

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, JANUARY 21, 2026

The Council met at 6:00 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 JANUARY 21, 2026, 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 JANUARY 17, 2026."

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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01. 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, and was postponed to this meeting of JANUARY 21, 2026 is now before the Council for its consideration and a public hearing

Council President LaPelusa moved the following resolution to be postponed to the 2/18/26 meeting, seconded Council Member Perez.

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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 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", which was introduced and passed a first reading at the meeting held DECEMBER 17, 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 JANUARY 21, 2026 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 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",

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
Dir. Joseph Skillender
William Opal Esq.
MS&B, APP Development Counsel
Michael Minceli Esq., represented property owner

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 Member Perez, which was read by the Clerk and adopted.

WHEREAS, an ordinance entitled, “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” was introduced and passed a first reading at a meeting held December 17, 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 January 21, 2026; 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-26-01

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 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,” which was introduced and passed a first reading at the meeting held DECEMBER 17, 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 JANUARY 21, 2026 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 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,”

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
Dir. Joseph Skillender, Planning & Zoning
William Ryan, 44 E 19th, committee person
Joan Passariello, 25 Country Village Ct
Bob Lake, 55 W 1st Street
Michael Minceli Esq., represented property owner

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 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, “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” was introduced and passed a first reading at a meeting held December 17, 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 January 21, 2026; 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-26-02.

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 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”, which was introduced and passed a first reading at the meeting held DECEMBER 17, 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 JANUARY 21, 2026 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 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 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,”

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 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, “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” was introduced and passed a first reading at a meeting held December 17, 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 January 21, 2026; 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-26-03

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

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05. The Clerk announced:

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 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,” which was introduced and passed a first reading at the meeting held DECEMBER 17, 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 JANUARY 21, 2026, 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 FINANCIAL AGREEMENT BY AND BETWEEN THE CITY AND 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”,

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

Yeas – Council Members Booker, Perez, Carroll, and 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, “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” was introduced and passed a first reading at a meeting held December 17, 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 January 21, 2026; 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-26-04.

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

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06. The Clerk announced:

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”, which was introduced and passed a first reading at the meeting held DECEMBER 17, 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 JANUARY 21, 2026 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 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 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”,

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 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, “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” was introduced and passed a first reading at a meeting held December 17, 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 January 21, 2026; 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-26-05

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

Nays – Council Member Carroll

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07. The Clerk announced:

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,” which was introduced and passed a first reading at the meeting held DECEMBER 17, 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 JANUARY 21, 2026 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 Perez, Carroll, Booker, 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 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”,

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 Perez, Carroll, Booker, 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, “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” was introduced and passed a first reading at a meeting held December 17, 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 January 21, 2026; 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-26-06

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

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08. The Clerk announced:

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”, which was introduced and passed a first reading at the meeting held DECEMBER 17, 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 JANUARY 21, 2026 is now before the Council for its consideration and a public hearing.

Council Member Perez moved the following resolution, seconded by Council President LaPelusa, 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 President LaPelusa
Absent – Council Member Weimmer

The Clerk read the ordinance by title, “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,”

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
 Robert Lake, 55 W 1st Street

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 Booker 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 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, “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” was introduced and passed a first reading at a meeting held December 17, 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 January 21, 2026; 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-26-07.

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

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09. The Clerk announced:

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 2834 EAST 22 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”, which was introduced and passed a first reading at the meeting held DECEMBER 17, 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 JANUARY 21, 2026, is now before the Council for its consideration and a public hearing.

Council President LaPelusa moved to postpone the following resolution to the 2/18/26 meeting, seconded by Council Member Booker.

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

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10. The Clerk announced:

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 20 AS SHOWN ON THE OFFICIAL TAX MAP OF THE CITY”, which was introduced and passed a first reading at the meeting held DECEMBER 17, 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 JANUARY 21, 2026, 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 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 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 20 AS SHOWN ON THE OFFICIAL TAX MAP OF THE CITY,”

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 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, “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” was introduced and passed a first reading at a meeting held December 17, 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 January 21, 2026; 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-26-08

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

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11. The Clerk announced:

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”, which was introduced and passed a first reading at the meeting held DECEMBER 17, 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 JANUARY 21, 2026, 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 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,”

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 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, “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” was introduced and passed a first reading at a meeting held December 17, 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 January 21, 2026; 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-26-09.

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

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12. The Clerk announced:

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 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 & 4.02 (FORMERLY KNOWN AS BLOCK 830, LOT 1.05) AS SHOWN ON THE OFFICIAL TAX MAP OF THE CITY”, which was introduced and passed a first reading at the meeting held DECEMBER 17, 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 JANUARY 21, 2026, is now before the Council for its consideration and a public hearing.

Council Member Booker moved to postponed the following resolution to the 2/18/26 meeting, seconded by Council Member Carroll.

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

* * * * *

13. The Clerk announced:

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 IDENTIFIED 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”, which was introduced and passed a first reading at the meeting held DECEMBER 17, 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 JANUARY 21, 2026, 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 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 IDENTIFIED 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,”

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:

Anthony Franconeri, 105 W. 41st Street
David Rivera, 103 W 42nd Street
Patrick Desmond, 131 W 4th Street
Melissa Rada, 399 Kennedy Blvd.
Robert Lake, 55 W 1st Street

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, “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” was introduced and passed a first reading at a meeting held December 17, 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 January 21, 2026; 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-26-10.

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

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14. The Clerk announced:

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 FOR THE PROPERTY LOCATED THE PENINSULA, WHICH PROPERTY IS IDENTIFIED AS BLOCK 820, LOT 1 AS SHOWN ON THE OFFICIAL TAX MAP OF THE CITY”, which was introduced and passed a first reading at the meeting held DECEMBER 17, 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 JANUARY 21, 2026, 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 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 FOR THE PROPERTY LOCATED THE PENINSULA, WHICH PROPERTY IS IDENTIFIED AS BLOCK 820, LOT 1 AS SHOWN ON THE OFFICIAL TAX MAP OF THE CITY,”

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

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

Yeas – Council Members Booker, Perez, Carroll and Weimmer.
Absent – Council 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, “**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**” was introduced and passed a first reading at a meeting held December 17, 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 January 21, 2026; 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-26-11

Agenda No. O-14

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.

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

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15. The Clerk announced:

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.”, which was introduced and passed a first reading at the meeting held DECEMBER 17, 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 JANUARY 21, 2026, 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 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.”

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 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 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.**” was introduced and passed a first reading at a meeting held December 17, 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 January 21, 2026 ; 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-26-12

O-26-12
1/21/26

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.

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

* * * * *

16. The Clerk announced:

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.”, which was introduced and passed a first reading at the meeting held DECEMBER 17, 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 JANUARY 21, 2026, is now before the Council for its consideration and a public hearing.

Council Member Perez moved the following resolution, seconded by Council President LaPelusa, 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 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.,”

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

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 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.**” was introduced and passed a first reading at a meeting held December 17, 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 January 21, 2026 ; 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-26-13

AGENDA NO. O-16

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.

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

* * * * *

17. The Clerk announced:

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.", which was introduced and passed a first reading at the meeting held DECEMBER 17, 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 JANUARY 21, 2026, 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 Booker, Perez, Weimmer and President LaPelusa
Absent – Council Member Carroll

The Clerk read the ordinance by title, “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.”

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 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.**” was introduced and passed a first reading at a meeting held December 17, 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 January 21, 2026 ; 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-26-14

Agenda No. O-17

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.

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

* * * * *

18. The Clerk announced:

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 98, 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.*", which was introduced and passed a first reading at the meeting held DECEMBER 17, 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 JANUARY 21, 2026, 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 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 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 98, 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.,"

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 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 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.**" was introduced and passed a first reading at a meeting held December 17, 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 January 21, 2026 ; 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-26-15

Agenda No O-18

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.

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

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19. The Clerk announced:

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.", which was introduced and passed a first reading at the meeting held DECEMBER 17, 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 JANUARY 21, 2026, 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 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.,”

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 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 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.**” was introduced and passed a first reading at a meeting held December 17, 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 January 21, 2026 ; 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-26-16

Agenda No. O-19

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.

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

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20. The Clerk announced:

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.", which was introduced and passed a first reading at the meeting held DECEMBER 17, 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 JANUARY 21, 2026, is now before the Council for its consideration and a public hearing.

Council Member Perez moved the following resolution, seconded by Council President LaPelusa, 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 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.”

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 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 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.**,” was introduced and passed a first reading at a meeting held December 17, 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 January 21, 2026 ; 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-26-17

Agenda No. O-20

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.

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

* * * * *

21. The Clerk announced:

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.”, which was introduced and passed a first reading at the meeting held DECEMBER 17, 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 JANUARY 21, 2026, 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 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 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.,”

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
 Robert Lake, 155 West 1st Street
 David Rivera, 102 West 42nd Street

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 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.**” was introduced and passed a first reading at a meeting held December 17, 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 January 21, 2026 ; 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-26-18

O-26-18
1/21/26

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.

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

* * * * *

22. 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 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.*”, which was introduced and passed a first reading at the meeting held DECEMBER 17, 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 JANUARY 21, 2026, is now before the Council for its consideration and a public hearing.

Council President LaPelusa moved to postpone the following resolution until 2/18/26 meeting, seconded by Council Member Carroll.

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

* * * * *

23. 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 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.,” which was introduced and passed a first reading at the meeting held DECEMBER 17, 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 JANUARY 21, 2026, 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 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.,”

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 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 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.”** was introduced and passed a first reading at a meeting held December 17, 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 January 21, 2026 ; 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-26-19

Agenda No. O-23

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.

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

* * * * *

24. The Clerk announced:

AN ORDINANCE ENTITLED, “AN ORDINANCE OF THE CITY OF BAYONNE AMENDING ANS SUPPLEMENTING THE REVISED GENERAL ORDINANCES, CHAPTER 7, TRAFFIC,” which was introduced and passed a first reading at the meeting held DECEMBER 17, 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 JANUARY 21, 2026, is now before the Council for its consideration and a public hearing. **Restrictive Parking Zones – Delete (1)**

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 OF THE CITY OF BAYONNE AMENDING ANS SUPPLEMENTING THE REVISED GENERAL ORDINANCES, CHAPTER 7, TRAFFIC **(Restrictive Parking Zones – Delete (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.

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 Carroll 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 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 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 December 17, 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 January 21, 2026; 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-26-20

Agenda No. O-24

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 curblineline 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.

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

* * * * *

25. PUBLIC COMMENTS

Stephanie Wilson, 1050 Ave C, addressed Council on the loss of the local location for Hunger Free, in the City.

Mike Meyers, 13 Mechanic Street, congratulated Ms. Weimmer on her years of service to the City Council.

Robert Lake, 55 West 1st Street, addressed the Council about E-Bikes.

Joan Passariello, 25 Country Village Ct., presented the Council with suggestions on better ways to assist the community outreach.

Pat Desmond, 131 West 4th Street, addressed the Council with a suggestion to increase the salaries for the Mayor and Council.

Gene Perry, 77a Hobart Ave., addressed the Council on the subject of a traffic patterns at Route 440 and Costco area.

David Rivera, 103 Wn42nd St., addressed the Council on the improvement and repaving of uptown Ave. C.

Virginia Petrucci, 325 Princeton Ave, Jersey City, addressed the Council in regard to Hunger Free.

LeRoy Truth, of Truth Investigation, addressed the Council on the subject of corruption.

* * * * *

26. Council President LaPelusa introduced:

Agenda No. O-25

AN ORDINANCE OF THE CITY OF BAYONNE, COUNTY OF HUDSON, NEW JERSEY ADOPTING THE 301 AND 300-302 CONSTITUTION AVENUE REDEVELOPMENT PLAN FOR THE PROPERTY IDENTIFIED AS BLOCK 803, LOT 1 AND BLOCK 815, LOT 1 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, 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 Block 803, Lot 1 and Block 815, Lot 1, as shown on the official Tax Map of the City (the “**Redevelopment Area**”) qualified as an area in need of redevelopment and recommended that the City Council designate the Redevelopment Area as an area in need of redevelopment pursuant to the criteria and requirements of the Redevelopment Law; and

WHEREAS, in order to effectuate the redevelopment of the Redevelopment Area, and pursuant to the authority granted under the Redevelopment Law, the City Council directed Beacon Planning and Consulting Services, LLC to prepare a redevelopment plan, entitled “301 & 300-302 Constitution Avenue Redevelopment Plan,” a copy of which is attached here to as Exhibit A, that the City wishes to adopt for the Redevelopment Area (“**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 Redevelopment Area.

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 803, Lot 1 and Block 815, Lot 1 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 Redevelopment Plan shall supersede the provisions of the City Land Development Ordinance, as set forth in the Redevelopment Plan.

