursuant to N.J.A.C. 5:30-5.5(e), the award of the authorization for these purchases shall be subject to the availability and appropriation of funds in the CY2026 temporary and permanent budgets in account #6-01-26-315-0000-030, Vehicle Maintenance.
4. Pursuant to N.J.A.C 5:30-5.5(e), the award of the contract shall be subject to the availability and appropriation of funds in the CY2025 budget in account #6-01-26-315-0000-030 and future budgets.

* * * * *

82. The Council As A Whole moved the following be received and filed, which motion was adopted

WHEREAS, it is necessary for the City of Bayonne to keep a stock of tires for City’s fleet of vehicles; and

WHEREAS, Custom Bandag is an authorized distributor for Good Year Tire & Rubber Co.; and

WHEREAS, Custom Bandag is capable of supplying said tires through its authorized distributor, Custom Bandag under Master State Contract M8000 for Tires, Tubes & Services; and

WHEREAS, the Director of Public Works anticipates the cost to purchase said tires from Good Year through its authorized distributor, Custom Bandag will not exceed \$50,000 throughout CY2026; and

WHEREAS, pursuant to N.J.A.C. 5:30-5.5(e), the award of the contract and/or purchases in the aggregate shall be subject to the availability and appropriation of funds in the CY2026 temporary and permanent budgets in account #6-01-26-315-0000-030, Vehicle Maintenance; now, therefore, be it

RESOLVED, by the Municipal Council as follows:

1. The Purchasing Agent of the City of Bayonne is hereby authorized to execute any and all documents and take any and all actions necessary to effectuate the purchase of the aforesaid tires for the City of Bayonne’s fleet of vehicles from Good Year Tire and Rubber Co. through its authorized distributor, Custom Bandag, under State Contract M8000 for Tires, Tubes & Services throughout CY2026 for an amount not to exceed \$50,000.00.
2. Funds shall be chargeable to account #6-01-26-315-0000-030, Vehicle Maintenance.
3. Pursuant to N.J.A.C. 5:30-5.5(e), the award of the authorization for these purchases shall be subject to the availability and appropriation of funds in the CY2026 temporary and permanent budgets in account #6-01-26-315-0000-030, Vehicle Maintenance.
4. Pursuant to N.J.A.C 5:30-5.5(e), the award of the contract shall be subject to the availability and appropriation of funds in the CY2024 budget in account #6-01-26-315-0000-030 and future budgets.

* * * * *

83. The Council As A Whole moved the following be received and filed, which motion was adopted

WHEREAS, the City of Bayonne needs to keep a stock of diesel fuel for its fleet of vehicles throughout Calendar Year 2026 ("CY2026"); and

WHEREAS, RACHELS/MICHELE'S OIL COMPANY, 116 Kuller Road, Clifton, NJ 07011 is capable of supplying said diesel fuel under State Contract #T1845; and

WHEREAS, the Director of Public Works anticipates the cost to purchase said diesel fuel for the City's fleet of vehicles from RACHELS/MICHELE'S OIL COMPANY will not exceed \$250,000.00 throughout CY2026; and

WHEREAS, pursuant to N.J.A.C. 5:30-5.5(e), the award of the authorization for these purchases shall be subject to the availability and appropriation of funds in the CY2026 temporary and permanent budgets in Account #6-01-31-447-0000-028; now, therefore, be it

RESOLVED, by the Municipal Council as follows:

1. The Purchasing Agent of the City of Bayonne is hereby authorized to execute any and all documents and take any and all actions necessary to effectuate the procurement of diesel fuel for the City's fleet of vehicles throughout CY2026 from RACHELS/MICHELE'S OIL COMPANY under State Contract #T1845 at a total cost not to exceed \$250,000.00.
2. Funds shall be chargeable to individual departmental Account #6-01-31-447-0000-028.
3. Pursuant to N.J.A.C. 5:30-5.5(e), the authorization of these purchases shall be subject to the availability and appropriation of funds in the CY2026 temporary and permanent budgets in Account #6-01-31-447-0000-028.

* * * * *

84. The Council As A Whole moved the following be received and filed, which motion was adopted

WHEREAS, the City of Bayonne needs to keep a stock of gasoline for its fleet of vehicles throughout Calendar Year 2026 ("CY2026"); and

WHEREAS, RACHELS/MICHELE'S OIL COMPANY, 116 Kuller Road, Clifton, NJ 07011 is capable of supplying said gasoline under State Contract #T0083; and

WHEREAS, the Director of Public Works anticipates the cost to purchase said gasoline for the City's fleet of vehicles from RACHELS/MICHELE'S OIL COMPANY will not exceed \$450,000.00 throughout CY2026; and

WHEREAS, pursuant to N.J.A.C. 5:30-5.5(e), the award of the authorization for these purchases shall be subject to the availability and appropriation of funds in the CY2026 temporary and permanent budgets in Account #6-01-31-447-0000-028; now, therefore, be it

RESOLVED, by the Municipal Council as follows:

1. The Purchasing Agent of the City of Bayonne is hereby authorized to execute any and all documents and take any and all actions necessary to effectuate the procurement of gasoline for the City's fleet of vehicles throughout CY2026 from RACHELS/MICHELE'S OIL COMPANY under State Contract #T0083 at a total cost not to exceed \$450,000.00.
2. Funds shall be chargeable to individual departmental Account #6-01-31-447-0000-028.
3. Pursuant to N.J.A.C. 5:30-5.5(e), the authorization of these purchases shall be subject to the availability and appropriation of funds in the CY2026 temporary and permanent budgets in Account #6-01-31-447-0000-028.

* * * * *

85. The Council As A Whole moved the following be received and filed, which motion was adopted

WHEREAS, the Director of Public Works anticipates that there will be a need for the purchase of various parts and supplies for use on various City vehicles throughout Calendar Year 2026; and

WHEREAS, Samuels, Inc. d/b/a Buy Wise New Jersey is capable of supplying said parts and supplies for use on various City vehicles under State Contract #42071; and

WHEREAS, the Director of Public Works anticipates the cost to purchase said parts and supplies for use on various City vehicles from Samuels, Inc. d/b/a Buy Wise New Jersey will not exceed \$70,000.00 throughout Calendar Year 2026; and

WHEREAS, pursuant to N.J.A.C. 5:30-5.5(e), the award of the contract shall be subject to the availability and appropriation of funds in the CY2026 temporary and permanent budgets in account 6-01-26-315-0000-030, Vehicle Maintenance; now, therefore, be it

RESOLVED, by the Municipal Council as follows:

1. The Purchasing Agent of the City of Bayonne is hereby authorized to execute any and all documents and take any and all actions necessary to effectuate the purchase of various parts and supplies for use on various City vehicles throughout Calendar Year 2026 from Samuels, Inc., d/b/a Buy Wise New Jersey under State Contract #42071 at a total cost not to exceed \$70,000.00.
2. Funds shall be chargeable to account #6-01-26-315-0000-030, Vehicle Maintenance.
3. Pursuant to N.J.A.C. 5:30-5.5(e), the award of the contract shall be subject to the availability and appropriation of funds in the CY2026 temporary and permanent budgets in account #6-01-26-315-0000-030, Vehicle Maintenance.

* * * * *

86. The Council As A Whole moved the following be received and filed, which motion was adopted

WHEREAS, the Director of Public Works anticipates that there will be a need for the purchase of various parts and supplies for use on various City vehicles throughout Calendar Year 2026; and

WHEREAS, Genuine Auto Part Co. d/b/a Napa Auto is capable of supplying said parts and supplies for use on various City vehicles under State Contract #42093; and

WHEREAS, the Director of Public Works anticipates the cost to purchase said parts and supplies for use on various City vehicles from Genuine Auto Part Co. d/b/a Napa Auto will not exceed \$52,500.00 throughout Calendar Year 2026; and

WHEREAS, pursuant to N.J.A.C. 5:30-5.5(e), the award of the contract shall be subject to the availability and appropriation of funds in the CY2026 temporary and permanent budgets in account #6-01-26-315-0000-030, Vehicle Maintenance; now, therefore, be it

RESOLVED, by the Municipal Council as follows:

1. The Purchasing Agent of the City of Bayonne is hereby authorized to execute any and all documents and take any and all actions necessary to effectuate the purchase of various parts and supplies for use on various City vehicles throughout Calendar Year 2026 from Genuine Auto Part Co. d/b/a Napa Auto under State Contract #42093 at a total cost not to exceed \$52,500.00.
2. Funds shall be chargeable to account #6-01-26-315-0000-030, Vehicle Maintenance.
3. Pursuant to N.J.A.C. 5:30-5.5(e), the award of the contract shall be subject to the availability and appropriation of funds in the CY2026 temporary and permanent budgets in account #6-01-26-315-0000-030, Vehicle Maintenance.

