

SPECIAL 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 TUESDAY, DECEMBER 23, 2025

The Council met at 4:00 P.M.

The Council President LaPelusa announced: "I would like to advise all those present that notice of this special meeting of the Municipal Council of the City of Bayonne of December 23, 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 was posted and filed with the City Clerk and was forwarded to the Bergen Record and the Star Ledger by on December 19, 2025."

The Special 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.

01. The Council President moved the following communication be received and filed, seconded by Council Member Carroll, which motion was adopted.

December 19, 2025

Council President Gary LaPelusa
And Honorable Council Members

Re: Special Meeting – December 23, 2025

Dear Council Members:

Please be advised that it is necessary to call a special meeting of the Municipal Council on Tuesday, December 23 2025 at 4:00 P.M, in the Dorothy E. Harrington Municipal Council Chambers.

The purpose of this special meeting is as follows:

1. Nominate and vote for an Interim Mayor
2. Amend Chapter 10 of the Revised General Ordinance to reinstate the 5-year tax abatement

Very truly yours,
James M. Davis
Mayor

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

02. The Council as a whole moved the following resolution, which was read by the Clerk and adopted

WHEREAS, by Ordinance No. O-08-29, passed October 10, 2008, the Municipal Council of the City of Bayonne (the "City") amended the Revised General Ordinances of the City of Bayonne, Chapter 10, Taxation and Special Improvement Districts, to adopt and enact the Five-year Exemption and Abatement Law of the State of New Jersey, N.J.S.A. 40A:21-1, et seq.; and

WHEREAS, an Ordinance entitled, "AN ORDINANCE READOPTING CHAPTER 10, TAXATION AND SPECIAL IMPROVEMENT DISTRICTS, SECTION 10-1, FIVE YEAR IMPROVEMENT EXEMPTION, OF THE REVISED GENERAL ORDINANCES OF THE CITY OF BAYONNE," was introduced and passed a first reading at a meeting

held November 9, 2011, 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 14, 2011; and

WHEREAS, said Ordinance was given a second reading at the December 14, 2011, 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; and

WHEREAS, the said Ordinance was passed by the Municipal Council and designated as Ordinance O-11-41, thereby establishing the City's 5-year tax exemption program; and

WHEREAS, the City's 5-year tax exemption program was subsequently extended through December 31, 2025; and

WHEREAS, the City's 5-year tax exemption program sunsets on December 31, 2025; and

WHEREAS, given the fact that the 5-year tax exemption program sunsets on December 31, 2025, this Municipal Council intends to introduce an Ordinance renewing the City's 5-year tax exemption program for a term of ten years consistent with the applicable statutes at its next meeting on January 21, 2026; and

WHEREAS, the Municipal Council requests, however, that the City's Administration evaluate the overall impact of the 5-year tax exemption upon the City's finances so that this Municipal Council can better understand the fiscal impact that the program has on the City's finances; now, therefore, be it

RESOLVED, that:

- (1) The City's Administration shall evaluate the overall impact of the 5-year tax exemption upon the City's finances and report its findings to this Municipal Council at the January 21, 2026, Municipal Council Meeting.
- (2) Subject to the financial analysis in the aforesaid report, this Municipal Council intends to introduce an Ordinance that would renew the City's 5 Year Tax Exemption program for a term of ten years consistent with the applicable statute

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

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The Council President addressed the Council and audience on the statutory procedures in the filling of a vacancy of any member of the Administrative Body.

The Council President nominated Robert Kubert as Interim Mayor

The Clerk asked any other nominations – No additional nominees were put forth.

The Council as a whole nominated Robert Kubert to fill the office of Mayor, effective January 1, 2026 through June 30, 2026 and the following resolution was read by the Clerk and adopted.

WHEREAS, James M. Davis will be resigning from his position as duly elected Mayor of the City of Bayonne on January 1, 2026, concurrent with his swearing in as Hudson County Sheriff; and

WHEREAS, Under the applicable laws of the State of New Jersey regarding vacancies it is incumbent upon this Municipal Council to appoint an interim Mayor within 30 days of the vacancy in the office of Mayor; and

WHEREAS, Notwithstanding the fact that the resignation of James M. Davis will not take place until January 1, 2026, this Municipal Council is cognizant that a vacancy in the Office of Mayor will occur on that date; and

WHEREAS, Insofar the City of Bayonne holds General Elections, under N.J.S.A. 40A:16-5 any vacancy that occurs subsequent to September 1 of the next to the last year of the term of an office may be filled for the unexpired term of the office; and

WHEREAS, Only the Municipal Council has the statutory authority to select and appoint an Interim Mayor under N.J.S.A. 40A:16-6; and

WHEREAS, Realistically, there is no reason to wait until after the effective date of the resignation to name an Interim Mayor in anticipation of said vacancy; and

WHEREAS, For the purpose of ensuring that there is an orderly transition from the current Mayor to the Interim Mayor on January 1, 2026, this Municipal Council is desirous of appointing an Interim Mayor in advance of January 1, 2026; and

WHEREAS, Each member of the Municipal Council has carefully considered the list of potential candidates for Interim Mayor; and

WHEREAS, Respective candidates for Interim Mayor must, under N.J.S.A. 40A:16-10, shall have the qualifications permitting the appointee to qualify for election to office; and

WHEREAS, Residency in the City of Bayonne is one of the qualifications required under the applicable statutes; and

WHEREAS, Any individual appointed as Interim Mayor must be willing to serve in that capacity for the unexpired term of the current Mayor, i.e. through June 30, 2026; and

WHEREAS, Notwithstanding the right of the Municipal Council to appoint any qualified individual to the position of Interim Mayor, we believe that the City of Bayonne is best served by the appointment of someone who is currently in the employ of the City of Bayonne and who has administrative experience; and

WHEREAS, Taking everything into account, we are of the opinion that one of the current Directors, all of whom have been appointed by the current Mayor with the advice and consent of this Municipal Council, should be appointed as the Interim Mayor; and

WHEREAS, Each of the current Director's qualifications have been carefully reviewed and considered; and,

WHEREAS, Our belief is that Robert Kubert, the City's current Director of Public Safety, an individual with over fifty years of employment with and service to the City of Bayonne, with thirty-three years as a police officer, nine years as police Chief, and over 11 years as the City's Director of Public Safety, is the most prudent choice to serve as the City of Bayonne's Mayor for the unexpired term of the current Mayor; and

WHEREAS, Each member of this Municipal Council is of the belief that Robert Kubert will provide the professionalism, leadership, stewardship necessary to keep the City of Bayonne's Executive Branch running smoothly; and

WHEREAS, Making this appointment effective as of the current Mayor's resignation will ensure that there is no gap in Mayoral leadership and will provide for an orderly and seamless transition in the office of Mayor; now, therefore, be it

RESOLVED, that Robert Kubert, currently the City's Director of Public Safety, is hereby appointed as Mayor of the City of Bayonne to serve the unexpired of term of the current Mayor, which term concludes on June 30, 2026; and be it further

RESOLVED, that said Mayoral appointment of Robert Kubert as Mayor of the City of Bayonne shall be effective as of January 1, 2026 concurrent with the official resignation of Mayor James M. Davis upon his taking the oath of office as Sheriff of Hudson County.

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

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At 4:15 P.M., Council Member Carroll motioned to adjourn the Tuesday, December 30, 2025 at 4:00 P.M., seconded by Council Member Booker, which motion was adopted.

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

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President – Gary LaPelusa

City Clerk – Madelene C. Medina