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 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, 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 ADOPTING A REDEVELOPMENT PLAN FOR THE PROPERTY LOCATED AT 301 AND 300-302 CONSTITUTION AVENUE, WHICH IS IDENTIFIED AS BLOCK 83, LOT 1 AND BLOCK 815, LOT 1 AS SHOWN ON THE OFFICIAL TAX MAP OF THE CITY, PURSUANT TO THE LOCAL REDEVELOPMENT AND HOUSING LAW, *N.J.S.A. 12A-1 ET SEQ.*,” just introduced, do now pass a first reading and that a meeting of this Council to be held Wednesday, February 18, 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

* * * * *

27. Council Member Perez introduced:

AN ORDINANCE OF THE CITY OF BAYONNE, COUNTY OF HUDSON, NEW JERSEY ADOPTING A MINOR AMENDMENT TO THE REDEVELOPMENT plan TITLED “1012-1022 avenue c redevelopment plan” PREPARED BY THE CITY OF BAYONNE DIVISION OF PLANNING AND ZONING, FOR THE Property LOCATED AT 1012-1022 avenue c AND 53-57 WEST 48TH STREET IDENTIFIED AS BLOCK 64, 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. 23-09-20-060 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, the City of Bayonne, Division of Planning & Zoning, Department of Municipal Services prepared a redevelopment plan for the Redevelopment Area titled “1012-1022 Avenue C Redevelopment Plan” dated November 26, 2024 (the “Redevelopment Plan”); and

WHEREAS, the Planning Board reviewed the Redevelopment Plan in accordance with the Redevelopment Law, and on December 10, 2024, 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 Redevelopment Plan was adopted by the City Council on February 19, 2025; and

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

WHEREAS, the Municipal Council now believes that it is in the best interests of the City to amend the Redevelopment Plan to be regulated by the Redevelopment Agreement, as amended; and

WHEREAS, in accordance with the Redevelopment Law, N.J.S.A. 40A:12A-1 et seq., the Municipal Council is desirous of directing the Planning Board to prepare an Amendment to the Redevelopment Plan.

WHEREAS, upon receipt of the Planning Board’s Resolution and recommendations relating to the Amendment to the Redevelopment Plan, the Municipal Council believes that the adoption of the Amendment to the Redevelopment Plan is in the best interest of the City for the redevelopment of the Redevelopment Area.

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 Amendment to the Redevelopment Plan titled “1012-1022 Avenue C Redevelopment Plan” for property identified as Block 64, 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 Amendment to 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 Amendment to the Redevelopment Plan 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, 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 ADOPTING A MINOR AMENDMENT TO THE REDEVELOPMENT PLAN FOR 1012-1022 AVENUE C AND 53-57 WEST 48TH STREET, WHICH IS IDENTIFIED AS BLOCK 64, LOTS 2 & 3 AS SHOWN ON THE OFFICIAL TAX MAP 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, February 18, 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 and President LaPelusa

* * * * *

28. Council President LaPelusa introduced:

O-28

AN ORDINANCE AMENDING AND SUPPLEMENTING THE GENERAL ORDINANCES OF THE CITY OF BAYONNE, CHAPTER 4, LICENSING, REGISTRATION AND BUSINESS REGULATIONS.

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 4, Licensing Regulationss and Business Registration is hereby amended and supplemented as follows (additions ****between asterisks and/or in bold****, deletions {within brackets and/or struck through}:

4-31 PUBLIC ASSEMBLIES

4-31.1. Definitions.

As used in this Chapter, the following terms shall have the meanings indicated:

BLOCK PARTY means an event sponsored by **a person or** non-profit block association registered with the Clerk of the City of Bayonne **Department of Public Safety**, organized for the purpose of stimulating civic pride and involving the closure of a single block of a street, or a portion thereof, for a single day.

CARNIVAL means a temporary outdoor event, open to the general public, featuring mechanical amusement rides, games of skill, vendors selling food and amplified and/or live music.

COMMUNITY CLEAN-UP means an event held by a non-profit organization, community group or an individual with a pre-existing relationship with the proposed event location, held for the purpose of improving the neighborhood/event location.

EVENT ADMINISTRATOR means the person or persons designated by the Chief of Police to accept, disseminate and, upon approval by the Business Administrator, authorize a Public Assemblies Permit.

EVENT CO-ORDINATOR means the person or persons designated by the Business Administrator to plan and co-ordinate a Public Assemblies event.

EVENT ORGANIZER means the person who submits a Public Assemblies application, on behalf of themselves or their organization, who will be responsible for that event.

FARMERS' MARKET means a temporary market established in a public space where purveyors sell a variety of food and other products directly to consumers.

FESTIVAL means a public event requiring the use of public space, such as a City park or street, **organized for the purpose of stimulating civic pride for the citizens of Bayonne**, featuring entertainment and in which the general public can purchase food and goods provided by vendors who may pay a fee to participate. Such events may be for one day or may last several days and may include amplified or live music.

FLEA MARKET means a temporary outdoor market featuring vendors who sell or trade used nonfood products. Food products may be available for sale at flea markets on a limited basis at the discretion of the Department of Municipal Services.

FOOD BANK means a non-profit or not for profit entity (more particularly defined below) that safely stores food that will be delivered to local food programs, like a food pantry, soup kitchen or shelter, for distribution.

FOOD PANTRY is a distribution center where qualified individuals and/or entities can receive food that is received from a food bank.

NON-PROFIT TAX EXEMPT CORPORATION means a Federally tax exempt (under section 501 (c)(3) of the IRS tax code), non-profit or not-for-profit corporation incorporated in New Jersey. A New Jersey corporation which can demonstrate proof of pending Federal tax exempt status under section 501(c)(3) shall also be deemed a non-profit corporation for the purposes of this Chapter.

NOT-FOR-PROFIT TAX EXEMPT CORPORATION means a not-for-profit corporation incorporated in New Jersey that has a federal tax exemption other than that under 501(c)(3). A New Jersey corporation which can demonstrate proof of pending Federal tax exempt status under a section other than 501(c)(3) shall also be deemed a not-for-profit tax exempt corporation for the purposes of this Chapter.

NOT-FOR-PROFIT CORPORATION means a not-for-profit corporation incorporated in New Jersey that does not have a federal tax exemption.

NOTIFICATION means the submission of a planned or special event to the Event Administrator. This submission may be through a formal Permit application, or by other written means, to determine what authorization that event will require. This submission will not count towards any time limit imposed by an application deadline.

DEPARTMENT OF PUBLIC SAFETY means the Office which serves as the primary point of intake for all applications for public assemblies.

OUTDOOR MARKET means a temporary commercial event hosted by a community group, not-for-profit, or non-profit organization requiring a street closure of one block or more or the use of public space in which the general public can purchase newly-made goods or services provided by vendors who pay a fee to participate. Outdoor markets may feature amplified and/or live music.

OTHER means an event that does not fall under any other category listed in the ordinance but will make temporary, exclusive use of a public space, street or sidewalk.

PARADE means a procession of people, organized along a street, typically spanning more than one block.

PERMISSION means authorization to an individual or group to utilize public space, such as sport playing fields or pavilions, for their exclusive use for private or special event. This use is de minimus in its impact to the community. Permission is granted for scheduling and awareness purposes only.

PERMIT means the legal authorization to conduct a special event that will make temporary, exclusive use of a public space, street or sidewalk.

PERSON means an individual or an organization defined as a person under New Jersey law.

PROMOTIONAL EVENT means an event, open to the public, which is intended to promote, advertise or introduce a product, corporation or company or the goods or services of a corporation, company. Such an event may require a concession agreement approved the Municipal Council.

PUBLIC ASSEMBLY means a group of people gathered together in one place for a common purpose, **an impromptu gathering or a special event**, making **that makes** temporary, exclusive use of a public space, street or sidewalk. Public assemblies include, but are not limited to, block parties, carnivals, community clean-up events, festivals/fairs, farmers' markets, flea markets, food banks, food pantries, outdoor markets, parades and promotional events, and soup kitchens. Impromptu gatherings, such as protests and vigils which involve the closing of streets, must be arranged through the Department of Public Safety.

SPECIAL EVENT means a planned, nonemergency gathering occurring in a particular place during a particular tie interval.

SPECIAL IMPROVEMENT DISTRICT shall mean any such district designated by ordinance of the City of Bayonne.

4-31.2. Permission required; hours and conditions of operation.

A. It shall be unlawful to host a public assembly without first obtaining a permit from the Department of Public Safety. Once an application has been submitted, officials from the Department of Public Safety **the Event Administrator** will circulate the application, **as a Notification**, to the various other City departments necessary for the application's final approval. **Status. The Event Administrator, in coordination with the Business Administrator, will make a final determination of its status; Notification only, Permission or Permit.**

B. It shall be unlawful for any person to erect or cause to be erected any temporary structure larger than 900 square feet to be used for any public assembly whatsoever within the City without first obtaining a permit from the Department of Public Safety.

C. Any permit approved under §4-31 shall be subject to the following conditions:

(1) Hours of operation, 10:00 a.m. to 10:00 p.m. on Sunday through Thursday and from 10:00 a.m. to 11:00 p.m. on Friday and Saturday, and all musical activity shall cease one hour before closing time.

(2) Sale of Alcohol. If any special permit has been issued for the sale of alcoholic beverages, all sales, offers for sale and serving of alcoholic beverages shall cease 1/2 hour before closing time unless the Chief of Police or a representative of the Chief directs an earlier cessation. **The sale of alcoholic beverages shall comply with any rules and guidelines prescribed by the Chief of Police or their designee.**
4-31.3 Special restrictions.

The following restrictions shall apply to the following public assemblies:

(1) Block Parties. Block parties are organized for the purpose of stimulating civic pride and must not be for private affairs, e.g., family reunions, birthday parties, and weddings. The sale of food, goods or beverages (alcoholic or otherwise) is expressly forbidden at a block party. Block associations may apply for up to two block parties **are restricted to one block party** per year and the hours, days, and months of operation for block parties shall be limited to 12:00 noon to 6:00 p.m. **10am to 8 pm, which one hour before**

and after the event to set-up and clean-up, on Saturdays and Sundays during the months of May through October.

- (2) Community Clean Ups. No sales of goods or services are permitted at community clean-up events.
- (3) Farmers' Markets. These markets may only operate during farmers' market season, April through December and permits will only be issued to not-for-profit corporations..
- (4) Flea Markets. The sale, display or distribution of merchandise that infringes upon copyright design or materials, or bears counterfeit trademarks is prohibited. The sale of any food or beverage is prohibited. No Alcohol or tobacco products are allowed to be sold or consumed. No electricity will be provided by the City of Bayonne. Hours of operation are limited to 10:00 a.m. to 2:00 p.m., on Saturdays and Sundays.
- (5) Food Pantries. Must comply with **N.J.S.A.** 24:4A-4 and any and all licensing requirements, procedures and/or regulations established by the State of New Jersey and/or the New Jersey Department of Health. Must not be located in residential zones. Must provide for line/crowd control, pedestrian access, rest room facilities, traffic controls to the satisfaction of Public Safety Director and Municipal Services Director.

4-31.4. Application for permits; insurance requirements; fees; temporary structures; bond requirements.

- A. Permits. The applicant for such permission shall file an application in writing with the Office of Cultural Affairs on the forms prescribed by the Office in the manner set forth below:

EVENT TYPE	APPLICATION DEADLINE
Block Party	30 60 days
Carnival	90 days
Community Clean-Up	30 60 days
Farmers' Market	60 days
Festival/Fair	60 days
Flea Market	60 days
Food Bank or Food Pantry	30 60 days
Other	60 days
Outdoor Market	60 days
Parade	90 days
Public Assembly	30 days
Public Assembly with a temporary structure	90 days
Promotional Event	30 60 days

- B. Insurance. All applicants seeking permission for a public assembly shall provide proof of general liability insurance from an A.M. Best-rated insurance company in the amount of \$1,000,000.00 and must name the City of Bayonne as an additional insured unless waived by the City's Risk Manager. If the public assembly includes the sale of liquor, the applicant must obtain **A Special Event Permit from the STATE OF NEW JERSEY DEPARTMENT OF LAW AND PUBLIC SAFETY DIVISION OF ALCOHOLIC BEVERAGE CONTROL** permit from Alcoholic Beverage Control and must provide proof of general liability insurance from an A.M. Best-rated insurance company in the amount of \$2,000,000.00 that names the City of Bayonne as an additional insured.
- C. Fees. The applicant shall pay a fee or fees according to the following schedule (this is NOT inclusive of fees for garbage removal, police coverage, health inspections, traffic control, and/or other miscellaneous costs related to matters deemed necessary by City officials):

- 1. \$200.00 **\$500.00** per day – Carnival, Farmer’s Market, Festival/Fair, Flea Market, Outdoor Market, Public Assembly, Public Assembly with a temporary structure, Parade, Promotional Event
- 2. \$50.00 **\$100.00** per day – Block Party

3. \$00.00 per day – Community Clean-Up, Food Pantry **Bank**/Food Pantry, **City sponsored events.**

4. \$100.00 per day – Other, Farmers Market

D. Temporary Structures. Any application which includes the erection of a temporary structure larger than 900 square feet shall include a set of building plans in accordance with the forms prescribed by the Department of Public Safety. All temporary structures are subject to inspection by the Director of Public Safety or his or her designee prior to use.

E. Bonds. Applicants shall provide a cash bond in the sum of \$1,000.00 conditioned upon holding the City harmless from any and all liabilities or causes of action which might arise by virtue of the granting of a permit to the applicant and conditioned further that no damage shall be done to the streets, sewers, trees or adjoining property and that no dirt, paper, litter or other debris shall be permitted to remain upon the streets or upon any private property by such applicant. Such cash bond shall be returned to the applicant upon certification by the license issuing authority that all conditions of this Chapter have been complied with. This subsection shall not apply to Special Improvement District applicants.

F. Special Improvement Districts. Special Improvement Districts shall agree to hold the City harmless from any and all liabilities or causes of action which might arise by virtue of the granting of a permit to the applicant and conditioned further that no damage shall be done to the streets, sewers, trees or adjoining property and that no dirt, paper, litter or other debris shall be permitted to remain upon the streets or upon any private property by the Special Improvement District.

G. Event organizers will **may** be responsible for covering the costs of off-duty and overtime police and/or other associated with their event.

4-31.5. Health and Fire inspection certification.

Any application for a public assembly which includes the sale or distribution of food and/or beverages, if permitted, shall also be referred to the Health Officer for approval and issuance of a certificate of health inspection in addition to the public assembly permit. The applicant's equipment and practices shall be subject to inspection at the time of application and at periodic intervals thereafter. No public assembly involving the sale or distribution of prepared food will be permitted without obtaining permission from the Health Officer.