* * * * *

87. The Council As A Whole moved the following be received and filed, which motion was adopted

WHEREAS, the Director of Public Works anticipates that there will be a need for the purchase of various parts and supplies for use on various City vehicles throughout Calendar Year 2026; and

WHEREAS, M & R Miller Auto Gear is capable of supplying said parts and supplies for use on various City vehicles; and

WHEREAS, the Director of Public Works anticipates the cost to purchase said parts and supplies for use on various City vehicles from M & R Miller Auto Gear, will not exceed \$52,500.00 throughout Calendar Year 2026; and

WHEREAS, M & R Miller Auto Gear, has completed and submitted a Business Entity Disclosure Certification certifying that it has not made any reportable contributions to a political or candidate committee in the City of Bayonne in the one (1) year preceding January 1, 2026, and, furthermore, the contract and/or aggregate purchases throughout Calendar Year 2026 will prohibit M & R Miller Auto Gear, from making any reportable contributions through the term in accordance with N.J.S.A. 19:44A-20.5; and

WHEREAS, the Director of Public Works has determined and certified in writing that the value of the acquisition will exceed \$17,500.00; and

WHEREAS, N.J.S.A. 40A:11-3(a), allows for the award of a contract and/or contracts in the aggregate without the necessity of public advertising for bids where the municipality has a Qualified Purchasing Agent, and when the cost or price does not exceed \$42,500.00; and

WHEREAS, this contract and/or purchases in the aggregate is/are being authorized pursuant to the Non-fair and Open process pursuant to the provisions of N.J.S.A. 19:44A-20.5; and

WHEREAS, pursuant to N.J.A.C. 5:30-5.5(e), the award of the contract and/or purchases in the aggregate shall be subject to the availability and appropriation of funds in the CY2026 temporary and permanent budgets in account #6-01-26-315-0000-030, Vehicle Maintenance; now, therefore, be it

RESOLVED, by the Municipal Council as follows:

1. The Purchasing Agent of the City of Bayonne is hereby authorized to execute any and all documents and take any and all actions necessary to effectuate the purchase of parts and supplies for use in various City vehicles throughout Calendar Year 2026 from M & R Miller Auto Gear at a total cost not to exceed \$52,500.00.
2. Funds shall be chargeable to account #6-01-26-315-0000-030, Vehicle Maintenance.
3. Pursuant to N.J.A.C. 5:30-5.5(e), the award of the contract and/or purchases in the aggregate shall be subject to the availability and appropriation of funds in the CY2026 temporary and permanent budgets in account #6-01-26-315-0000-030, Vehicle Maintenance.
4. The Business Entity Disclosure Certification and Certification and Determination of Value shall be placed on file with this resolution.

* * * * *

88. The Council As A Whole moved the following be received and filed, which motion was adopted

WHEREAS, the Director of Public Works established a need for the purchase of parts and supplies for various city vehicles ("Parts and Supplies") throughout Calendar Year 2026 (the "Procurement Period"); and

WHEREAS, Campbell Supply Co., Inc. ("Campbell") is capable of supplying said Parts and Supplies for said period; and

WHEREAS, the Director of Public Works anticipates the total cost of said Parts and Supplies necessary to be purchased from Campbell throughout the Procurement Period will exceed \$17,500.00; and

WHEREAS, Campbell has completed and submitted a Business Entity Disclosure Certification which certifies that Campbell has not made any reportable contributions to a candidate committee in the City of Bayonne in the previous one year, and that the contract/Procurement Period will prohibit Campbell from making any reportable contributions through the term of the contract and/or Procurement Period, and

WHEREAS, the Director of Public Works has determined and certified in writing that the value of the acquisition may exceed \$17,500.00; and

WHEREAS, N.J.S.A. 40A:11-3(a), allows for the award of a contract and/or purchases in the aggregate without the necessity of public advertising for bids where the municipality has a Qualified Purchasing Agent, and when the cost or price does not exceed \$50,000.00; and

WHEREAS, this contract and/or purchases in the aggregate is/are being authorized pursuant to the Non-fair and Open process pursuant to the provisions of N.J.S.A. 19:44A-20.5; and

WHEREAS, pursuant to N.J.A.C. 5:30-5.5(e), the award of the authorization for these purchases shall be subject to the availability and appropriation of funds in the CY2026 budget in Account #6-01-26-315-0000-030; now, therefore, be it

RESOLVED, by the Municipal Council as follows:

1. The Purchasing Agent of the City of Bayonne is hereby authorized to execute any and all documents and take any and all actions necessary to purchase of the aforesaid Parts and Supplies from Campbell Supply Co., Inc. throughout Calendar Year 2026 for a total amount not to exceed \$50,000.00.
2. Funds shall be chargeable to account #6-01-26-315-0000-030.
3. Pursuant to N.J.A.C. 5:30-5.5(e), the award of the authorization for these purchases shall be subject to the availability and appropriation of funds in the CY2026 temporary and permanent budgets in Account #6-01-26-315-0000-030.
4. The Business Entity Disclosure Certification and the Certification and Determination of Value shall be placed on file with this resolution.

* * * * *

89. The Council As A Whole moved the following be received and filed, which motion was adopted

WHEREAS, pursuant to Solid Waste Management Act, N.J.S.A. 13:1E-1 et seq., (the "Act") commonly known as the Solid Waste Management Plan, solid waste generated and collected by a municipality is required to be delivered to a materials recovery facility and transfer station; and

WHEREAS, the Hudson County Improvement Authority, in accordance with the Act, has the responsibility and oversight in managing the Solid Waste Management Plan of Hudson County in which the City of Bayonne is a participating municipality; and

WHEREAS, the City of Bayonne is responsible for sharing the costs associated with the implementation of the Solid Waste Management Plan pursuant to the Act; and

WHEREAS, the total cost for solid waste disposal and tipping fees for the one (1) year period effective January 1, 2026 through December 31, 2026 is estimated to not exceed \$4,100,000; and

WHEREAS, pursuant to N.J.A.C. 5:30-5.5(e), the award of the authorization for these payments shall be subject to the availability and appropriation of funds in the CY2026 temporary and permanent budgets in Account #6-01-33-464-0000-029; now, therefore, be it

RESOLVED, by the Municipal Council of the City of Bayonne as follows:

1. The Municipal Treasurer is hereby authorized to issue payments on a monthly basis throughout calendar year 2026 to the Hudson County Improvement Authority representing payment of solid waste disposal and tipping fees for calendar year 2026 pursuant to the Solid Waste Management Act, N.J.S.A. 13:1E-1 et seq. for a total amount not to exceed \$4,100,000.

2. Funds are chargeable to Account #6-01-33-464-0000-029.

3. Pursuant to N.J.A.C. 5:30-5.5(e), the authorization of these payments shall be subject to the availability and appropriation of funds in the CY2026 temporary and permanent budgets in Account #6-01-33-464-0000-029.

* * * * *

90. The Council As A Whole moved the following be received and filed, which motion was adopted

WHEREAS, the City of Bayonne has been a member of the OMNIA Partners (formerly National IPA) Public Sector Cooperative Pricing System since October 2, 2012; and

WHEREAS, the Director of Public Safety established a need a Cell Phone Based Parking Payment System for the City's Parking Utility for the period commencing February 1, 2026 through January 31, 2031; and

WHEREAS, ParkMobile, LLC, 1075 Peachtree St. NE, Suite 3100, Atlanta, Georgia 30309 is capable of providing a Cell Phone Based Parking Payment System through OMNIA Partners Coop Contract #158974; and

WHEREAS, the Director of Public Safety is in receipt of a quotation from ParkMobile, LLC for said services at no cost to the City of Bayonne through said OMNIA contract; and

WHEREAS, the City advertised a Notice of Intent to Award a Contract Under a National Cooperative Purchasing Agreement for said Cell Phone Based Parking Payment System to ParkMobile, LLC through OMNIA Partners Coop Contract #158974; and

WHEREAS, said Notice provides for a ten (10) day comment period ending _____; now, therefore, be it

RESOLVED, by the Municipal Council as follows:

1. The Purchasing Agent and/or any other appropriate City official is hereby authorized to take any and all actions and execute any and all documents necessary to effectuate the procurement of the aforesaid Cell Phone Based Parking Payment System to ParkMobile, LLC, 1075 Peachtree St. NE, Suite 3100, Atlanta, Georgia 30309 pursuant to its Quotation Order, at no cost to the City of Bayonne, provided that no negative comments and/or objections have been filed with the City Clerk at the expiration of the aforesaid comment period.

* * * * *

91. The Council As A Whole moved the following be received and filed, which motion was adopted

Agenda No. CR-33

MUNICIPAL COUNCIL OF THE CITY OF BAYONNE
RESOLUTION NO. 25-12-17-091

Resolution Approving Amendment of a Temporary Water Pipeline Construction Easement.

WHEREAS, the City of Bayonne's (the "City") water supply travels through a 12.25 mile Aqueduct and pipeline that crosses under the Hackensack River; and

WHEREAS, the underwater segment of that pipeline is forty-nine (49) years old and has been subject to significant leaks in the past and, although temporary repairs

have been effected, requires a permanent replacement, which is an ongoing condition of the New Jersey Department of Environmental Protection Water Allocation Permit for the City; and

WHEREAS, in connection with that replacement, the City along with its utility operator, is planning the construction and installation of a twin aqueduct pipeline system necessary to transport potable water to the residents of the City across the Hackensack River, including all water lines, pipes, regulating chambers, pumping stations, junction holes, manholes and related aqueduct components (hereinafter referred to collectively as the "Pipeline Project"); and

WHEREAS, the Pipeline Project requires acquisition of certain easements on real properties located in the City of Jersey City ("Jersey City") and the Town of Kearny, including the real property designated as Block 18004, Lot 1 on the tax map of the City of Jersey City (the "Property"), which property is owned by Joseph Scibetta ("Owner"); and

WHEREAS, the City and Owner did previously negotiate a Temporary Water Pipeline Construction Access Easement (the "Access Easement"); and

WHEREAS, the Access Easement provided, among other things, for the City to compensate Owner, including monthly rental payments and reimbursement of quarterly real estate taxes; and

WHEREAS, by Resolution No. 25-11-12-049, adopted on November 12, 2025, the Municipal Council of the City of Bayonne ("Municipal Council") authorized entry of the Access Easement;

WHEREAS, the parties are also desirous of reimbursing Owner's attorneys' fees incurred in connection with negotiation of the Access Easement in a one-time amount of five thousand dollars (\$5,000.00) by way of amendment to the Access Easement in the form attached hereto (the "Amendment"); and

WHEREAS, the Director of Municipal Services has recommended adoption of said Amendment by this Municipal Council and execution by the Mayor, in a form approved by the City Law Director; and

RESOLVED, by the Municipal Council as follows:

1. The above recitals are incorporated herein.
2. The Mayor and Clerk are hereby authorized to execute an "Amendment to Temporary Water Pipeline Construction Access Easement" on behalf of the City of Bayonne in accordance with the terms and conditions of the form of agreement attached to this resolution, in a final form acceptable to the Law Director for the City of Bayonne.
3. The City Law Director is authorized to make such ministerial changes and to take and authorize such further actions as may be necessary to effectuate said agreement following both approval by this Council and execution by the Mayor of the final form of agreement.
4. The City's chief financial officer (CFO), business administrator (BA), director of municipal services, utility engineer, financial advisor and legal counsel and such subordinates as they may direct, are authorized to take actions to effectuate the agreements approved by this Resolution, with all prior actions taken by them in this regard hereby ratified and confirmed.
5. This resolution shall take effect immediately.

* * * * *

92. The Council As A Whole moved the following be received and filed, which motion was adopted

RESOLUTION WAS REMOVED

Amending Agreement No. CY 25-029 with YAKER GLATT, LLC for professional legal services as Municipal Public Defender to increase the agreement by \$6,400.00 thereby making the total contract amount \$46,400.00.

* * * * *

93. The Council As A Whole moved the following be received and filed, which motion was adopted

RESOLUTION AUTHORIZING THE CANCELLATION OF A GRANT RECEIVABLE AND RESERVE IN THE CAPITAL FUND

WHEREAS, the City of Bayonne did adopt ordinance O-24-42 on July 27, 2024; and

WHEREAS, said ordinance included a grant from the NJDOT in the amount of \$800,000.00; and

WHEREAS, the grant has been cancelled for this specific project.

NOW, THEREFORE, BE IT RESOLVED by the Municipal Council of the City of Bayonne that the grant reserve and receivable appropriated in Ordinance O-24-42 in the amount of \$800,000 from the NJDOT be cancelled in the capital fund.

* * * * *

94. The Council As A Whole moved the following be received and filed, which motion was adopted

RESOLUTION CANCELING AN IMPROVEMENT AUTHORIZATION

WHEREAS, the City of Bayonne did adopt Ordinance O-25-25 on April 16, 2025; and

WHEREAS, said Ordinance included Capital Surplus funds in the amount of \$437,320.00 which are no longer needed for this project.

NOW, THEREFORE, BE IT RESOLVED by the Municipal Council of the City of Bayonne that the Capital Surplus funds in the amount of \$437,320.00 are hereby cancelled in Ordinance O-25-25 and will be returned to the Capital Surplus Fund.

* * * * *

95. The Council As A Whole moved the following be received and filed, which motion was adopted

From Hon. Neil Carroll proposing a letter to the appropriate officials on County, State and Federal levels recommending a comprehensive review and amendment to all applicable County, State and Federal Laws and regulatory policies governing the operation of scrap yards.

* * * * *

96. The Council As A Whole moved the following be received and filed, which motion was adopted

RESOLUTION AUTHORIZING APPLICATION FOR AND ACCEPTANCE OF A GRANT FROM THE HAZARDOUS DISCHARGE SITE REMEDIATION FUND PUBLIC ENTITY PROGRAM THROUGH THE NEW JERSEY ECONOMIC DEVELOPMENT AUTHORITY AND THE NEW JERSEY DEPARTMENT OF ENVIRONMENTAL PROTECTION TO CONDUCT PRELIMINARY ASSESSMENTS (PA) AND SITE INVESTIGATION (SI) ACTIVITIES ON THE BDA – ROUTE 440 AREA, LOCATED AT ROUTE 440 AND 25TH STREET (BLOCK 452.02, LOTS 3, 4.01 & 8), IN BAYONNE, NJ

WHEREAS, the New Jersey Department of Environmental Protection/New Jersey Economic Development Authority (NJDEP/NJEDA) through the Hazardous Discharge Site Remediation Fund (HDSRF) Municipal Grant Program, has grant funding available to municipalities for the purpose of funding preliminary assessments (PA), site Investigations (SI), remedial investigations (RI) and/or remedial actions (RA) to determine the existence or extent of contamination conditions on properties and remediation of these conditions; and

WHEREAS, the City is the owner of certain real property identified as Block 452.02, Lots 3, 4.01 and 8 on the official tax map of the City, commonly known as BDA - Route 440 Area within the “Constable Hook Brownfield Development Area” (BDA) (collectively, the “Site”) that requires remediation, which Site is located within the Redevelopment Area and is subject to the Redevelopment Plan; and

WHEREAS, there is a need to perform environmental remediation of the Site prior to redevelopment; and

WHEREAS, the Sire is eligible to receive grant monies from the NJDEP/NJEDA HDSRF Program to perform environmental investigation and/or remedial action; and

WHEREAS, prior to the completion of redevelopment of the Site, remedial investigation and remedial action is necessary; and

WHEREAS, the total cost of such eligible investigations has been determined to be up to \$107,687; and

WHEREAS, 100% of the costs of such investigation, is eligible to be funded under the HDSRF Program; and

WHEREAS, this resolution authorizes the City of Bayonne to apply for and accept a grant of \$107,687 from the HDSRF Program for preliminary assessment (PA) and site investigation (SI) at the Site; and

NOW, THEREFORE BE IT RESOLVED, by the City Council and the City of Bayonne, that the Mayor is hereby authorized to execute any and all documents necessary in order to apply to the NJDEP.NJEDA and accept the HDSRF funds for the purpose of conducting environmental investigation and remedial actions on the above referenced property and execute all documents pertaining to such grant as an authorized representative thereunder, and the representative for the City of Bayonne; and

BE IT FURTHER RESOLVED, that a comprehensive plan exists specifically for the development and redevelopment of the contaminated real property in the City of Bayonne, and the City of Bayonne is committed to the development and redevelopment of Site within a three-year period from the completion of the remediation.