Any application for a public assembly which includes open flames, generators, cooking, tents and/or canopies greater than 30ft in any direction, fireworks or flammable liquids, if permitted, shall also be referred to the Fire Official for approval and issuance of a certificate of fire inspection in addition to the public assembly permit. The applicant's equipment and practices shall be subject to inspection shall be subject to inspection at the time of application and at periodic intervals thereafter. No public assembly involving any of the above mentioned will be permitted without obtaining the proper fire permit from Bayonne Fire Prevention.

4-31.6. Sunday operations.

All public assemblies permitted by and pursuant to this Chapter may conduct such activities on Sundays.

4-31.7. Violations.

Any person violating any of the provisions of this chapter shall, upon conviction thereof, be subject to a maximum penalty of a fine of not more than one thousand, two hundred and fifty dollars (\$1250.00). Each day that such violation continues without the required license shall be considered a separate violation.

Any person or organization that fails to obtain a permit for an event, impromptu or otherwise, shall be subject to all fees and costs associated with the City of Bayonne administration, responsible and management of that event. Those costs may include, but are not limited to, personnel salaries, equipment deployment and facility rental fees.

Section 2. Consistency. That the city's codifier, in consultation with the City Clerk and Corporation Counsel, be and is hereby authorized and directed to make such changes in the Revised General Ordinances of the City of Bayonne as may be needed to make the provisions of any and all other Chapters consistent with the terms of this Chapter 4.

Section 3. Severability. If any part of this Ordinance shall be declared to be invalid or inoperative, such part shall be deemed severable and the invalidity thereof shall not affect the remaining parts of this Ordinance.

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 AMENDING AND SUPPLEMETING THE REVISED GENERAL ORDINANCES, CHAPTER 4,LICENSING, REGISTRATION AND BUSINESS REGULATIONS ,” just introduced, do now pass a first reading and that a meeting of this Council to be held Wednesday, February 18, 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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29. Council Member Perez introduced:

Agenda No. O-29

AN ORDINANCE OF THE MUNICIPAL COUNCIL OF THE CITY OF BAYONNE, COUNTY OF HUDSON, NEW JERSEY AUTHORIZING AND APPROVING A TRAFFIC CONTROL PLAN FOR APPLICANT BHA OAK STREET DEVELOPMENT, OWNER OF CERTAIN PROPERTY LOCATED AT 7 OAK STREET WEST AND KNOWN AS BLOCK 471, LOTS 1-7

WHEREAS, BHA Oak Street Development is the owner (“Applicant/Owner”) of certain property located at 7 Oak Street West and known as Block 471, Lots 1-7 as shown on the official Tax Map of the City (the “Property”); and

WHEREAS, the Applicant/Owner obtained site plan approval from the City of Bayonne Planning Board (Application No. P-22-020) to develop the subject property; and

WHEREAS, the City of Bayonne Engineer’s Office has reviewed the Applicant/Owner’s proposed Traffic Control Plan dated November 10, 2025 and has recommended approval of same pursuant to a report issued on January 6, 2026; and

WHEREAS, the Municipal Council of the City of Bayonne desires to approve BHA Oak Street Development’s Traffic Control Plan dated November 10, 2025.

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. BHA Oak Street Development’s Traffic Control Plan dated November 10, 2025 is hereby approved.

Section 3. The Mayor or his designee is hereby authorized to execute any documents necessary for approval of the above referenced Traffic Control Plan on the Property on behalf of the City of Bayonne.

Section 4. If any part of the 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 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 THE TRAFFIC CONTROL PLAN REVIEW FOR THE BHA OAK STREET DEVELOPMENT APPLICATION RECORD, 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, February 18, 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, Booker, Perez, Weimmer and President LaPelusa

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30. Council President LaPelusa introduced:

Agenda No. O-30

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 21-37 WEST 25TH STREET URBAN RENEWAL, LLC FOR THE PROPERTY LOCATED AT 21-29, 35 AND 37 WEST 25TH STREET WHICH PROPERTY IS IDENTIFIED AS BLOCK 183, LOTS 5, 6 AND 8.01 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 August 16, 2023, the Municipal Council of the City of Bayonne ("Municipal Council") designated certain property located at 21-29, 35 and 37 West 25th Street, which property is identified as Block 183, Lots 5, 6 and 8.01 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 June 12, 2024, the Municipal Council adopted Ordinance O-3 adopting a redevelopment plan titled "Kessler/Fitness Redevelopment Plan" dated May 14, 2024 (hereinafter the "Redevelopment Plan"); and

WHEREAS, by Resolution adopted on December 18, 2024, the Municipal Council has designated 21-37 West 25th Street Urban Renewal, LLC as "redeveloper", as defined in the Redevelopment Law, of Block 183, Lots 5, 6 and 8.01 to undertake

development, redevelopment, and construction on Block 183, Lots 5, 6 and 8.01 (the "Property") in accordance with the Redevelopment Plan, as amended, and related improvements; and

WHEREAS, 21-37 WEST 25TH STREET 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 183, Lots 5, 6 and 8.01 (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 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 EXEMPTION 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 OF BAYONNE AND 21-37 WEST 25TH STREET URBAN RENEWAL LLC FOR THE PROPERTY LOCATED AT 21-29, 35 AND 37 WEST 25TH STREET, WHICH IS IDENTIFIED AS BLOCK 183, LOTS 5, 6 & 8.01 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, February 28, 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, Weimner and President LaPelusa
Absent – Council Member Booker

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31. Council President Perez introduced:

Agenda No. O-31

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 M.L. REALTY CORP. OF N.J. URBAN RENEWAL, LLC FOR THE PROPERTY LOCATED AT 626-628 AVENUE E WHICH PROPERTY IS IDENTIFIED AS BLOCK 405, LOT 31 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. 25-04-16-083 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, by Resolution adopted on December 17, 2025, the Municipal Council has designated M.L. Realty Corp. of N.J. Urban Renewal, LLC as "redeveloper", as defined in the Redevelopment Law, of Block 405, Lot 31 to undertake development, redevelopment, and construction on Block 405, Lot 31 (the "Property") in accordance with the Redevelopment Plan, as amended, and related improvements; and

WHEREAS, M.L. REALTY CORP. OF N.J. 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 405, Lot 31 (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 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 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 OF BAYONNE AND M.L. REALTY CORP. OF NJ URBAN RENEWAL LLC FOR THE PROPERTY LOCATED AT 626-628 AVENUE E, WHICH IS IDENTIFIED AS BLOCK 405, LOT 31 AS SHOWN ON THE OFFICIAL TAX MAP OF THE CITY, 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, February 18, 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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32. Council Member LaPelusa introduced:

Agenda No. O-32

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 958-968 BROADWAY URBAN RENEWAL, LLC FOR THE PROPERTY LOCATED AT 958-968 BROADWAY WHICH PROPERTY IS IDENTIFIED AS BLOCK 78, LOT 44 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 June 18, 2025, the Municipal Council of the City of Bayonne ("Municipal Council") designated certain property located at 958-968 Broadway, which property is identified as Block 78, Lot 44 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 January 21, 2026, the Municipal Council adopted Ordinance O-21 adopting a redevelopment plan titled "Kessler/Fitness Redevelopment Plan" dated May 14, 2024 (hereinafter the "Redevelopment Plan"); and

WHEREAS, by Resolution adopted on January 21, 2026, the Municipal Council has designated 958-968 Broadway Urban Renewal, LLC as "redeveloper", as defined in the Redevelopment Law, of Block 78, Lot 44 to undertake development, redevelopment, and construction on Block 78, Lot 44 (the "Property") in accordance with the Redevelopment Plan, as amended, and related improvements; and

WHEREAS, **958-968 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 78, Lot 44 (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 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 EXEMPTION 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 OF BAYONNE AND 958-968 BROADWAY URBAN RENEWAL LLC 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, February 28, 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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33. Council Member Perez introduced:

Agenda No. O-33

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 485 AVENUE C URBAN RENEWAL, LLC FOR THE PROPERTY LOCATED AT 485 AVENUE C, 487-493 AVENUE C AND 64-66 WEST 22ND STREET WHICH PROPERTY IS IDENTIFIED AS BLOCK 209, LOTS 22, 23.01 AND 27 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 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, by Resolution adopted on January 21, 2026, the Municipal Council has designated 485 Avenue C Urban Renewal, LLC as "redeveloper", as defined in the Redevelopment Law, of Block 209, Lots 22, 23.01 and 27 to undertake development, redevelopment, and construction on Block 209, Lots 22, 23.01 and 27 (the "Property") in accordance with the Redevelopment Plan, as amended, and related improvements; and

WHEREAS, 485 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 209, Lots 22, 23.01 and 27 (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 ten (10) story mixed use building containing 153 residential units, 149 parking spaces, approximately 1,000 square feet of retail space and 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 EXEMPTION 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 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 OF BAYONNE AND 485 AVENUE C URBAN RENEWAL LLC FOR THE PROPERTY LOCATED AT 485 AVENUE C 487-493 AVENUE C & 64-66 WEST 22ND STREET, WHICH IS IDENTIFIED AS BLOCK 209 LOTS 22, 23.01 & 27 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, February 28, 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, Weimner and President LaPelusa
Nay – Council Member Carroll

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34. Council Member Perez introduced:

Agenda No. O-34

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 745-747 BROADWAY URBAN RENEWAL, LLC FOR THE PROPERTY LOCATED AT 745-747 BROADWAY WHICH PROPERTY IS IDENTIFIED AS BLOCK 139, LOTS 18 AND 19 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. 25-04-16-082 dated April 16, 2025, the Municipal Council of the City (the “Municipal Council”) designated the property identified as Block 139, Lots 18 and 19 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 September 17, 2025, the Municipal Council adopted Ordinance O-2 adopting a redevelopment plan titled “745-747 Broadway Redevelopment Plan” dated May 2025, revised June 2025 (the “Redevelopment Plan”); and

WHEREAS, by Resolution adopted on January 21, 2026, the Municipal Council has designated 745-747 Broadway Urban Renewal, LLC as “redeveloper”, as defined in the Redevelopment Law, of Block 139, Lots 18 and 19 to undertake development, redevelopment, and construction on Block 139, Lots 18 and 19 (the “Property”) in accordance with the Redevelopment Plan, as amended, and related improvements; and

WHEREAS, 745-747 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 139, Lots 18 and 19 (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 six (6) story mixed use building containing 27 residential units, 29 off-street parking spaces, approximately 1,536 square feet of retail space and 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 EXEMPTION 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 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 OF BAYONNE AND 745-747 BROADWAY URBAN RENEWAL LLC FOR THE PROPERTY LOCATED AT 745-747 BROADWAY, WHICH IS IDENTIFIED AS BLOCK 139, LOTS 18 & 19 AS SHOWN ON THE OFFICIAL TAX MAP OF THE CITY, PURSUANT TO THE LOCAL REDEVELOPMENT AND HOUSING LAW, N.J.S.A. 40A:12A-1 ET SEQ.,” just introduced, do now pass a first reading and that a meeting of this Council to be held Wednesday, February 28, 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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35. Council Member Perez introduced:

Agenda No. O-35

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 653-657 AVE E URBAN RENEWAL, LLC FOR THE PROPERTY LOCATED AT 653-657 AVENUE E, 659 AVENUE E AND 47 EAST 41ST STREET WHICH PROPERTY IS IDENTIFIED AS BLOCK 98, LOTS 13, 14 AND 15 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. 24-04-17-076 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, on January 21, 2026, the Municipal Council adopted Ordinance O-18 adopting a redevelopment plan 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, by Resolution adopted on January 21, 2026, the Municipal Council has designated 653-657 Ave E Urban Renewal, LLC as "redeveloper", as defined in the Redevelopment Law, of Block 98, Lots 13, 14 and 15 to undertake development, redevelopment, and construction on Block 98, Lots 13, 14 and 15 (the "Property") in accordance with the Redevelopment Plan, as amended, and related improvements; and

WHEREAS, 653-657 AVE E 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 98, Lots 13, 14 and 15 (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 six (6) story residential building containing 52 residential units, 57 parking spaces and 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 EXEMPTION 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 Booker, which was read by the Clerk and adopted

BE IT RESOLVED, that an ordinance entitled "**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 653-657 AVE E URBAN RENEWAL, LLC FOR THE PROPERTY LOCATED AT 653-657 AVENUE E, 659 AVENUE E AND 47 EAST 41ST STREET WHICH PROPERTY IS IDENTIFIED AS BLOCK 98, LOTS 13, 14 AND 15 AS SHOWN ON THE OFFICIAL TAX MAP OF THE CITY OF BAYONNE,**" just introduced, do now pass a first reading and that a meeting of this Council to be held Wednesday, February 28, 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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36. Council President LaPelusa introduced:

Agenda No. 0-36

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 1945 55 STREET URBAN RENEWAL, LLC FOR THE PROPERTY LOCATED AT 19-45 WEST 55TH STREET WHICH PROPERTY IS IDENTIFIED AS BLOCK 28, 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. 23-12-13-111 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, on January 21, 2026, the Municipal Council adopted Ordinance O-20 adopting a redevelopment plan 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, by Resolution adopted on January 21, 2026, the Municipal Council has designated 1945 55 Street Urban Renewal, LLC as "redeveloper", as defined in the Redevelopment Law, of Block 28, Lots 2 and 3 to undertake development, redevelopment, and construction on Block 98, Lot 3 (the "Property") in accordance with the Redevelopment Plan, as amended, and related improvements; and