BE IT FURTHER RESOLVED, that a fully executed copy of this resolution together with any and all documents executed on behalf of the City of Bayonne will be filed in the Office of the City Clerk and that certified copy of this Resolution will be forwarded to the New Jersey Economic Development Authority.

* * * * *

97. The Council As A Whole moved the following be received and filed, which motion was adopted

RESOLVED, That the application of the below listed organizations for RAFFLE LICENSE be granted:

LICENSEE	RAFFLE #
Friendly Sons of St. Patrick	RL: 9675
Bayonne Little League	RL: 9676
K of C #371 Star of the Sea Council	RL: 9677
St. Patrick’s Parade Committee	RL: 9678

* * * * *

98. The Council As A Whole moved the following be received and filed, which motion was adopted

WHEREAS, on or about August 5, 2025, Heston Hazelwood, proprietor of Jeremiah’s, located at 603 Kennedy Boulevard, was notified by way of letter from the City’s Health Officer that, for a variety of reasons, all Health Department related permits

and licenses attendant to Jeremiah’s were suspended because the business operation, in the view of the Health Officer, constituted a hazard to the general public; and

WHEREAS, within in the body of that August 5, 2025 notice, Heston Hazelwood was notified that he had the right to an appeal hearing with the Health Officer and Mr. Hazelwood availed himself of that appeal hearing, at the conclusion of which, his appeal was denied; and

WHEREAS, within the body of the letter dated August 5, 2025, the Health Officer further advised Mr. Hazelwood that he had ten days from the date of the appeal denial to appeal the Health Officer’s decision to the Municipal Council under City of Bayonne Ordinance No. 21-2.3; and

WHEREAS, Heston Hazelwood failed to file a timely appeal to the Municipal Council, having instead mistakenly notified the County of Hudson of his intent to appeal; and

WHEREAS, Heston Hazelwood was advised by both the City Clerk and the Law Director that the time within which to appeal the Health Officer’s decision to the Municipal Council had long ago expired; and

WHEREAS, Heston Hazelwood has asked this Municipal Council to (a) excuse his failure to file a timely appeal and (b) grant him the opportunity to have his matter heard by the Municipal Council; and

WHEREAS, this Municipal Council has considered all of the pertinent documents attendant to this proposed appeal; now, therefore be it

RESOLVED, that this Municipal Council denies the appeal due to the appellants failure to timely file same.

* * * * *

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

RESOLUTION APPROVING THE CORRECTIVE ACTION PLAN
FOR THE CALENDAR YEAR ENDING DECEMBER 31, 2024

WHEREAS, N.J.S.A. 40A:5-4 requires the governing body of every local unit to have made an annual audit of its books, accounts and financial transactions; and

WHEREAS, pursuant to Local Finance Notice CFO97-16, all local governments units must prepare and submit a Corrective Action Plan as part of the annual audit process; and

WHEREAS, Corrective Action Plan shall cover all findings and recommendations, including state, federal and general or financial statements findings in the audit report; and

WHEREAS, the Chief Financial Officer shall prepare said Corrective Action Plan with the assistance from other officials affected by the audit recommendations; and

WHEREAS, the Corrective Action Plan is to be submitted to the Division of Local Government Services no later than sixty days from the receipt of the audit report

NOW, THEREFORE, BE IT RESOLVED, by the Municipal Council of the City of Bayonne that the Corrective Action Plan attached hereto be and is hereby approved

BE IT FUTHER RESOLVED, that the appropriate officials are directed to take the corrective actions listed therein, and that a copy of the Corrective Action Plan be maintained and available for inspection by the general public

Yeas – Council Members Booker, Carroll, Perez, Weimmer and President LaPelusa.

* * * * *

100. Council Member Perez moved the following resolution, seconded by Council Member LaPelusa, which was read by the clerk and adopted

WHEREAS, by way of Resolution No. 25-05-14-056 adopted by the Municipal Council on MAY 14, 2025, the City entered into Agreement No. CY25-062 with ZENITH CONSTRUCTION SERVICES, INC., 355 THOMAS BLVD. ORANGE, NJ 07050 for the project known as PHASE III WATERFRONT WALKWAY PENINSULA AT BAYONNE HARBOR for a for a total contract amount of \$2,336,960.00; and

WHEREAS, the City is in receipt of Change Order No. 1 from ZENITH CONTSTRUCTION reflecting an increase in the contract amount of \$41,623.10 due to adjusted quantities reflected on said Change Order No. 1 attached hereto and made a part hereof; and

WHEREAS, the City's Engineer and City's Attorney have reviewed, approved and recommended said Change Order No. 1 to the aforesaid Agreement No. CY25-062 with ZENITH CONSTRUCTION; now, therefore, be it

RESOLVED, by the Municipal Council that the Mayor is hereby authorized to execute Change Order No. 1 to the aforesaid Agreement No. CY25-062 with ZENITH CONSTRUCTION increasing same in the amount of \$41,623.10 due to the reason as stated above, thereby making the total contract amount \$2,378,538.10 to be charged to Account No. C-04-55-996-2525-990.

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

* * * * *

101. Council Member Booker moved the following resolution, seconded by Council Member Weimmer, which was read by the clerk and adopted

RESOLUTION OF THE MUNICIPAL COUNCIL OF THE CITY OF BAYONNE, COUNTY OF HUDSON, NEW JERSEY AUTHORIZING THE EXECUTION OF A FIFTH AMENDED REDEVELOPMENT AGREEMENT WITH BAYONNE PARTNERS URBAN RENEWAL, LLC FOR REDEVELOPMENT OF PROPERTY IDENTIFIED AS BLOCK 830, LOTS 1, 2.01, 2.02, 3.01, 3.02, 4.01, 4.02 (FORMERLY KNOWN AS BLOCK 830, LOTS 1, 2, 3 AND 4) AS SHOWN ON THE OFFICIAL TAX MAP OF THE CITY

WHEREAS, the City of Bayonne, in the County of Hudson, New Jersey (the “City”), a public body corporate and politic of the State of New Jersey (the “State”), is authorized pursuant to the Local Redevelopment and Housing Law, N.J.S.A. 40A:12A-1 et seq. (the “Redevelopment Law”), to determine whether certain parcels of land within the City constitute an area in need of rehabilitation and/or an area in need of redevelopment; and

WHEREAS, pursuant to the Redevelopment Law, the Municipal Council of the City (the “Municipal Council”) adopted Resolution No. 98-02-04-040, designating the entire City as an area in need of rehabilitation in accordance with N.J.S.A. 40A:12A-14; and

WHEREAS, pursuant to the provisions of N.J.S.A. 40A:12A-7(e) and N.J.S.A. 40A:12A-15 of the Redevelopment Law, the Planning Board, through the City’s staff and/or Planning Board professionals, is permitted to prepare a redevelopment or rehabilitation plan; and

WHEREAS, on February 8, 2016, the Municipal Council adopted a resolution designating the Bayonne Partners Urban Renewal, LLC (“Bayonne Partners” or “Redeveloper”) as Redeveloper of the Property and authorizing the execution of a Redevelopment Agreement (the “Redevelopment Agreement and Purchase and Sale Agreement”); and

WHEREAS, in 2017, the Municipal Council adopted an Ordinance approving a plan titled the “Bayonne Bay East Redevelopment Plan”, prepared by the Department of Community Affairs, Local Planning Services, dated June 7, 2017 (the “Amended Redevelopment Plan”); and

WHEREAS, in 2017, the Municipal Council adopted a resolution authorizing the execution of an Amended Redevelopment Agreement dated November 3, 2017 (the “Amended Redevelopment Agreement”); and

WHEREAS, in 2019, the Municipal Council, by resolution, authorized the City Planning Board to reopen the Redevelopment Plan; and

WHEREAS, in 2019, the Municipal Council adopted an Ordinance approving a plan titled the “Bayonne Bay East Redevelopment Plan, Supplemental Information Streetscape Standards”, prepared by the Department of Community Affairs, Local Planning Services, dated December 1, 2019 (the “Second Amendment to the Redevelopment Plan”); and

WHEREAS, in 2023, the Municipal Council adopted a resolution authorizing the execution of a Second Amended Redevelopment Agreement dated September 4, 2023 (the “Second Amended Redevelopment Agreement”); and

WHEREAS, in 2024, the Municipal Council adopted a resolution authorizing the execution of a Third Amended Redevelopment Agreement dated August 14, 2024 (the “Amended Redevelopment Agreement”); and

WHEREAS, in 2025, the Municipal Council adopted a resolution authorizing the execution of a Fourth Amended Redevelopment Agreement dated May 19, 2025 (the “Amended Redevelopment Agreement”); and

WHEREAS, the Parties desire to clarify certain respective rights and obligations contained in the Redevelopment Agreement and Purchase and Sale Agreement, the Amended Redevelopment Agreement, the Second Amended Redevelopment Agreement, the Third Amended Redevelopment Agreement and the Fourth Amended Redevelopment Agreement regarding sale and acquisition of the Project Premise; and

WHEREAS, Bayonne Partners proposes to redevelop the Property with up to one thousand seven hundred fifty (1,750) residential dwelling units and up to ten thousand (10,000) s.f. of retail space, as well as related on-site and public improvements in accordance with the Amended Redevelopment Plan and Second Amendment to the Redevelopment Plan, as those terms are defined in the Redevelopment Agreement and Purchase and Sale Agreement, the Amended Redevelopment Agreement, the Second Amended Redevelopment Agreement, the Third Amended Redevelopment Agreement and the Fourth Amended Redevelopment Agreement (the “Project”); and

WHEREAS, the City desires that the Property of the City of Bayonne be redeveloped in accordance with the Amended Redevelopment Plan and Second Amendment to the Redevelopment Plan; and

WHEREAS, pursuant to the Act, at N.J.S.A. 40A:12A-8f, the City may “contract with...redevelopers for the planning, replanning, construction, or undertaking of any project or redevelopment work, or any part thereof [and] negotiate and collect revenue from a redeveloper to defray the costs” of the City in connection with the redevelopment plan; and

WHEREAS, the City has determined that in furtherance of the City’s goals and objectives to implement the redevelopment contemplated in the Amended Redevelopment Plan and Second Amendment to the Redevelopment Plan, subject to the provisions herein and as may be amended, it is in the City’s best interests to enter into this Fifth Amended Redevelopment Agreement with Bayonne Partners Urban Renewal, LLC having been designated as the exclusive Redeveloper of the Project Site.

NOW, THEREFORE, it is hereby resolved by the Municipal Council of the City of Bayonne as follows:

1. The Mayor of the City of Bayonne is hereby authorized to execute the Fifth Amended Redevelopment Agreement by and between the City of Bayonne and Bayonne Partners Urban Renewal, LLC as the exclusive Redeveloper of Block 830, Lots 1, 2.01, 2.02, 3.01, 3.02, 4.01, 4.02 (formerly known as Block 830, Lots 1, 2, 3 and 4) on the Tax Map of the City of Bayonne, as well as such related documentation as is necessary and appropriate to accomplish the goals and intent of this Resolution, conditioned upon Redeveloper’s satisfaction of any and all outstanding City Costs as that term is defined in the Agreement.
2. Staff and consultants to the City are hereby authorized and directed to take all other administrative actions as are necessary and appropriate to accomplish the goals and intent of this Resolution.
3. This Resolution shall be effective immediately, subject to the payment of any property taxes which may be due and owing to the City of Bayonne.

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

* * * * *

102. Council Member Weimmer moved the following resolution, seconded by Council Member Booker, which was read by the clerk and adopted

RESOLUTION OF THE MUNICIPAL COUNCIL OF THE CITY OF BAYONNE, COUNTY OF HUDSON, NEW JERSEY DESIGNATING M.L. REALTY CORP. OF N.J. URBAN RENEWAL, LLC AS REDEVELOPER OF THE PROPERTY LOCATED AT 626-628 AVENUE E AND IDENTIFIED AS BLOCK 405, LOT 31 ON THE OFFICIAL TAX MAP OF THE CITY OF BAYONNE AND AUTHORIZING THE NEGOTIATION AND PREPARATION OF A REDEVELOPMENT AGREEMENT

WHEREAS, the City of Bayonne, in the County of Hudson, New Jersey (the “City”) public body corporate and politic of the State of New Jersey (the “State”), is authorized pursuant to the Local Redevelopment and Housing Law, N.J.S.A. 40A:12A-1 et seq. (the “Redevelopment Law”), to determine whether certain parcels of land within the City constitute an area in need of rehabilitation and/or an area of redevelopment; and

WHEREAS, N.J.S.A. 40A:12A-6 authorizes the governing body of any municipality, by resolution, to have its Planning Board conduct a preliminary investigation to determine whether an area of the municipality is a non-condemnation “area in need of redevelopment” pursuant to the criteria contained in N.J.S.A. 40A:12A-5; and

WHEREAS, by Resolution No. 25-04-16-083 dated April 16, 2025, the Municipal Council of the City of Bayonne (“Municipal Council”) designated certain property located at 626-628 Avenue E, which property is identified as Block 405, Lot 31 on the official tax map of the City of Bayonne as a non-condemnation “area in need of redevelopment” under the Redevelopment Law in accordance with the provisions of N.J.S.A. 40A:12A-6 of the Redevelopment Law (the “Redevelopment Area” or the “Property”); and

WHEREAS, on November 12, 2025, the Municipal Council adopted Ordinance O-1 adopting a redevelopment plan titled “Redevelopment Plan, Block 405, Lot 31, 626-628 Avenue E” dated August 29, 2025 (the “Redevelopment Plan”) ; and

WHEREAS, M.L. Realty Corp. of N.J. Urban Renewal, LLC has requested that the Municipal Council conditionally designate it as the redeveloper of the subject Property, and that the City proceed to prepare a Redevelopment Agreement providing for the Redeveloper’s development of the Property in accordance with the Redevelopment Plan and the Planning Board Application; and

WHEREAS, the Municipal Council desires to have the City Attorney and/or Special Redevelopment Counsel engage in negotiations of and prepare a Redevelopment Agreement for the effective redevelopment of the Property in accordance with the Approved Redevelopment Plan in accordance with the provisions of the New Jersey Local Redevelopment and Housing Law.

NOW THEREFORE, BE IT RESOLVED BY THE MUNICIPAL COUNCIL OF THE CITY OF BAYONNE, COUNTY OF HUDSON, NEW JERSEY AS FOLLOWS:

Section 1. The Municipal Council hereby conditionally designates M.L. Realty Corp. of N.J. Urban Renewal, LLC as the redeveloper (the “Redeveloper”) of the Property, in accordance with the provisions of the Redevelopment Law and subject to the approval and execution of a mutually agreeable Redevelopment Agreement.

Section 2. The Municipal Council hereby authorizes the negotiation and preparation of a Redevelopment Agreement between the City and M.L. Realty Corp. of N. J. Urban Renewal, LLC in such a form deemed advisable by the City Attorney or Special Redevelopment Counsel to the City, subject to any and all conditions contained herein, and such revisions as deemed advisable by the City Attorney or Special Redevelopment Counsel. Such Redevelopment Agreement shall be presented to the Municipal Council for approval prior to its execution.

Section 3. Within fourteen (14) days of the date of this Resolution, M.L. Realty Corp. of N. J. Urban Renewal, LLC shall establish an escrow account to cover the City’s costs and professional fees associated with the negotiation and preparation of the Redevelopment Agreement and all other City Costs and professional fees associated

with the redevelopment and planning process associated with the proposed 626-628 Avenue E redevelopment project. The initial escrow shall be in the amount of Ten Thousand (\$10,000.00) dollars.

Section 4. This resolution shall take effect immediately.

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

* * * * *

103. Council Member Weimmer moved the following resolution, seconded by Council Member Perez, which was read by the clerk and adopted

RESOLUTION OF THE MUNICIPAL COUNCIL OF THE CITY OF BAYONNE, COUNTY OF HUDSON, NEW JERSEY AUTHORIZING THE EXECUTION OF A REDEVELOPMENT AGREEMENT WITH 62.5-72 PROSPECT URBAN RENEWAL, LLC FOR REDEVELOPMENT OF PROPERTY LOCATED AT 62.5-72 PROSPECT AVENUE AND IDENTIFIED AS BLOCK 449, LOTS 21, 22 AND 23 AS SHOWN ON THE OFFICIAL TAX MAP OF THE CITY

WHEREAS, on December 17, 2025, the Municipal Council adopted Ordinance O-2 adopting a redevelopment plan titled “Redevelopment Plan, Block 449, Lots 21, 22 & 23, 62.5-72 Prospect Avenue” dated December 17, 2025 (“Redevelopment Plan”) (hereinafter the “Redevelopment Plan”); and

WHEREAS, 62.5-72 Prospect Urban Renewal, LLC (“62.5-72 Prospect”) is the current owner of 62.5-72 Prospect Avenue (the “Property”) and was designated as the Redeveloper of the Property by the Municipal Council; and

WHEREAS, 62.5-72 Prospect proposes to redevelop the Property with the development and construction of a seven (7) story multi-family apartment building containing 52 residential units, 55 parking spaces, a 3,254 sq. ft. common roof deck, 670 sq. ft. gym, and recreational space, including roof decks, in accordance with the Redevelopment Plan, as that term is defined in the Redevelopment Agreement (the “Project”); and

WHEREAS, the City desires that the Property be redeveloped in accordance with the Redevelopment Plan; and

WHEREAS, pursuant to the Act, at N.J.S.A. 40A:12A-8f, the City may “contract with...redevelopers for the planning, replanning, construction, or undertaking of any project or redevelopment work, or any part thereof [and] negotiate and collect revenue from a redeveloper to defray the costs” of the City in connection with the redevelopment plan; and

WHEREAS, the City has determined that in furtherance of the City’s goals and objectives to implement the redevelopment contemplated in the Redevelopment Plan, subject to the provisions herein and as may be amended, it is in the City’s best interests to enter into this Redevelopment Agreement with 62.5-72 Prospect Urban Renewal, LLC having been designated as the exclusive Redeveloper of the Project Site.