WHEREAS, **1945 55 STREET 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 28, 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 an eight (8) story residential building containing 207 residential units, 218 parking spaces and 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 EXEMPTION 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 OF BAYONNE AND 1945 55 STREET URBAN RENEWAL LLC 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, February 28, 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 President LaPelusa
Absent – Council Member Weimmer

* * * * *

37. Council Member Perez introduced:

Agenda No. O-37

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 508 AVENUE A URBAN RENEWAL, LLC FOR THE PROPERTY LOCATED AT 508 AVENUE A, 510-514 AVENUE A AND 134-136 WEST 22ND STREET WHICH PROPERTY IS IDENTIFIED AS BLOCK 208, LOTS 1.01, 4 AND 35 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. 25-09-17-050 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, on January 21, 2026, the Municipal Council adopted Ordinance O-15 adopting a redevelopment plan 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, by Resolution adopted on January 21, 2026, the Municipal Council has designated 508 Avenue A Urban Renewal, LLC as "redeveloper", as defined in the Redevelopment Law, of Block 208, Lots 1.01, 4 and 35 to undertake development, redevelopment, and construction on Block 208, Lots 1.01, 4 and 35 (the "Property") in accordance with the Redevelopment Plan, as amended, and related improvements; and

WHEREAS, 508 AVENUE A 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 208, Lots 1.01, 4 and 35 (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 six (6) story residential building containing 52 residential units, 52 parking spaces and 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 EXEMPTION 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 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 OF BAYONNE AND 508 AVENUE A URBAN RENEWAL LLC 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, February 28, 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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38. Council Member Perez introduced:

Agenda No. O-38

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 173-179 AVE F URBAN RENEWAL, LLC FOR THE PROPERTY LOCATED AT 173-179 AVENUE F WHICH PROPERTY IS IDENTIFIED AS BLOCK 442, LOTS 6, 7, 8 AND 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 dated September 20, 2023, the Municipal Council of the City (the "Municipal Council") designated the property identified as Block 442, Lots 6, 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 November 13, 2024 the Municipal Council adopted Ordinance O-4 adopting a redevelopment plan titled "173-179 Avenue F Redevelopment Plan" dated September 29, 2024 (the "Redevelopment Plan") ; and

WHEREAS, by Resolution adopted on December 16, 2024, the Municipal Council has designated 173-179 Avenue F Urban Renewal, LLC as "redeveloper", as defined in the Redevelopment Law, of Block 442, Lots 6, 7, 8 and 9 to undertake development, redevelopment, and construction on Block 442, Lots 6, 7, 8 and 9 (the "Property") in accordance with the Redevelopment Plan, as amended, and related improvements; and

WHEREAS, 173-179 AVE F 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 442, Lots 6, 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 seven (7) story mixed use building containing 53 residential units, approximately 60 parking spaces, approximately 1,326 square feet of commercial/retail space and 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 EXEMPTION 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 OF BAYONNE AND 173-179 AVE F URBAN RENEWAL LLC FOR THE PROPERTY LOCATED AT 173-179 AVENUE F, WHICH IS IDENTIFIED AS BLOCK 442, LOTS 6, 7, 8 & 9 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, February 28, 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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39. Council President LaPelusa introduced:

Agenda No. O-39

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 1191-1205 JOHN F KENNEDY URBAN RENEWAL, LLC FOR THE PROPERTY LOCATED AT 1191-1199 KENNEDY BOULEVARD, 1201-1203 KENNEDY BOUELVARD AND 1205 KENNEDY BOULEVARD WHICH PROPERTY IS IDENTIFIED AS BLOCK 32, LOTS 10, 11, 12, 13.01 AND 15 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 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, on January 21, 2026, the Municipal Council adopted Ordinance O-22 adopting a redevelopment plan for the Property(the "Redevelopment Plan") ; and

WHEREAS, by Resolution adopted on December 17, 2025, the Municipal Council has designated 1191-1205 John F Kennedy Urban Renewal, LLC as "redeveloper", as defined in the Redevelopment Law, of Block 32, Lots 10, 11, 12, 13.01 and 15 to undertake development, redevelopment, and construction on Block 32, Lots 10, 11, 12, 13.01 and 15 (the "Property") in accordance with the Redevelopment Plan, as amended, and related improvements; and

WHEREAS, 1191-1205 JOHN F KENNEDY 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 32, Lots 10, 11, 12, 13.01 and 15 (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 multi-family residential building with 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 EXEMPTION 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 OF BAYONNE AND 1191-1205 JOHN F KENNEDY URBAN RENEWAL LLC FOR THE PROPERTY LOCATED AT 1191-1199 KENNEDY BOULEVARD, 1201-1203 KENNEDY BOULEVARD & 1205 KENNEDY BOULEVARD, WHICH IS IDENTIFIED AS BLOCK 32, LOTS 10, 11, 12, 13.01 & 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, February 28, 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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40. Council Member Perez introduced:

Agenda No. O-40

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 81-87 EAST 22ND STREET URBAN RENEWAL, LLC FOR THE PROPERTY LOCATED AT 81-87 EAST 22ND STREET WHICH PROPERTY IS IDENTIFIED AS BLOCK 449, LOTS 6 AND 7.01 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 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, on January 21, 2026, the Municipal Council adopted Ordinance O-19 adopting a redevelopment plan titled "Redevelopment Plan, Block 449 Lot(s) 6 & 7.01, 81-87 East 22nd Street" dated January 21, 2026 (the "Redevelopment Plan"); and

WHEREAS, by Resolution adopted on January 21, 2026, the Municipal Council has designated 81-87 East 22nd Street Urban Renewal, LLC as "redeveloper", as defined in the Redevelopment Law, of Block 449, Lots 6 and 7.01 to undertake development, redevelopment, and construction on Block 449, Lots 6 and 7.01 (the "Property") in accordance with the Redevelopment Plan, as amended, and related improvements; and

WHEREAS, 81-87 EAST 22ND STREET 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 6 and 7.01 (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 an eight (8) story multi-family residential building consisting of 45 residential units with 56 parking spaces and 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 EXEMPTION 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 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 OF BAYONNE AND 81-87 EAST 22ND STREET URBAN RENEWAL LLC FOR THE PROPERTY LOCATED AT 81-87 EAST 22ND STREET, WHICH IS IDENTIFIED AS BLOCK 449, LOTS 6 & 7.01 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, February 28, 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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41. Council Member Perez introduced:

Agenda No. O-41

AN ORDINANCE AMENDING AND SUPPLEMENTING THE GENERAL ORDINANCES OF THE CITY OF BAYONNE, CHAPTER 3, POLICE REGULATIONS.

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 3, Police Regulations be and is hereby amended and supplemented as follows (additions ****between asterisks and/or in bold****, deletions {within brackets and/or struck through};

3-29 BICYCLE REGISTRATION.

3-29.1. Definitions.

As used in this section:

BICYCLE shall mean a vehicle consisting of an arrangement or combination of two wheels, 20 inches or more in diameter, one following the other, supported by a frame propelled wholly or in part by the feet acting upon pedals.

3-29.2 Registration Required.

It shall be unlawful for any person to operate or use or permit to be operated or used, or rent for use, any bicycle upon any of the public highways, streets, avenues, parks or public places in the City without first obtaining a registration certificate from the Chief of Police.

3-29.3 Application.

Each applicant for registration of a bicycle shall obtain from Police Headquarters the form of application prescribed by the Municipal Council. Completed application shall be filed at Police Headquarters and the Police Department shall inspect the bicycle to determine that it is in safe mechanical condition. The Police Department shall also examine the applicant as to his qualifications for operating a bicycle and as to his knowledge of the vehicle and traffic laws of the State of New Jersey applicable to bicycles, traffic signs and signals. The Municipal Council may refuse to issue the registration if the applicant's bicycle is found to be in an unsafe mechanical condition, if the applicant fails to pass the examination or for other cause. If the applicant is denied, the applicant shall be entitled to apply for and receive a fair and impartial hearing by the Municipal Council. The Police Department shall keep records of the action taken with respect to each application and the registration or the denial, suspension or revocation.

3-29.4. Issuance of Registration.

The Chief of Police is hereby authorized and directed to issue, upon written application bicycle registration. The registration shall entitle the recipient to operate the bicycle for which it has been issued upon all the public highways, streets, avenues, parks and public places, exclusive of sidewalks, in the City.

3-29.5. Registration.

Each year the City shall provide a metallic registration tag together with a registration certificate or card for each bicycle. The metallic tag and registration documents shall be stamped in numerical order beginning with number one and indicating the calendar year issued after approval of the application and the payment of the required fee. The tag shall be kept firmly attached to the bicycle during the term of registration.

Upon the successful completion of registration, pursuant to the subsection 3-29.4, the Police Department will etch a registration number into the frame of the bicycle at no cost to the owner. The owner does hereby consent to same.

All persons engaged in the business of bicycles for hire shall be required to comply with subsection 3-29.3 and with this section.

3-29.6. Transfer of Registration.

It shall be the duty of every person residing in the City who has complied with this section, upon the sale or transfer of ownership of any bicycle, to report the sale or transfer to Police Headquarters so that the name and address of the new owner may be noted on the records. The report of the sale or transfer shall be made within five days of the sale or transfer. It shall be the duty of the purchaser or transferee to apply to Police Headquarters for registration within five days of the date of sale or transfer.

Council Member Perez 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 AMENDING AND SUPPLEMETING THE REVISED GENERAL ORDINANCES, CHAPTER 3, POLICE REGULATIONS ," just introduced, do now pass a first reading and that a meeting of this Council to be held Wednesday, February 18, 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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42. Council Member Booker introduced:

Agenda No. O-42

AN ORDINANCE AMENDING AND SUPPLEMENTING THE GENERAL ORDINANCES OF THE CITY OF BAYONNE, CHAPTER 3, POLICE REGULATIONS.

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 3, Police Regulations, Section 3-17 be and is hereby amended and supplemented as follows (additions ****between asterisks and/or in bold****, deletions {within brackets and/or struck through}):

3-17. PROTECTIVE HELMET REQUIRED TO OPERATE SCOOTER

3-17.1. Purpose

The purpose of this section is to protect individuals 16 years old and younger from injury as the result of their use of scooters in and on the public sidewalks and streets of the City of Bayonne.

3-17.2. Definitions.

SCOOTER shall mean a device propelled by muscular power which consists of a footboard between end wheels and is controlled by an upright steering handle attached to a front wheel or the footboard. For the purpose of this section, the definition of the word “scooter” shall include devices that are popularly called “razorboards.”

3-17.3. Protective Headgear Required for Minors.

No person 16 years old or younger shall operate a scooter unless that person is wearing a properly fitted and fastened helmet which meets the standards of the American National Standards Institute (ANSI Z90.4 bicycle helmet standard), the Snell Memorial Foundation’s 1990 Standard for Protective Headgear for use in Bicycling, the American Society for Testing and Materials (ASTM) standard or other such standards as appropriate. This requirement shall apply at all times while a person subject to the provision of this section is operating a scooter on any property open to the public or used by the public for riding a scooter.

3-17.4. Penalties.

- a. A person who violates the provisions of section by failing to wear an approved helmet shall be warned of the violation by the enforcing officer. The parent or legal guardian of the violator may be fined a maximum of \$25 for a first offense and a maximum of \$100 for a subsequent offense. Additionally, the parent or legal guardian of the violator may be fined a maximum of \$25 for a first offense and maximum of \$100 for a subsequent offense if it can be shown that the parent or legal guardian failed to exercise reasonable supervision or control over violator’s conduct. The penalties provided under this section for failing to wear an approved helmet may be waived if the parent or legal guardian of the violator presents suitable proof that an approved helmet or approved personal protection has been purchased since the violation occurred.

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 3, POLICE REGULATIONS ,” just introduced, do now pass a first reading and that a meeting of this Council to be held Wednesday, February 18, 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

* * * * *

43. Council Member Booker introduced:

Agenda No. O-43

AN ORDINANCE AMENDING AND SUPPLEMENTING THE GENERAL ORDINANCES OF THE CITY OF BAYONNE, CHAPTER 7, TRAFFIC, SECTION 7-7, MOTORIZED SCOOTERS.