NOW, THEREFORE, IT IS HEREBY RESOLVED BY THE MUNICIPAL COUNCIL OF THE CITY OF BAYONNE AS FOLLOWS:

1. The Mayor of the City of Bayonne is hereby authorized to execute the Redevelopment Agreement by and between the City of Bayonne and 62.5-72 Prospect Urban Renewal, LLC as the exclusive redeveloper of Block 449, Lots 21, 22 and 23 on the Tax Map of the City of Bayonne, as well as such related documentation as is necessary and appropriate to accomplish the goals and intent of this Resolution, conditioned upon Redeveloper’s satisfaction of any and all outstanding City Costs as that term is defined in the Agreement.
2. Staff and consultants to the City are hereby authorized and directed to take all other administrative actions as are necessary and appropriate to accomplish the goals and intent of this Resolution.
3. This Resolution shall be effective immediately, subject to the payment of any property taxes which may be due and owing to the City of Bayonne.

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

* * * * *

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

RESOLUTION OF THE MUNICIPAL COUNCIL OF THE CITY OF BAYONNE, COUNTY OF HUDSON, NEW JERSEY AUTHORIZING THE EXECUTION OF A REDEVELOPMENT AGREEMENT WITH 2834 EAST 22 URBAN RENEWAL, LLC FOR REDEVELOPMENT OF PROPERTY LOCATED AT 28-34 EAST 22ND STREET AND IDENTIFIED AS BLOCK 212, LOTS 30, 31 AND 32 AS SHOWN ON THE OFFICIAL TAX MAP OF THE CITY OF BAYONNE

WHEREAS, on March 19, 2025, the Municipal Council adopted Ordinance O-18-09 adopting a redevelopment plan titled “28-34 East 22nd Street Redevelopment Plan” dated January 9, 2025 (the “Redevelopment Plan”); and

WHEREAS, 2834 East 22 Urban Renewal, LLC (“2834 East 22”) is the current owner of 2834 East 22nd Street (the “Property”) and was designated as the Redeveloper of the Property by the Municipal Council; and

WHEREAS, 2834 East 22 proposes to redevelop the Property with the development and construction of a five-story residential building, containing 40 residential units, 44 parking spaces utilizing mechanical and surface parking (which includes EV spaces), 22 bicycle parking spaces, approximately 1,540 square feet of rooftop terrace, as well as all other related improvements, in accordance with the Redevelopment Plan, as that term is defined in the Redevelopment Agreement (the “Project”); and

WHEREAS, the City desires that the Property be redeveloped in accordance with the Redevelopment Plan; and

WHEREAS, pursuant to the Act, at N.J.S.A. 40A:12A-8f, the City may “contract with...redevelopers for the planning, replanning, construction, or undertaking of any project or redevelopment work, or any part thereof [and] negotiate and collect revenue from a redeveloper to defray the costs” of the City in connection with the redevelopment plan; and

WHEREAS, the City has determined that in furtherance of the City’s goals and objectives to implement the redevelopment contemplated in the Redevelopment Plan, subject to the provisions herein and as may be amended, it is in the City’s best interests to enter into this Redevelopment Agreement with 2834 East 22 Urban Renewal, LLC having been designated as the exclusive Redeveloper of the Project Site.

NOW, THEREFORE, IT IS HEREBY RESOLVED BY THE MUNICIPAL COUNCIL OF THE CITY OF BAYONNE AS FOLLOWS:

1. The Mayor of the City of Bayonne is hereby authorized to execute the Redevelopment Agreement by and between the City of Bayonne and 2834 East 22 Urban Renewal, LLC as the exclusive redeveloper of Block 212, Lots 30, 31 and 32 on the Tax Map of the City of Bayonne, as well as such related documentation as is necessary and appropriate to accomplish the goals and intent of this Resolution, conditioned upon Redeveloper’s satisfaction of any and all outstanding City Costs as that term is defined in the Agreement.
2. Staff and consultants to the City are hereby authorized and directed to take all other administrative actions as are necessary and appropriate to accomplish the goals and intent of this Resolution.
3. This Resolution shall be effective immediately, subject to the payment of any property taxes which may be due and owing to the City of Bayonne.

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

* * * * *

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

RESOLUTION OF THE MUNICIPAL COUNCIL OF THE CITY OF BAYONNE, COUNTY OF HUDSON, NEW JERSEY AUTHORIZING THE EXECUTION OF A REDEVELOPMENT AGREEMENT WITH 102-116 AVE E BAYONNE URBAN RENEWAL, LLC FOR REDEVELOPMENT OF PROPERTY LOCATED AT 102.5-116 AVENUE E AND IDENTIFIED AS BLOCK 467, LOTS 10, 11, 12, 13 AND 14 AS SHOWN ON THE OFFICIAL TAX MAP OF THE CITY OF BAYONNE

WHEREAS, on November 13, 2024, the Municipal Council adopted Ordinance O-5 adopting a redevelopment plan titled “102 ½ - 116 Avenue E Redevelopment Plan” dated September 27, 2024 (the “Redevelopment Plan”); and

WHEREAS, 102-116 Ave E Bayonne Urban Renewal, LLC (“102-116 Ave E Bayonne”) is the current owner of 102.5-116 Avenue E (the “Property”) and was designated as the Redeveloper of the Property by the Municipal Council; and

WHEREAS, 102-116 Ave E Bayonne proposes to redevelop the Property with the development and construction of a six-story, multi-family residential building, consisting of 105 residential units; 110 parking spaces (utilizing a fully automated parking system as well as surface parking); 53 bicycle parking spaces; approximately 4,394 square feet of indoor residential amenity space; an amenity courtyard and amenity deck; a green roof; a loading zone located within the building; outdoor terraces; outdoor amenity space; building signage; streetscape and other improvements in accordance with the Redevelopment Plan, as that term is defined in the Redevelopment Agreement (the “Project”); and

WHEREAS, the City desires that the Property be redeveloped in accordance with the Redevelopment Plan; and

WHEREAS, pursuant to the Act, at N.J.S.A. 40A:12A-8f, the City may “contract with...redevelopers for the planning, replanning, construction, or undertaking of any project or redevelopment work, or any part thereof [and] negotiate and collect revenue from a redeveloper to defray the costs” of the City in connection with the redevelopment plan; and

WHEREAS, the City has determined that in furtherance of the City’s goals and objectives to implement the redevelopment contemplated in the Redevelopment Plan, subject to the provisions herein and as may be amended, it is in the City’s best interests to enter into this Redevelopment Agreement with 102-116 Ave E Bayonne Urban Renewal, LLC having been designated as the exclusive Redeveloper of the Project Site.

NOW, THEREFORE, IT IS HEREBY RESOLVED BY THE MUNICIPAL COUNCIL OF THE CITY OF BAYONNE AS FOLLOWS:

1. The Mayor of the City of Bayonne is hereby authorized to execute the Redevelopment Agreement by and between the City of Bayonne and 102-116 Ave E Bayonne Urban Renewal, LLC as the exclusive redeveloper of Block 467, Lots 10, 11, 12, 13 and 14 on the Tax Map of the City of Bayonne, as well as such related documentation as is necessary and appropriate to accomplish the goals and intent of this Resolution, conditioned upon Redeveloper’s satisfaction of any and all outstanding City Costs as that term is defined in the Agreement.
2. Staff and consultants to the City are hereby authorized and directed to take all other administrative actions as are necessary and appropriate to accomplish the goals and intent of this Resolution.
3. This Resolution shall be effective immediately, subject to the payment of any property taxes which may be due and owing to the City of Bayonne.

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

* * * * *

106. Council Member Perez moved the following resolution, seconded by Council Member Weimmer, which was read by the clerk and adopted

RESOLUTION OF THE MUNICIPAL COUNCIL OF THE CITY OF BAYONNE, COUNTY OF HUDSON, NEW JERSEY AUTHORIZING THE EXECUTION OF A REDEVELOPMENT

AGREEMENT WITH 1037-1041 BROADWAY URBAN RENEWAL, LLC FOR REDEVELOPMENT OF PROPERTY LOCATED AT 1037-1041 BROADWAY AND IDENTIFIED AS BLOCK 45, LOT 20 AS SHOWN ON THE OFFICIAL TAX MAP OF THE CITY OF BAYONNE

WHEREAS, on December 17, 2025, the Municipal Council adopted Ordinance O-3 adopting a redevelopment plan titled “1037-1041 Redevelopment Plan”(the “Redevelopment Plan”); and

WHEREAS, 1037-1041 Broadway Urban Renewal, LLC (1037-1041 Broadway”) is the current owner of 1037-1041 Broadway (the “Property”) and was designated as the Redeveloper of the Property by the Municipal Council; and

WHEREAS, 1037-1041 Broadway proposes to redevelop the Property with the development and construction of an eight-story mixed-use building, containing 41 residential units, 45 parking spaces, approximately 811 square feet of retail space, common roof decks and other related improvements in accordance with the Redevelopment Plan, as that term is defined in the Redevelopment Agreement (the “Project”); and

WHEREAS, the City desires that the Property be redeveloped in accordance with the Redevelopment Plan; and

WHEREAS, pursuant to the Act, at N.J.S.A. 40A:12A-8f, the City may “contract with...redevelopers for the planning, replanning, construction, or undertaking of any project or redevelopment work, or any part thereof [and] negotiate and collect revenue from a redeveloper to defray the costs” of the City in connection with the redevelopment plan; and

WHEREAS, the City has determined that in furtherance of the City’s goals and objectives to implement the redevelopment contemplated in the Redevelopment Plan, subject to the provisions herein and as may be amended, it is in the City’s best interests to enter into this Redevelopment Agreement with 1037-1041 Broadway Urban Renewal, LLC having been designated as the exclusive Redeveloper of the Project Site.

NOW, THEREFORE, IT IS HEREBY RESOLVED BY THE MUNICIPAL COUNCIL OF THE CITY OF BAYONNE AS FOLLOWS:

1. The Mayor of the City of Bayonne is hereby authorized to execute the Redevelopment Agreement by and between the City of Bayonne and 1037-1041 Broadway Urban Renewal, LLC as the exclusive redeveloper of Block 45, Lot 20 on the Tax Map of the City of Bayonne, as well as such related documentation as is necessary and appropriate to accomplish the goals and intent of this Resolution, conditioned upon Redeveloper’s satisfaction of any and all outstanding City Costs as that term is defined in the Agreement.
2. Staff and consultants to the City are hereby authorized and directed to take all other administrative actions as are necessary and appropriate to accomplish the goals and intent of this Resolution.
3. This Resolution shall be effective immediately, subject to the payment of any property taxes which may be due and owing to the City of Bayonne.

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

* * * * *

107. Council President LaPelusa moved the following resolution, seconded by Council Member Booker, which was read by the clerk and adopted

RESOLUTION OF THE MUNICIPAL COUNCIL OF THE CITY OF BAYONNE, COUNTY OF HUDSON, NEW JERSEY, DESIGNATING PROPERTY LOCATED AT 1201-1203 KENNEDY BOULEVARD AND 1205 KENNEDY BOULEVARD AND DESIGNATED AS BLOCK 32, LOTS 13.01 AND 15 AS A NON-CONDEMNATION AREA IN NEED OF REDEVELOPMENT PURSUANT TO THE LOCAL REDEVELOPMENT AND HOUSING LAW, N.J.S.A. 40A:12A-1 ET SEQ. AND AUTHORIZING AND

DIRECTING THE PLANNING BOARD OF THE CITY OF BAYONNE
TO PREPARE A REDEVELOPMENT PLAN

WHEREAS, the City of Bayonne, in the County of Hudson, New Jersey (the “City”) public body corporate and politic of the State of New Jersey (the “State”), is authorized pursuant to the Local Redevelopment and Housing Law, N.J.S.A. 40A:12A-1 et seq. (the “LRHL”), to determine whether certain parcels of land within the City constitute an area in need of rehabilitation and/or an area of redevelopment; and

WHEREAS, pursuant to the LRHL, the Municipal Council of the City (the “City Council”) adopted Resolution No. 98-02-04-040, designating the entire City as an area in need of rehabilitation in accordance with N.J.S.A. 40A:12A-14; and

WHEREAS, N.J.S.A. 40A:12A-6 authorizes the governing body of any municipality, by resolution, to have its Planning Board conduct a preliminary investigation to determine whether an area of the municipality is a non-condemnation “area in need of redevelopment” pursuant to the criteria contained in N.J.S.A. 40A:12A-5; and

WHEREAS, on October 15, 2025, the City Council of the City of Bayonne adopted a resolution which authorized and directed the Bayonne Planning Board to undertake a preliminary investigation to determine whether certain property located at 1201-1203 Kennedy Boulevard and 1205 Kennedy Boulevard, identified as Block 32, Lots 13.01 and 15 on the Bayonne Tax Map (the “Property”), may be designated as a non-condemnation “area in need of redevelopment” in accordance with the provisions of the LRHL; and

WHEREAS, the Planning Board has undertaken its preliminary investigation, prepared the necessary report and map of the study area and conducted a public hearing on December 9, 2025; and

WHEREAS, the Planning Board has recommended that the subject Property be designated as a non-condemnation area in need of redevelopment in accordance with the LRHL; and

WHEREAS, the City Council has considered the matter and agrees with the findings of the Planning Board; and

WHEREAS, the City Council believes the Property is potentially valuable for contributing to, serving and protecting the public health, safety and welfare and for the promotion of smart growth within the City; and

NOW THEREFORE, BE IT RESOLVED BY THE CITY COUNCIL OF THE CITY OF BAYONNE, NEW JERSEY AS FOLLOWS:

Section 1. The aforementioned recitals are incorporated herein as though fully set forth at length.

Section 2. The Property located at 1201-1203 Kennedy Boulevard and 1205 Kennedy Boulevard, identified as Block 32, Lots 13.01 and 15, is hereby designated as a non-condemnation area in need of redevelopment in accordance with the LRHL, N.J.S.A. 40A:12-1 et seq.

Section 3. The Planning Board is hereby further authorized and directed to prepare a Redevelopment Plan for Block 32, Lots 13.01 and 15, in accordance with the LRHL, N.J.S.A. 40A:12-1 et seq.

Section 4. The Planning Board shall transmit the Redevelopment Plan to the City Council for further consideration and action upon completion of same.

Section 5. The Municipal Clerk is hereby directed to forward a copy of this resolution to the Department of Community Affairs.

Section 6. This Resolution shall take effect immediately.

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

* * * * *

108. Council Member Perez moved the following resolution, seconded by Council Member Booker, which was read by the clerk and adopted

RESOLUTION OF THE CITY OF BAYONNE, COUNTY OF HUDSON, NEW JERSEY DESIGNATING THE PROPERTY LOCATED AT 301 AND 300-302 CONSTITUTION AVENUE AND DESIGNATED AS BLOCK 803, LOT 1 AND BLOCK 815, LOT 1 AS AN AREA IN NEED OF REDEVELOPMENT (NON-CONDEMNATION), PURSUANT TO THE LOCAL REDEVELOPMENT AND HOUSING LAW, *N.J.S.A. 40A:12A-1, et seq.*

WHEREAS, the City of Bayonne, in the County of Hudson, New Jersey (the "City"), a public body corporate and politic of the State of New Jersey (the "State"), is authorized pursuant to the Local Redevelopment and Housing Law, *N.J.S.A. 40A:12A-1 et seq.* (the "Redevelopment Law"), to determine whether certain parcels of land within the City constitute an area in need of rehabilitation and/or an area in need of redevelopment; and

WHEREAS, to determine whether certain parcels of land constitute areas in need of redevelopment under the Redevelopment Law, the city council ("City Council") must authorize the planning board of the City (the "Planning Board") to conduct a preliminary investigation of the area and make recommendations to the City Council; and

WHEREAS, the City Council adopted a resolution authorizing and directing the Planning Board to conduct an investigation of the property located at 301 and 300-302 Constitution Avenue, and identified as Block 803, Lot 1 and Block 815, Lot 1 as shown on the official Tax Map of the City (the "Study Area"), to determine whether the Study Area meets the criteria set forth in the Redevelopment Law, specifically *N.J.S.A. 40A:12A-5*, and should be designated as an area in need of redevelopment; and

WHEREAS, on December 9, 2025, the Planning Board, after providing due notice, conducted a public hearing in accordance with the Redevelopment Law and determined that the Study Area qualified as an area in need of redevelopment and recommended that the City Council designate the Study Area as an area in need of redevelopment pursuant to the criteria and requirements of the Redevelopment Law; and

WHEREAS, the City Council has determined that, based upon the recommendations of the Planning Board, the Study Area should be designated an area in need of redevelopment under the Redevelopment Law, such designation authorizing the City and City Council to use all those powers provided by the Redevelopment Law for use in a redevelopment area, excluding the power of eminent domain.