WHEREAS, Senate Bill No. 18-34 (Second Reprint) was signed into law on January 6, 2006 as

P.L. 2006, c. 273; and

WHEREAS, this Municipal Council has consulted with the Bayonne Police Department concerning bicycle and motorized bicycle, vehicle or scooter, or similar device; and

WHEREAS, this Municipal Council, due to a lack of objective rules and regulations, finds that the operation of bicycle and motorized bicycle, vehicle or scooter, or similar device on public streets within the City of Bayonne does constitute a traffic hazard and a hazard to motor vehicle operators and pedestrians within the City of Bayonne due to the high volume of traffic within and through the City; and

WHEREAS, this Municipal Council finds, however, that the operation of bicycle and motorized bicycle, vehicle or scooter, or similar device may be both safe and appropriate and, under certain conditions, be permitted without a negative impact upon public safety; now, therefore,

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 7-7, Motorized Scooters be and is hereby amended and supplemented as follows (additions ****between asterisks and/or in bold****, deletions {within brackets and/or struck through}):

§ 7-7. {MOTORIZED SCOOTERS.} **** BICYCLES AND MOTORIZED BICYCLE, VEHICLES, SCOOTERS OR UNICYCLES****

{No person shall operate a motorized scooter, which is defined as a scooter that is propelled by a small motor located on the vehicle, on the public streets within the City, unless said operator holds a valid operator's license issued by the Motor Vehicle Commission of the State of New Jersey pursuant to N.J.S.A. 39:3-10 et seq. and is wearing a properly fitted and fastened helmet approved by the Director of the Motor Vehicle Commission. In addition, to the aforementioned requirements, the motorized scooter shall be properly registered with the State of New Jersey in accordance with N.J.S.A. 39:3-4 et seq. and adequately insured pursuant to the provisions of N.J.S.A. 39:6B-1. Any person who violates any provisions of this section shall be subject to the penalties provided in Title 39, Motor Vehicles and Traffic Regulations of the New Jersey Statutes Annotated.}

****§ 7-7.1 DEFINITIONS. As used in this Chapter, the following terms, consistent with NJ Statutes and N.J.S.A. 39:1-1, shall have the definitions indicated:**

a. Bicycle

Any two-wheeled vehicle having a rear drive wheel which is solely human-powered by pedals and having a seat height of 25 inches or greater when the seat is in the lowest adjustable position.

b. Crosswalk

Part of a highway at an intersection, either marked or unmarked existing at each approach of every roadway intersection, included within the connections of the lateral lines of the sidewalks on opposite sides of the highway measured from the curbs or, in the absence of curbs, from the edges of the shoulder, or, if

none, from the edges of the roadway; also, any portion of a highway at an intersection or elsewhere distinctly indicated for pedestrian crossing by lines or other marking on the surface.

c. Low-Speed Electric Bicycle

A two- or three-wheeled vehicle with fully operable pedals and an electric motor of less than 750 watts, that meets the requirements of one of the following classifications: "class 1 low-speed electric bicycle" which means a low-speed electric bicycle equipped with a motor that provides assistance only when the rider is pedaling, and that ceases to provide assistance when the bicycle reaches the speed of 20 miles per hour; or "class 2 low-speed electric bicycle" which means a low-speed electric bicycle equipped with a motor that may be used exclusively to propel the bicycle, and that is not capable of providing assistance when the bicycle reaches the speed of 20 miles per hour.

d. Low-Speed Electric Scooter

A scooter with a floorboard that can be stood upon by the operator, with handlebars and an electric motor capable of propelling the device with or without human propulsion at a maximum speed of fewer than 19 miles per hour.

e. Low-Speed Vehicle

A four-wheeled low-speed vehicle, as defined in 49 C.F.R. s.571.3(b), whose attainable speed is more than 20 miles per hour but not more than 25 miles per hour on a paved level surface and which is not powered by gasoline or diesel fuel and complies with federal safety standards as set forth in 49 C.F.R. s.571.500.

f. Motorized Bicycle

A pedal bicycle having a helper motor characterized in that either the maximum piston displacement is less than 50 cc. or said motor is rated at no more than 1.5 brake horsepower; or [is powered by an electric drive motor and said bicycle is capable of a maximum speed of no more than 25 miles per hour on a flat surface or a pedal bicycle having an electric motor that is capable of propelling the bicycle in excess of 20 miles per hour with a maximum motor-powered speed of no more than 28 miles per hour on a flat surface a pedal bicycle with fully-operable pedals and an electric motor that can provide assistance when the rider is pedaling or that, through the use of a throttle, can be used to exclusively propel the bicycle. This term shall not include a [low-speed electric bicycle, or low-speed electric scooter as defined in this section.

g. Motorcycle

Motorcycle, autocycle, motor bike, bicycle with motor attached and all motor-operated vehicles of the bicycle or tricycle type, except motorized bicycles, low-speed electric bicycles, and low-speed electric scooters as defined in this section, whether the motive power be a part thereof or attached thereto and having a saddle or seat with driver sitting astride or upon it or a platform on which the driver stands

h. Motor Vehicle

All vehicles propelled otherwise than by muscular power, excepting such vehicles as run only upon rails or tracks, low-speed electric bicycles, low-speed electric scooters, and motorized bicycles.

i. Motorized Scooter

A miniature motor vehicle and includes, but is not limited to, pocket bikes, super pocket bikes, scooters, mini-scooters, sport scooters, mini choppers, mini motorcycles, motorized skateboards and other vehicles with motors not manufactured in compliance with Federal Motor Vehicle Safety Standards and which have no permanent Federal Safety Certification stickers affixed to the vehicle by the original manufacturer. This term shall not include: electric personal assistive mobility devices, motorized bicycles, low-speed vehicles, [low-speed electric bicycles,] or low-speed electric scooters; or motorized wheelchairs, mobility scooters or similar mobility assisting devices used by persons with physical disabilities, or persons whose ambulatory mobility has been impaired by age or illness.

j. Motorized Skateboard

A skateboard that is propelled otherwise than by muscular power.

k. Motorized Wheelchair

Any motor-driven wheelchair utilized to increase the independent mobility, in the activities of daily living, of an individual who has limited or no ambulation abilities and includes mobility scooters manufactured specifically for such purposes and designed primarily for indoor use.

l. Motorized Unicycle

Any one-wheeled vehicle propelled otherwise than by muscular power.

m. Pedestrian

A person afoot, but not be limited to: a pedestrian as defined in R.S.39:1-1; a person in a wheelchair or motorized wheelchair as defined in R.S.39:1-1; and a person employed by or who contracts with any public utility company in this State, a property maintenance worker, or any other person who is permitted by law to be upon the roadway and outside a motor vehicle for work or recreation and is upon a roadway and outside a motor vehicle for work or recreation.

n. Pedicab

A wheeled device that: (1) contains three or more wheels; (2) is designed to transport passengers and be propelled by muscular power using pedals; (3) is designed to accommodate no more than 15 passengers in addition to the driver; (4) is operated for hire; and (5) if equipped with a motor, is equipped with: an electric motor that meets the classifications of a class 1 or class 2 low-speed electric bicycle of less than 750 watts that provides assistance only when the driver is pedaling and that ceases to provide assistance when the wheeled device reaches the speed of 20 miles per hour; or an electric motor of less than 750 watts that may be used exclusively to propel the wheeled device and that is not capable of providing assistance when the wheeled device reaches the speed of 20 miles per hour. A pedicab shall not be considered a motor vehicle or a motorcycle

o. Personal Conveyance

Includes, but is not limited to:

- 1) A bicycle as defined in R.S.39:1-1;**
- 2) A low-speed electric bicycle as defined in R.S.39:1-1;**
- 3) A low-speed electric scooter as defined in R.S. 39:1-1;**
- 4) A motorized wheelchair as defined in R.S.39:1-1 or a similar mobility assisting device used by persons with physical disabilities or by persons whose ambulatory mobility has been impaired by age or illness;**
- 5) An electric personal assistive mobility device as defined in section 1 of P.L.2001, c.430 (C.39:4-14.10);**
- 6) A motorized scooter as defined in R.S.39:1-1;**
- 7) A skateboard or roller skate as referenced in section 1 of P.L.1997, c.411 (C.39:4-10.5);**
- 8) A motorized skateboard as defined in R.S.39:1-1; or**
- 9) Any other device used by a person for transportation.**

p. Shoulder

The portion of the highway, exclusive of and bordering the roadway, designed for emergency use but not ordinarily to be used for vehicular travel.

q. Sidewalk

The portion of a highway intended for the use of pedestrians, between the curb line or the lateral line of a shoulder, or if none, the lateral line of the roadway and the adjacent right-of-way line.

r. Street

The entire width between the boundary lines of every way publicly maintained when any part thereof is open to the use of the public for purposes of vehicular travel.

§7-7.2 Operation of Bicycles and Motorized Bicycles, Vehicles, Scooters or Unicycles within the City.

a. Duties of Persons Operating Bicycles and Motorized Bicycles, Vehicles, Scooters, Unicycle or Similar Devices Within the City.

1. Any person operating a bicycle and motorized bicycle, vehicle or scooter, unicycle or similar device, within the City, shall obey all instructions of official traffic control signals, signs, and other control devices applicable to vehicles, unless otherwise directed by a police officer. Operators of bicycle and motorized bicycle, vehicle, scooter, unicycle or similar device, within the City shall obey all motor vehicle laws as provided by Title 39, R.S.39:1-1 et seq.
2. All persons under the age of 17 are required to wear a protective helmet while operating a bicycle and motorized bicycle, vehicle, scooter, unicycle or similar device.
3. Bicycles and motorized bicycles, vehicles, scooters, unicycle or similar devices as defined in R.S.39:1-1, shall be operated on the streets, highways and roadways, of this State, except as otherwise provided in this section, and may be parked on a sidewalk provided that the bicycle and motorized bicycle, vehicle or scooter, unicycle or similar device does not impede the normal movement of pedestrian or other traffic upon the sidewalk.
4. No person shall operate a motorized bicycle, vehicle, scooter, unicycle or similar device upon a sidewalk, trail designated for non-bicycle or non-motorized traffic or walking path within the City of Bayonne.
5. A bicycle may be operated on a sidewalk but not on a walking path.
6. It shall be prohibited for a person operating a bicycle and motorized bicycle, vehicle, scooter, unicycle or similar device to allow another person to ride as a passenger, unless the person is carried in a proper seat, trailer or other accessory that complies with current regulations and contains adequate provision for retaining the passenger in place and for protecting the passenger.
7. Bicycles and motorized bicycles, vehicles, scooters, unicycle or similar devices, are prohibited from operating within or upon any of the City owned property, playground area or

recreation areas, including, but not limited to, Collins Park, 16th Street Park, Fitzpatrick Park, Makowski Park, and Halecky Park. Those who have obtained a permit for use of the park or recreational area for a special event where use of such vehicles is authorized, shall be exempt. This provision does not apply to those devices used to increase the independent mobility of an individual who has limited or no ambulation abilities, such as a motorized wheelchair.

§ 7-7.3 ENFORCEMENT.

This Ordinance does not apply those devices used to increase the independent mobility of an individual who has limited or no ambulation abilities, such as a motorized wheelchair.

The City of Bayonne's Police Department is hereby authorized to promulgate such further rules and regulations concerning the operation, equipment and safety of bicycle and motorized bicycle, vehicle, scooter, unicycle or similar device, as deemed necessary from time to time.

§ 7-7.4 VIOLATIONS AND PENALTIES.

1. **First Offense.** Any person in violation of this ordinance shall be subject to a fine of up to \$250.00.
2. **Second Offense.** Any person in violation of this ordinance shall be subject to a fine of up to \$500.00.
3. **Third Offense.** Any person in violation of this ordinance shall be subject to a fine of up to \$1,250.00.
4. **Helmet Violation.** The parent or guardian of a minor who violates the helmet provision of this chapter shall be subject to a fine up to \$250.00 and shall appear in court with the minor.

§7-7.5 Compliance with State Law.

All persons operating bicycle and motorized bicycle, vehicle, scooter, unicycle or similar device, whether the device is charged by electricity or battery, within the City of Bayonne shall comply with the provisions of N.J.S.A. 39:1-1 et seq., Motor Vehicles and Traffic Regulations.**

SECTION 2. BE IT FURTHER ORDAINED that all ordinances or parts of ordinances in conflict or inconsistent with this ordinance are hereby repealed, but only, however to the extent of such conflict or inconsistency, it being the legislative intent that all other ordinances or parts of ordinances now existing and in effect, unless the same be in conflict or inconsistent with any of the provisions of this ordinance, shall remain in full force and effect; and

SECTION 3. BE IT FURTHER ORDAINED this amending ordinance shall become effective upon due passage and publication according to law.
Council Member Booker 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 AMENDING AND SUPPLEMENTING THE GENERAL ORDINANCES OF THE CITY OF BAYONNE, CHAPTER 7, TRAFFIC, SECTION 7-7, MOTORIZED SCOOTERS,**" just introduced, do now pass a first reading and that a meeting of this Council to be held Wednesday, February 18, 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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44. Council Member Perez introduced:

Agenda No. O-44

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

093. Jordan Spuma – 51 West 6th Street North Side. Beginning at a point 176 feet west of the northwest corner of West 6th Street and Avenue C and extending to a point 22 feet west thereof.

100. Boualem Adjrid – 17 West 30th Street North Side. Beginning at a point 217 feet west of the northwest corner of West 30th Street and Broadway and extending to a point 22 feet west thereof.

301. Rosemary Fasciani – 163 West 8th Street North Side. Beginning at a point 268 feet west of the northwest corner of Avenue A and West 8th Street and extending to a point 16 feet west thereof.

Council Member Perez 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 AMENDING AND SUPPLEMENTING THE REVISED GENERAL ORDINANCES OF THE CITY OF BAYONNE, CHAPTER 7, TRAFFIC,**” just introduced, do now pass a first reading and that a meeting of this Council to be held Wednesday, February 18 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, Carroll, Weimmer and President LaPelusa

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45. Council Member Carroll introduced:

Agenda No. O-45

THIS ORDINANCE AMENDING AND SUPPLEMENTING THE GENERAL ORDINANCES OF THE CITY OF BAYONNE, CHAPTER 19, FIRE PREVENTION AND PROTECTION, SECTION 19-3, DEFINITIONS, AND SECTION 19-7

WHEREAS, this Municipal Council has consulted with the Bayonne Fire Department concerning establishing safety standards and guidelines for electric vehicle parking in parking garages, both attached and unattached to other structures; and

WHEREAS, this Municipal Council, due to the lack of objective rules and regulations, find that for the safety of both the public and first responders, that rules and regulations be implemented; now, and therefore,

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 19, Fire Prevention and Protection, Section 19-3, Definitions and Section 19-7

be and is hereby amended and supplemented as follows (additions ****between asterisks and/or in bold****, deletions {within brackets and/or struck through}):

§ 19-3 DEFINITIONS.

****EV/BEV: Electric vehicle/battery electric vehicle:** Any vehicle that uses electric motors, either in full or in part, as propulsion.

HEV: Hybrid electric vehicle: A car that integrates a small battery and an electric motor to enhance the efficiency of the engine. The engine maintains the batteries charge. The batteries are not charged by plugging into an electrical supply.

PHEV: Plug-In hybrid vehicle: A vehicle configured like a traditional hybrid, but with a larger battery pack that can be charged by plugging into an electrical supply.

Battery Cell: The smallest unit of the battery packs. These individual components resemble AA batteries in most cases and hold the electrical charge. If the battery pack housing is damaged these cells can become dislodged or even ejected in a severe collision.

Battery Pack: All the components of energy storage for a vehicle. The pack contains all the modules used to store electrical energy. The battery pack is also used as a structural member of the vehicle's body. On most EV's the battery pack is located on the bottom of the vehicle and will run the length of the car between the axles. On HEV's and PHEV's, the battery pack location varies but could be found towards the vehicles rear -under or behind the back seat or in the trunk.

Charging Station: A fixed electrical station specifically designed to provide fast charging to PHEV's, HEV's and BEV's. These charging stations convert AC voltage to DC voltage and consist of a switchgear and converters, some of these charging stations may also have a lithium-ion battery pack.

High-Voltage System: System and wiring (almost always orange in color) which sends high voltage current (60volts DC or Greater} to the vehicle components. The components include the battery pack and battery management system, electric motor(s) and motor control unit, on-board charger, power distribution unit, DC to DC converter and the air conditioning and heating system.

Lithium-Ion Battery: The current standard in electric vehicle batteries and offers the energy density, power, and fast charging capabilities needed to operate HEV and PHEV vehicles.

Low-Voltage system wiring: System and wiring which provides low-voltage power to components including vehicle electronics, latches, locks, window control and safety components.

Power Distribution Unit (PDU): A distribution box that contains relays and fuses and is used to distribute high voltage throughout the vehicle.

Thermal Runaway: A process that is accelerated by increased temperature, in turn releasing additional uncontrollable energy that further increases the temperature.**

****§19-7 LITHIUM-ION BATTERY AND ELECTRIC VEHICLE PARKING****

****§19.7B Electric Vehicle Parking.**

1. Any electric vehicle to be parked in any parking garage, within or attached to a structure or as a stand-alone structure, shall be parked at ground level closest to the entrance/exit door.
2. The parking spaces for an electric vehicle shall be marked with green lines. Non-electric vehicles shall not park in the designated parking areas for electric vehicles.

3. **Electric vehicles shall not be parked near the entrance of any attached structure, except for those parking spots designated for disabled parking.**
4. **Electric vehicle parking shall not be near any exposed utility pipes or chases. This includes natural gas, electricity, and water.**

§19.7B Electric Vehicle CHARGING STATIONS.

1. **All electric vehicle chargers in any parking garage shall be located at ground level and near the garage entrance/exit door(s) of the parking garage. The electric vehicle chargers shall be around the designated electric vehicle parking spaces. The installation of any charging station shall be subject to the permit and approval process of the Building Department/ Uniform Construction Code.**
2. **Battery charging stations shall not impede any exit.**
3. **Cords shall be retractable or shall have a place to hang and store any charging cord. No charging cord shall impede or cross any driving area in any parking garage.**
4. **Signs shall be posted designating the presence of an electric vehicle charging station.**
5. **An emergency shut-off switch or button for the electric vehicle charger(s) shall be located near the garage entrance/exit door of the parking garage or area. An additional emergency shut-off switch or button shall be located near the main fire alarm panel or in the Fire Control Room.**

§19.7C technical opinion.

The fire code official is authorized to require the owner or agent to provide a technical opinion or report that is prepared by a qualified engineer, specialist, laboratory or fire safety specialty organization, acceptable to the fire code official and shall analyze the fire safety properties of design, operation or use of the building/ premises, to recommend necessary changes. The fire official is authorized to require documentation to be prepared by and bear the stamp of a registered design professional.

§19.7D MODIFICATIONS.

Any changes, modifications, and or alterations to the above language, must be approved in writing by the fire official and the construction code official.

§19.7E VIOLATIONS.

1. **Any violation of this chapter shall be punishable by a fine. Each violation of this chapter shall constitute a separate violation independent of any other section or any order issued pursuant to this ordinance.**
2. **Each day failure to comply with this ordinance shall constitute a separate violation.**
3. **The first violation constitutes a \$1,000.00 penalty. Multiple violations found may not exceed \$5,000.00 for the first occurrence but may increase to \$10,000 for multiple violations that are not immediately abated.****

Council Member Carroll 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 19, FIRE PREVENTION AND PROTECTION," just introduced, do now pass a first reading and that a meeting of this Council to be held Wednesday, February 18 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, Carroll, Weimmer and President LaPelusa

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46. Council President LaPelusa introduced:

Agenda No. O-46

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 120 W. 33RD STREET URBAN RENEWAL, LLC FOR THE PROPERTY LOCATED AT 120-122 WEST 33RD STREET WHICH PROPERTY IS IDENTIFIED AS BLOCK 143, LOT 28 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**”), 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 prepared a redevelopment plan for the Redevelopment Area (the “**Redevelopment Plan**”); and

WHEREAS, on January 21, 2026, the Municipal Council adopted an ordinance approving the Redevelopment Plan; and

WHEREAS, by resolution, the Municipal Council has designated 120 W. 33rd Street Urban Renewal, LLC as “redeveloper”, as defined in the Redevelopment Law, of Block 143, Lot 28 to undertake development, redevelopment, and construction on Block 143, Lot 28 (the “**Property**”) in accordance with the Redevelopment Plan, and related improvements; and

WHEREAS, 120 W. 33rd STREET URBAN RENEWAL, LLC (the “**Entity**”) is or will be the owner of 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 four-story residential building, containing eight (8) residential units, nine (9) structured parking spaces, 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 on file with the City Clerk; 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 adopt 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 on file with the City Clerk 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 OF BAYONNE AND 120 W. 33RD STREET URBAN RENEWAL, LLC FOR THE PROPERTY LOCATED AT 120-122 WEST 33RD STREET, WHICH IS IDENTIFIED AS BLOCK 143, LOT 28AS 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, February 28, 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

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47. Council Member Booker introduced:

Agenda No. 0-47

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 74 HOPKINS AVE URBAN RENEWAL, LLC FOR THE PROPERTY LOCATED AT 18-22 EAST 15TH STREET WHICH PROPERTY IS IDENTIFIED AS BLOCK 253, LOTS 39 AND 40 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 April 16, 2025, the Municipal Council of the City (the "Municipal Council") designated the property identified as Block 253, Lots 39 and 40 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 May 14, 2025, the Municipal Council adopted Ordinance O-1 adopting a redevelopment plan titled "Preliminary Investigation and Non-Condensation Redevelopment Plan, 18-22 East 15th Street (Block 253, Lots 39 and 40);" (the "Redevelopment Plan") ; and

WHEREAS, **74 HOPKINS AVE 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 253, Lots 39 and 40 (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 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 EXEMPTION 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 OF BAYONNE AND 74 HOPKINS AVE URBAN RENEWAL, LLC FOR THE PROPERTY LOCATED AT 18-22 EAST 15TH STREET, WHICH IS IDENTIFIED AS BLOCK 253, LOTS 39 & 40 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, February 28, 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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48. Council President LaPelusa introduced:

Agenda No. O-48

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 657 BROADWAY URBAN RENEWAL, LLC FOR THE PROPERTY LOCATED AT 657-663 BROADWAY WHICH PROPERTY IS IDENTIFIED AS BLOCK 158, LOTS 22, 23 AND 24 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. 24-12-18-076 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, on January 21, 2026, the Municipal Council adopted Ordinance O-16 adopting a redevelopment plan titled "657-663 Broadway Redevelopment Plan, Block 158; Lots 22, 23 and 24" dated November 25, 2025 (the "Redevelopment Plan"); and

WHEREAS, 74 HOPKINS AVE 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 253, Lots 39 and 40 (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 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 EXEMPTION 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 OF BAYONNE AND 657 BROADWAY URBAN RENEWAL, LLC FOR THE PROPERTY LOCATED AT 657-663 BROADWAY, WHICH IS IDENTIFIED AS BLOCK 158, LOTS 22, 23 & 24AS 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, February 28, 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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49. Council Member Booker introduced:

Agenda No. O-49

ORDINANCE OF THE MUNICIPAL COUNCIL OF THE CITY OF BAYONNE, COUNTY OF HUDSON, STATE OF NEW JERSEY APPROVING AN AMENDMENT TO FINANCIAL AGREEMENT BY AND BETWEEN THE CITY OF BAYONNE AND PENINSULA VIEW URBAN RENEWAL, LLC FOR THE PROPERTY LOCATED AT 75-87 EAST 31ST STREET, WHICH PROPERTY IS IDENTIFIED AS BLOCK 411, LOT 2.01 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 in 2016, the Municipal Council of the City (the "Municipal Council") designated the property located at 73 East 31st Street, 74-78 East 32nd Street and 258-270 Prospect Avenue and identified as Block 411, Lots 1, 6, 7, 8, 10.01, 11, 12, 13, 14 and 15 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 20, 2016, the Municipal Council adopted Ordinance O-16-41 adopting a redevelopment plan titled “An Amended and Expanded Redevelopment Plan for the Property Located at 73 East 31st Street, 74-78 East 32nd Street and 258-270 Prospect Avenue, Which Property is Identified as Block 411, Lots 1, 6, 7, 8, 10.01, 11, 12, 13, 14 and 15 as Shown on the Official Tax Map of the City of Bayonne”, as amended (“Redevelopment Plan”) (hereinafter the “Redevelopment Plan”); and

WHEREAS, on December 13, 2017, the Municipal Council adopted an Ordinance approving a Financial Agreement with Peninsula View Urban Renewal, LLC (the “Entity”); and

WHEREAS, the City and the Entity reviewed the application and negotiated the terms of an Amendment to Financial Agreement pursuant to the LTTE Law; and

WHEREAS, PENINSULA VIEW URBAN RENEWAL, LLC is or will be the owner of property identified on the Tax Maps of the City as Block 411, Lot 2.01 (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 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 Booker 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 OF BAYONNE AND PENINSULA VIEW URBAN RENEWAL, LLC FOR THE PROPERTY LOCATED AT 75-87 EAST 31ST STREET, WHICH IS IDENTIFIED AS BLOCK 411, LOT 2.01, 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, February 28, 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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50. Council Member Booker introduced:

Agenda No. O-51

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 DUKE REALTY BAYONNE URBAN RENEWAL, LLC FOR THE PROPERTY LOCATED AT EAST 22ND STREET WHICH PROPERTY IS IDENTIFIED AS BLOCK 466.01, LOTS 1.01 AND 2 (FORMERLY BLOCK 478, LOTS 1 AND 1.10; BLOCK 466, LOTS 1-4; BLOCK 465, LOT 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 dated December 15, 2021, the Municipal Council of the City (the "Municipal Council") designated the property identified as Block 465, Lot 9; Block 466, Lots 1, 2, 3 and 4; and Block 478, Lots 1 and 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 15, 2023, the Municipal Council adopted Ordinance O-4 adopting a redevelopment plan titled "Central Constable Hook Redevelopment Plan" (the "Redevelopment Plan"); and

WHEREAS, DUKE REALTY 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 466.01, Lots 1.01 and 2 (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 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 EXEMPTION 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 OF BAYONNE AND DUKE REALTY URBAN RENEWAL, LLC FOR THE PROPERTY LOCATED AT EAST 22ND STREET, WHICH IS IDENTIFIED AS BLOCK 466.01, LOTS 1.01 & 2 (formerly Block 478, Lots 1 & 1.01, Block 466, Lots 1-4, Block 465, Lot 9), 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, February 28, 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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51. Council Member Booker introduced:

Agenda No. O-52

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 12-22 47TH STREET URBAN RENEWAL, LLC FOR THE PROPERTY LOCATED AT 17, 19 AND 21 WEST 46TH STREET AND 12, 14, 16, 20, 22 AND 24 WEST 47TH STREET WHICH PROPERTY IS IDENTIFIED AS BLOCK 77, LOTS 13, 14, 15, 16.01, 27, 28, 29, 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 dated April 22, 2015, the Municipal Council of the City (the "Municipal Council") designated the property identified as Block 77, Lots 16, 17, 18, 19, 20, 21, 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, on August 19, 2015, the Municipal Council adopted Ordinance O-15-25 adopting a redevelopment plan titled "Block 77, Lots 16-24, 957-965 Broadway, 9-15 West 46th Street", as amended (the "Redevelopment Plan"); and

WHEREAS, 12-22 47th STREET 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 77, Lots 13, 14, 15, 16.01, 27, 28, 29, 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 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 EXEMPTION 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 OF BAYONNE AND 12-22 47TH STREET URBAN RENEWAL, LLC FOR THE PROPERTY LOCATED AT 17, 19 & 21 WEST 46TH STREET AND 12, 14, 16, 20, 22 & 24 WEST 47TH STREET, WHICH IS IDENTIFIED AS BLOCK 77, LOTS 13, 14, 15, 16.01, 27, 28, 29, 30, 31 & 32 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, February 28, 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

* * * * *

52. Council Member Perez introduced:

Agenda No. O-53

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 BAYVIEW URBAN RENEWAL I THRU V, LLC FOR THE PROPERTY LOCATED AT 159-161 AVENUE A, WHICH PROPERTY IS IDENTIFIED AS BLOCK 300.01, LOTS 1.01, 3.01, 3.02, 3.03, 3.04, 3.05 AND 3.06; BLOCK 301.03, LOTS 2.01, 3.01 AND BLOCK 511, 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, by Resolution dated August 21, 2019, the Municipal Council of the City (the "Municipal Council") designated the property located at 219 West 5th Street and identified as Block 301.01, Lots 1 and 6 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 October 21, 2020, the Municipal Council adopted Ordinance O-20-53 adopting a redevelopment plan titled “Redevelopment Plan, Block 301.01, Lots 1 & 6, 219 West 5th Street” dated August 3, 2020, as amended (“Redevelopment Plan”) (hereinafter the “Redevelopment Plan”); and