NOW THEREFORE, BE IT RESOLVED BY THE MUNICIPAL COUNCIL OF THE CITY OF BAYONNE, NEW JERSEY AS FOLLOWS:

Section 1. The foregoing recitals are incorporated herein as if set forth in full.

Section 2. The recommendations and conclusions of the Planning Board are hereby accepted by the City Council.

Section 3. Based upon the findings and recommendations of the Planning Board, the Study Area is hereby designated an area in need of redevelopment, without the power of eminent domain pursuant to the provisions of Sections 5 and 6 of the Redevelopment Law (the "Non-Condemnation Redevelopment Area"), and the Planning Board is hereby directed to prepare a redevelopment plan for the Non-Condemnation Redevelopment Area.

Section 4. The City Clerk is hereby directed to transmit a copy of this Resolution to the Commissioner of the New Jersey Department of Community Affairs for review pursuant to Section 6(b)(5) of the Redevelopment Law.

Section 5. The City Clerk is hereby directed to serve, within ten (10) days hereof, a copy of this Resolution upon (i) all record owners of property located within the Non-Condemnation Redevelopment Area, as reflected on the tax assessor's records, and (ii) each person who filed a written objection prior to the hearing held by the Planning Board, service to be in the manner provided by Section 6 of the Redevelopment Law.

Section 6. This Resolution shall take effect immediately.

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

* * * * *

109. Council Member Booker moved the following resolution, seconded by Council Member Weimmer, which was read by the clerk and adopted

RESOLUTION OF THE MUNICIPAL COUNCIL OF THE CITY OF BAYONNE, COUNTY OF HUDSON, NEW JERSEY, DESIGNATING PROPERTY LOCATED AT EAST 23RD STREET AND DESIGNATED AS BLOCK 452.02, LOT 6 AS A NON-CONDEMNATION AREA IN NEED OF REDEVELOPMENT PURSUANT TO THE LOCAL REDEVELOPMENT AND HOUSING LAW, N.J.S.A. 40A:12A-1 ET SEQ. AND AUTHORIZING AND DIRECTING THE PLANNING BOARD OF THE CITY OF BAYONNE TO PREPARE A REDEVELOPMENT PLAN

WHEREAS, the City of Bayonne, in the County of Hudson, New Jersey (the “City”) public body corporate and politic of the State of New Jersey (the “State”), is authorized pursuant to the Local Redevelopment and Housing Law, N.J.S.A. 40A:12A-1 et seq. (the “LRHL”), to determine whether certain parcels of land within the City constitute an area in need of rehabilitation and/or an area of redevelopment; and

WHEREAS, pursuant to the LRHL, the Municipal Council of the City (the “City Council”) adopted Resolution No. 98-02-04-040, designating the entire City as an area in need of rehabilitation in accordance with N.J.S.A. 40A:12A-14; and

WHEREAS, N.J.S.A. 40A:12A-6 authorizes the governing body of any municipality, by resolution, to have its Planning Board conduct a preliminary investigation to determine whether an area of the municipality is a non-condemnation “area in need of redevelopment” pursuant to the criteria contained in N.J.S.A. 40A:12A-5; and

WHEREAS, on April 14, 2025, the City Council of the City of Bayonne adopted a resolution which authorized and directed the Bayonne Planning Board to undertake a preliminary investigation to determine whether certain property located at East 23rd Street, identified as Block 452.02, Lot 6 on the Bayonne Tax Map (the “Property”), may be designated as a non-condemnation “area in need of redevelopment” in accordance with the provisions of the LRHL; and

WHEREAS, the Planning Board has undertaken its preliminary investigation, prepared the necessary report and map of the study area and conducted a public hearing on December 9, 2025; and

WHEREAS, the Planning Board has recommended that the subject Property be designated as a non-condemnation area in need of redevelopment in accordance with the LRHL; and

WHEREAS, the City Council has considered the matter and agrees with the findings of the Planning Board; and

WHEREAS, the City Council believes the Property is potentially valuable for contributing to, serving and protecting the public health, safety and welfare and for the promotion of smart growth within the City; and

NOW THEREFORE, BE IT RESOLVED BY THE CITY COUNCIL OF THE CITY OF BAYONNE, NEW JERSEY AS FOLLOWS:

Section 1. The aforementioned recitals are incorporated herein as though fully set forth at length.

Section 2. The Property located at East 23rd Street, identified as Block 452.02, Lot 6, is hereby designated as a non-condemnation area in need of redevelopment in accordance with the LRHL, N.J.S.A. 40A:12-1 et seq.

Section 3. The Planning Board is hereby further authorized and directed to prepare a Redevelopment Plan for Block 452.02, Lot 6, in accordance with the LRHL, N.J.S.A. 40A:12-1 et seq.

Section 4. The Planning Board shall transmit the Redevelopment Plan to the City Council for further consideration and action upon completion of same.

Section 5. The Municipal Clerk is hereby directed to forward a copy of this resolution to the Department of Community Affairs.

Section 6. This Resolution shall take effect immediately.

Yeas – Council Members Booker, Carroll, Perez, Weimmer and President LaPelusa.

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110. Council As A Whole moved the following resolution, which was read by the clerk and adopted

WHEREAS, the City of Bayonne solicited bids for the proposed Improvements to Russell Golding Park and bids were received on October 30, 2025; and

WHEREAS, the City of Bayonne received three (3) bids on that date:

Picerno Giordano Construction, LLC 300 Market Street Kenilworth, NJ	\$5,846,912.00 (base bid)
Flanagan’s Contracting Group, Inc. 90 Old Camplain Road Hillsborough, NJ	\$7,508,296.94 (base bid)
ADP Group, Inc. 27 East 33 rd Street Paterson, NJ	\$7,660,630.00 (base bid)

;and

WHEREAS, the City’s Purchasing Agent and Engineer have reviewed the bids and have determined that the bid of Picerno Giordano Construction, LLC is the lowest responsible bid; and

WHEREAS, said solicitation included six (6) deletion items and the City’s Engineer has recommended utilizing all six deletion items to reduce the bid price to an amount that is within the City’s available funding for said project; and

WHEREAS, the bid of Picerno Giordano Construction, LLC is reduced to \$4,970,392.00 if deletion items No. 6 through No. 2 are implemented; and

WHEREAS, the City’s Engineer has recommended that deletion items No. 6 through No. 2 be implemented; and

WHEREAS, funds are available via federal grant funding subject, however, to said funds being available at the conclusion of the federal government’s shutdown; and

WHEREAS, this Municipal Council is desirous of the park improvements being completed on an expeditious basis; now, therefore, be it

RESOLVED, by the Municipal Council as follows:

1. The Mayor and the City Clerk are hereby authorized to enter into a contract with Picerno Giordano Construction LLC, 300 Market Street, Kenilworth, New Jersey in the amount of \$4,970,392.00.
2. Funds have been certified as available in account
3. Notice of this action shall be printed once in a newspaper of general circulation within the boundaries of the City of Bayonne.

Yeas – Council Members Booker, Carroll, Perez, Weimmer and President LaPelusa.

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At 8:57 P.M., Council Member Carroll motioned to adjourn, seconded by Council President LaPelusa, which motion was adopted.

Yeas – Council Members Booker, Perez, Carroll, Weimmer and President LaPelusa.

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President – Gary LaPelusa

City Clerk – Madelene C. Medina