WHEREAS, on January 17, 2024, the Municipal Council adopted an Ordinance approving a Financial Agreement with the Bayview Urban Renewal, LLC’s the “Entity”) predecessor, Bayonne Luxury Waterwalk, LLC; and

WHEREAS, the City and the Entity reviewed the application and negotiated the terms of an Amendment to Financial Agreement pursuant to the LTTE Law; and

WHEREAS, BAYVIEW URBAN RENEWAL, LLC (the “Entity”) is or will be the owner of property identified on the Tax Maps of the City as Block 300.01, Lots 1.01, 3.01, 3.02, 3.03, 3.04, 3.05 and 3.06; Block 301.03, Lots 2.01, 3.01 and Block 511, Lot 1 (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 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

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

* * * * *

53. Council Member Booker introduced:

Agenda No. O-54

AN ORDINANCE OF THE CITY OF BAYONNE, COUNTY OF HUDSON, NEW JERSEY ADOPTING THE SECOND AMENDMENT TO THE HARBOR STATION NORTH REDEVELOPMENT PLAN FOR THE PROPERTY IDENTIFIED AS BLOCK 660.01, LOT 1 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, on August 24, 2001, the Municipal Council adopted by Ordinance the Redevelopment Plan for the Peninsula at Bayonne Harbor (the “**Property**”), which was superseded by a subsequent Redevelopment Plan adopted on December 15, 2004 with subsequent amendments through October 21, 2021; and

WHEREAS, the Municipal Council adopted Resolution 25-06-18-056 which authorized and directed the Planning Board (the “**Planning Board**”) to re-open and amend the Redevelopment Plan and sub-Redevelopment Plans to provide for enhanced flexibility in design, density, and uses within Block 660 to encourage and facilitate further redevelopment at the Property; and

WHEREAS, in order to effectuate the redevelopment of the Redevelopment Area, and pursuant to the authority granted under the Redevelopment Law, the City Council directed Clarke Caton Hintz to prepare a redevelopment plan entitled “Second Amendment to the Harbor Station North Redevelopment Plan,” a copy of which is attached here to as Exhibit A, that the City wishes to adopt for the Redevelopment Area (“**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 660.01, Lot 1 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 APPROVING THE SECOND AMENDMENT TO THE HARBOR STATION NORTH REDEVELOPMENT PLAN FOR THE PROPERTY KNOWN AS BLOCK 660.01, LOT 1, 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, February 28, 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

* * * * *

54. 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

* * * * *

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

From Dominick J Pagnani filing notice of claim on behalf of DOMINICK J. PAGNANI, a minor alleging personal injury and emotional trauma resulting from an incident and John M. Bailey Community School

* * * * *

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

From COLLEEN FEY filing notice of claim alleging injuries sustained resulting from a slip and fall at the intersection of East 29th Street and Broadway.

* * * * *

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

From JESSICA CORDERO filing notice of claim alleging property damage to her fence when it was struck by tree limbs which were being cut down by the Forestry Division.

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

From PATRICK BOTROS filing notice of claim alleging property damage resulting from a physical altercation with a Bayonne Police Officer.

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

From PAULA MARSHALL filing notice of claim alleging damage to her car when it was struck by a fire truck while parked.

* * * * *

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

From Superior Court of New Jersey in the matter of DEBRA PETTI-CUSEGLIO vs. City of Bayonne, Bayonne Board of Education, et als.

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61. 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 of 577-583 BROADWAY, LLC vs. City of Bayonne.

* * * * *

62. 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 of YAKOV & IRINA BURAKOVSKY vs City of Bayonne.

* * * * *

63. 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 of YAKOV & IRINA BURAKOVSKY vs City of Bayonne.

* * * * *

64. 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 of YAKOV & IRINA BURAKOVSKY vs City of Bayonne

* * * * *

65. 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 of YAKOV & IRINA BURAKOVSKY vs
City of Bayonne

* * * * *

66. 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 of 22ND STREET PARTNERS URBAN
RENEWAL LLC vs City of Bayonne

* * * * *

67. 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 of 304 BROADWAY PARTNERS URBAN
RENEWAL LLC vs City of Bayonne

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68. 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 of 275 BROADWAY REALTY LLC vs City of
Bayonne

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69. 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 of 211-217 BROADWAY LLC vs City of
Bayonne

* * * * *

70. 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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71. 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.

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Bayonne City
Purchase Order Listing By Vendor Name

Page No: 1

P.O. Type: All Include Project Line Items: Yes Open: N Paid: N Void: N
Range: First to Last Rcvd: Y Held: N Aprv: Y
Format: Condensed First Enc Date Range: First to 12/31/26 Bid: Y State: Y Other: Y Exempt: Y
Vendors: All Include Non-Budgeted: Y
Rcvd Batch Id Range: First to Last

Vendor #	Name	PO #	PO Date	Description	Status	Amount	Void Amount	Contract	PO Type
ALDIS005	A & L DISPOSAL,LLC								
25-00187	01/16/25			SOLID WASTE COLLECTION	Open	153,157.08	0.00		B
25-00188	01/16/25			HOUSING DUMPSTER COLLECTION	Open	6,000.00	0.00		B
25-00189	01/16/25			BOARD OF ED PICK-UPS	Open	5,000.00	0.00		B
25-00190	01/16/25			RECYCLING COLLECTION	Open	114,529.00	0.00		B
						278,686.08			
DELLA005	AMY DELLABELLA								
25-03729	12/05/25				Open	1,000.00	0.00		
BAYON365	BAYONNE ECONOMIC OPPORTUNITY F								
25-01980	06/17/25			1213 HEADSTART EMERGENCY	Open	3,800.00	0.00		B
26-00230	01/20/26			1218- BEDF HEAD START SECURITY	Open	8,290.83	0.00		B
26-00231	01/20/26			1215 FAIR HOUSING COUNSELING	Open	16,702.58	0.00		B
26-00232	01/20/26			1217 SR TRANS SALARYFRINGE	Open	4,037.46	0.00		B
26-00233	01/20/26			1217 SENIOR TRANS INSURANCE	Open	1,307.95	0.00		B
						34,338.82			
BAYON090	BAYONNE FAMILY COMMUNITY CENTE								
26-00228	01/20/26			1224 - RESIDENTIAL SERVICES	Open	13,554.00	0.00		B
BAYON255	BAYONNE PAL								
26-00229	01/20/26			1226 AFTER SCHOOL PROGRAM/CAMP	Open	7,671.00	0.00		B
BEAC0010	BEACON PLANNING & CONSULTING								
26-00153	01/20/26			#863 - Delta Storage	Open	300.00	0.00		
CABAR005	CABARET RENTALS INC.								
26-00272	01/21/26			Ferry	Open	2,549.00	0.00		
CABLE030	CABLEVISION								
25-00058	01/01/25			Acct 50851 2025	Open	5,443.23	0.00		B
CABLE020	CABLEVISION								
26-00249	01/21/26			07804036575026	Open	28.00	0.00		
26-00250	01/21/26			07804035999011	Open	164.90	0.00		
26-00251	01/21/26			07804032015018	Open	131.26	0.00		
26-00252	01/21/26			07804030551014	Open	235.16	0.00		
						559.32			
CITEN005	CIT-E-NET LLC								
26-00258	01/21/26			FEB 2025 FEES	Open	290.35	0.00		
CITYO035	CITY OF BAYONNE								
25-03731	12/05/25				Open	993.16	0.00		

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Bayonne City
Purchase Order Listing By Vendor Name

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Vendor #	Name		Status	Amount	Void Amount	Contract	PO Type
PO #	PO Date	Description					
CITY0035	CITY OF BAYONNE	Continued					
25-03732	12/05/25		Open	<u>999.03</u>	0.00		
				1,992.19			
CITY0040	CITY OF BAYONNE CURRENT FUND						
26-00157	01/20/26	#1279 - Block 452.02 Lot 5.01	Open	355.58	0.00		
HINTZ005	CLARKE CATON HINTZ						
26-00152	01/20/26	Centre Street Redevelopment	Open	6,984.00	0.00		
CMEAS005	CME ASSOCIATES						
26-00154	01/20/26	#879 PR Builders, LLC	Open	33,436.00	0.00		
DALDE005	DAL DESIGN GROUP						
25-03233	10/21/25	1232-4TH ST SR CENTER BATHROOM	Open	9,200.00	0.00	B	
FEDEX210	FEDEX						
26-00066	01/15/26	FEDEX	Open	33.37	0.00		
MILES010	HUDSON MILESTONES						
25-02082	06/27/25	1207 BATHROOM RENO @ 715 AVE E	Open	21,625.00	0.00	B	
INGLE005	INGLESINO, WYCISKALA & TAYLOR						
26-00147	01/20/26	Bayonne Red. Urban renewal Blo	Open	5,130.75	0.00		
26-00169	01/20/26	Parkview Realty Holdings, LLC	Open	<u>1,081.00</u>	0.00		
				6,211.75			
JOSEP130	JOSEPH SCERBO						
26-00076	01/16/26	CONFIDENTAIL EXPENSES	Open	500.00	0.00		
JOSEP125	JOSEPH SCIBETTA						
26-00001	01/13/26	Access Easement Agreement	Open	20,942.58	0.00	B	
LANGU005	LANGUAGE LINE SERVICES						
26-00257	01/21/26	9020910022 Nov 26	Open	912.35	0.00		
26-00259	01/21/26	9020910022 Language Line	Open	<u>1,215.67</u>	0.00		
				2,128.02			
MATRIX010	MATRIX NEW WORLD ENGINEERING,I						
26-00146	01/20/26	Bayonne Red. Urban Rew. Block	Open	3,990.00	0.00		
NEGLI005	NEGLIA ENGINEERING ASSOCIATES						
26-00163	01/20/26	John & Maryan - 508, 510-514	Open	12,380.00	0.00		
NWFIN005	NW FINANCIAL GROUP, LLC						
25-00655	02/12/25	FINANCIAL ADVISORY SERVICES	Open	2,350.00	0.00	B	
CAMPI005	RICHARD CAMPISANO						
26-00155	01/20/26	#1198 - South Cove Development	Open	3,404.00	0.00		
26-00159	01/20/26	#1146 - 187 Broadway, LLC	Open	<u>2,220.00</u>	0.00		
				5,624.00			

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Purchase Order Listing By Vendor Name

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Vendor #	Name	PO #	PO Date	Description	Status	Amount	Void Amount	Contract	PO Type
VERIZ020	VERIZON	25-00061	01/01/25	Acct 250787710000125 2025	Open	4,722.52	0.00		B
VERIZ005	VERIZON BUSINESS	25-00874	01/01/25	Acct 93282293 2025	Open	297.53	0.00		B
VERIZ075	VERIZON WIRELESS	25-00687	02/01/25	Acct 242623003-00001 2025	Open	861.74	0.00		B
		25-00877	01/01/25	Acct 642003467-00001 2025	Open	407.76	0.00		B
		26-00253	01/21/26	286793355	Open	797.90	0.00		
		26-00256	01/21/26	286793355 building split	Open	797.90	0.00		
						2,865.30			
WALLA010	WALLACE TEMPLE	26-00227	01/20/26	1228 - CARES LF FOOD PANTRY	Open	1,807.00	0.00		B
WATER005	WATERMEN LLC	26-00149	01/20/26	Bayonne Red. Urban Renewal Bldg	Open	13,875.00	0.00		
		26-00150	01/20/26	#510 - Center Street Red.	Open	1,475.00	0.00		
						15,350.00			
XEROX020	XEROX CORPORATION	26-00244	01/21/26	base charges november 2025	Open	459.84	0.00		
Total Purchase Orders: 49					Total P.O. Line Items: 0	Total List Amount: 497,646.48	Total Void Amount: 0.00		

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Bayonne City
Purchase Order Listing By Vendor Name

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Totals by Year-Fund						
Fund Description	Fund	Budget Total	Revenue Total	G/L Total	Project Total	Total
CURRENT FUND	5-01	298,300.66	0.00	0.00	0.00	298,300.66
PARKING FUND	5-05	861.74	0.00	0.00	0.00	861.74
	Year Total:	299,162.40	0.00	0.00	0.00	299,162.40
CURRENT FUND	6-01	500.00	0.00	0.00	0.00	500.00
REDEVELOPMENT ESCROW	6-27	0.00	0.00	0.00	10,197.50	10,197.50
	Year Total:	500.00	0.00	0.00	10,197.50	10,697.50
FEDERAL AND STATE GRANT FUND	G-02	20,942.58	0.00	0.00	0.00	20,942.58
CDBG	T-03	88,655.66	0.00	0.00	0.00	88,655.66
TRUST-OTHER	T-12	51,929.09	0.00	0.00	0.00	51,929.09
REDEVELOPMENT ESCROW	T-27	26,259.25	0.00	0.00	0.00	26,259.25
	Year Total:	166,844.00	0.00	0.00	0.00	166,844.00
Total of All Funds:		487,448.98	0.00	0.00	10,197.50	497,646.48

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Purchase Order Listing By Vendor Name

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Project Description	Project No.	Project Total
508 Avenue A Redevelopment	RDE-105	10,197.50
Total of All Projects:		10,197.50

Ranges		Item Status	Purchase Types	Misc			
Range: First to Last Rcvd Batch Id Range: First to Last Encumbrance Date Range: First to 12/31/26		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	\$39,235.86	\$0.00		B
ACHAR005		AC HARDWARE					
26-00210	12/17/25	DUR BATTERIES TRAFFIC	Open	\$19.77	\$0.00		
ADAMS010		ADAM SAMTUR					
26-00166	01/20/26	Dungeons & Dragons Jan'26	Open	\$1,200.00	\$0.00		
AGLIN005		AGL INHALATION THERAPY INC.					
26-00039	12/31/25	MEDICAL OXYGEN Dec'25	Open	\$191.08	\$0.00		
AGLWE005		AGL WELDING SUPPLY					
26-00121	01/20/26	Acetylene	Open	\$37.01	\$0.00		
AIRBR005		AIR BRAKE EQUIPMENT					
26-00113	01/20/26	Sweeper #363	Open	\$2,064.94	\$0.00		
ALLHA005		ALL HANDS FIRE EQUIPMENT LLC					
25-02978	10/16/25	RESCUE SAW,PRO BAR, AXE	Open	\$4,809.50	\$0.00		
ALPHA005		ALPHA DOG SOLUTONS, INC					
25-00506	01/30/25	WEBSITE DESIGN & MANAGEMENT	Open	\$1,320.00	\$0.00		B
ALYSS005		ALYSSA MARMORATO					
26-00190	01/20/26	Classes Jan'26	Open	\$815.00	\$0.00		
AMAYA005		AMAYA HOY					
26-00176	12/31/25	Elem Scorer Nov-Dec'25	Open	\$180.00	\$0.00		
AMAZO010		AMAZON CAPITAL SERVICES					
25-00749	02/25/25	Copy Paper	Open	\$1,174.96	\$0.00		
25-00951	03/12/25	Opening Day Linens	Open	\$355.00	\$0.00		
25-01189	04/07/25	BLACK TONER CARTRDIGES	Open	\$125.18	\$0.00		
25-02151	07/08/25	CAR WASH BRUSHES HEAVY DUTY	Open	\$95.96	\$0.00		
25-02655	07/31/25	Copy Paper	Open	\$4,011.01	\$0.00		
25-02837	09/15/25	Rec Events Supplies	Open	\$1,392.41	\$0.00		
25-03107	10/07/25	BOLLARDGARD 7X52 COVER PADS	Open	\$479.32	\$0.00		
25-03262	10/22/25	Soccer Balls/Goalie Net Kits	Open	\$404.79	\$0.00		
25-03609	12/15/25	IGNITION COIL	Open	\$40.65	\$0.00		
25-03674	12/08/25	UNIVERSAL POWER CABLE	Open	\$8.54	\$0.00		
25-03696	12/08/25	Rec. Winter Supplies	Open	\$1,187.01	\$0.00		
			Vendor Total:	\$9,274.83			
AMERI280		BRADY INDUSTRIES LLC					
25-00182	01/16/25	JANITORIAL SUPPLIES	Open	\$254.25	\$0.00		B

Vendor # P.O. #	PO Date	Name Description	Status	Amount	Void Amount	Contract	PO Type
ANABE005 26-00161	01/20/26	ANABELLA CESPEDES Bilingual Storytime Jan'26	Open	\$150.00	\$0.00		
APSB005 25-03490	09/28/25	APS BADGES & INSIGNIA LLC BADGE WHITE FRONT WITH INSERT	Open	\$75.00	\$0.00		
ATLAN070 25-02349	07/23/25	ATLANTIC TOMORROWS OFFICE 20 copier leases	Open	\$674.55	\$0.00		B
ATTMO005 26-00130	12/05/25	AT&T MOBILITY Acct 287305312118 Nov-Dec'25	Open	\$38.24	\$0.00		
26-00131	01/05/26	Acct 287305312118 De25-Ja26	Open	\$38.24	\$0.00		
Vendor Total:				\$76.48			
ATTMO020 26-00132	12/08/25	AT&T MOBILITY NATIONAL TOWER AREA SEARCH DET. BUREAU	Open	\$315.00	\$0.00		
AVERY005 26-00186	12/31/25	AVERY CHRZANOWSKI Elem Ball Scorer Nov-Dec'25	Open	\$135.00	\$0.00		
BANK0011 26-00013	01/14/26	THE BANK OF NEW YORK MELLON ANNUAL FEE	Open	\$5,445.00	\$0.00		
BAYON080 25-00121	01/16/25	BAYONNE EXTERMINATING CO. CONTRACTUAL SERVICES	Open	\$159.47	\$0.00		B
BAYON330 26-00034	12/30/25	BAYONNE VETERINARY MEDICAL CEN MEDICATION FOR K9 THOR	Open	\$78.66	\$0.00		
BAYON385 25-00810	02/26/25	BAYONNE ECONOMIC OPPORTUNITY F SENIOR NUTRITION PROGRAM 2025	Open	\$40,636.56	\$0.00		B
BAYON450 26-00071	12/03/25	BAYONNE CELL SHOP, LLC Hosted PBX Service De25-Ja26	Open	\$280.00	\$0.00		
BAYON530 26-00088	11/19/25	BAYONNE CUSTOM FENCE CO. LLC Fence Repair at Lot 10	Open	\$225.00	\$0.00		
BHPHO005 25-03444	01/07/26	B&H PHOTO - VIDEO - PRO-AUDIO 3 - asus 24in monitors	Open	\$922.38	\$0.00		
BISCH005 25-01744	05/22/25	SUSAN BISCHOFF RECORDING SERVICES FOR PLAN BD	Open	\$700.00	\$0.00		B
25-01745	05/22/25	RECORDING SERVICES FOR ZON BRE	Open	\$350.00	\$0.00		B
26-00100	01/16/26	RECORDER ABC Brd Mtg 01/25/26	Open	\$350.00	\$0.00		
Vendor Total:				\$1,400.00			
BONDP005 26-00207	12/08/25	BOND PARADE FLOATS & DISPLAYS 2025 Santa Parade	Open	\$3,600.00	\$0.00		
BOOKA005		BOOKAZINE CO., INC.					

Vendor # P.O. #	PO Date	Name Description	Status	Amount	Vold Amount	Contract	PO Type
BOOKA005		BOOKAZINE CO., INC.	Account Continued				
26-00108	12/15/25	BOOKS AND PUBLICATIONS	Open	\$945.46	\$0.00		
BRIDG005		BRIDGE AWARDS & TROPHIES LLC					
26-00204	01/08/26	2026 Floor Hockey Uniforms	Open	\$1,425.00	\$0.00		
BRIDG020		BRIDGE APPAREL LLC					
26-00202	11/27/25	2025 Turkey Trot Shirts	Open	\$2,062.50	\$0.00		
26-00203	11/27/25	PeeWee Trophies/TTOSS Trophies	Open	\$534.00	\$0.00		
		Vendor Total:		\$2,596.50			
BUYWI005		BUY WISE WHOLESALE AUTO PARTS					
25-00179	01/16/25	AUTO PARTS FOR CITY FLEET	Open	\$2,723.09	\$0.00		B
CABLE020		CABLEVISION					
26-00151	12/16/25	Acct 07804031398019 De25-Ja26	Open	\$254.45	\$0.00		
CALHO005		CALHOUN ASSOCIATES INC.					
25-03666	12/04/25	430-002 - Cube Filler	Open	\$4,861.50	\$0.00		
CAMPI005		RICHARD CAMPISANO					
26-00143	01/20/26	1945 55 Sireet, LLC PRO#24-010	Open	\$3,330.00	\$0.00		
CAPTU005		CAPTUREPOINT LLC					
26-00197	11/01/25	Community Pass Essentials	Open	\$4,000.00	\$0.00		
CENTE020		CENTER STATE ENGINEERING ASSOC					
25-03234	10/21/25	ENGINEERING & CONSULTING	Open	\$137,774.00	\$0.00		B
CHAND005		CHANDELIER RESTAURANT					
26-00139	12/31/25	DECEMBER 2025 PRISONER MEALS	Open	\$240.25	\$0.00		
CHRIS075		CHRISTOPHER CERBONE					
26-00188	01/11/26	Floor Hockey Official Jan'26	Open	\$175.00	\$0.00		
CHRIS080		CHRISTOPHER ECKERT					
26-00183	12/31/25	Elem BBall Adm&Scr Nov-Dec'25	Open	\$420.00	\$0.00		
CHRIS085		CHRISTOPHER TAYLOR					
26-00180	12/31/25	Elem BBall Official Nov-Dec'25	Open	\$675.00	\$0.00		
CITYO035		CITY OF BAYONNE					
26-00075	01/16/26	CONFIDENTIAL EXPENSES	Open	\$1,688.38	\$0.00		
CIVIL005		CIVIL SOLUTIONS					
25-00171	01/16/25	MAINTENANCE OF CITY'S TAX MAPS	Open	\$245.00	\$0.00		B
CLARI015		CLARION EVENTS, INC.					
25-03252	10/23/25	ONLINE TRNG Subsc. No25-Oct26	Open	\$14,995.00	\$0.00		
CLIFF005		CLIFFSIDE BODY CORP.					
26-00115	01/20/26	Flows	Open	\$2,799.25	\$0.00		

Vendor # P.O. #	PO Date	Name Description	Status	Amount	Vold Amount	Contract	PO Type
CLIPS005 25-03318	12/19/25	PAPER CLIPS Name Plate - Greg A. Valesi,	Open	\$19.00	\$0.00		
CMEAS005 25-00175	01/16/25	CME ASSOCIATES IN HOUSE ENGINEERING SERVICES	Open	\$6,640.50	\$0.00		B
26-00144	01/20/26	1945 55 Street, LLC	Open	\$7,081.50	\$0.00		
		Vendor Total:		\$13,722.00			
COMMU125 25-03149	10/08/25	COMMUNICATIONS SPECIALISTS INC KENWOOD JOHNSON PORTABLE RAD	Open	\$6,726.40	\$0.00		
CONTI005 26-00052	01/14/26	CONTINENTAL FIRE & SAFETY INC, COMPRESSOR SERVICE REPAIR	Open	\$447.34	\$0.00		
CRANE005 25-00040	01/15/25	CRANEYS INTEPRETING SERVICES INTERPRETING SERVICES	Open	\$4,300.00	\$0.00		B
CUSTO005 25-00043	01/15/25	CUSTOM BANDAG INC. STOCK TIRES FOR CITY FLEET	Open	\$2,460.72	\$0.00		B
DEDOU005 25-00035	01/15/25	JOHN T. DEDOUSIS MD UNIFORMED EMPLOYEE MED SVCS	Open	\$13,000.00	\$0.00		B
25-00036	01/15/25	NONUNIFORMED EMPLOYEE MED SV	Open	\$2,050.00	\$0.00		B
		Vendor Total:		\$15,050.00			
DEMCO005 26-00105	12/02/25	DEMCO, INC. Office Supplies	Open	\$594.17	\$0.00		
DEPTO005 25-00018	01/15/25	DEPT. OF COMMUNITY AFFAIRS DIV DCA TRAINING FEES 2025	Open	\$35,156.00	\$0.00		B
DILWO005 25-00454	01/27/25	DILWORTH PAXSON LLP BOND COUNSEL LEGAL SERVICES	Open	\$1,950.00	\$0.00		B
DOLAN010 26-00038	11/13/25	DOLAN CONSULTING GROUP LLC WEBINAR NEGLIGENT COURSE	Open	\$500.00	\$0.00		
DOMIN030 26-00187	12/31/25	DOMINICK GALLO Elem BBall Official Nov-Dec'25	Open	\$945.00	\$0.00		
DOWJO005 26-00171	12/23/25	DOW JONES & CO. INC. WSJ Online Dec'25-Nov'27	Open	\$1,300.00	\$0.00		
DRAEG005 24-01882	06/26/24	DRAEGER INC. ALCOTEST SYSTEM	Open	\$22,822.50	\$0.00		
DRIND005 26-00103	01/20/26	D & R INDUSTRIAL TOOLS Chainsaw	Open	\$39.00	\$0.00		
DRUGP005 26-00032	12/31/25	DRUGPAK SOFTWARE DRUG TESTING SOFTWARE Lic 2026	Open	\$956.00	\$0.00		

Vendor # P.O. #	PO Date	Name Description	Status	Amount	Vold Amount	Contract	PO Type
DRUGP005		DRUGPAK SOFTWARE	Account Continued				
DYNAM005 26-00118	01/20/26	DYNAMIC TESTING SERVICES, INC. Monthly Drug/Alcohol Program	Open	\$675.00	\$0.00		
EASTC010 26-00201	12/21/25	EAST COAST CATERING Buddy/SNS Holiday Breakfast	Open	\$380.00	\$0.00		
EMERG020 26-00035	12/03/25	EMERGI-CLEAN INC. DECONTAMINATION SERV. 12-3-25	Open	\$560.00	\$0.00		
26-00036	01/02/26	DECONTAMINATION SERV. 1-2-26	Open	\$242.00	\$0.00		
26-00037	01/05/26	DECONTAMINATION SERV. 01-05-26	Open	\$242.00	\$0.00		
		Vendor Total:		\$1,044.00			
EMILY005 26-00192	01/20/26	EMILY GASIOROWSKI Floor Hockey Asst. Jan'26	Open	\$105.00	\$0.00		
ETERN005 26-00162	01/13/26	ETERNAL TREE BOOKS LLC HOLI Program 2/26/26	Open	\$1,200.00	\$0.00		
EZPAS010 26-00211	01/20/26	EZ PASS Acct 1000000008592	Open	\$2,000.00	\$0.00		
FLEXF005 26-00219	01/01/26	FLEXFACTS FSA FEE DECEMBER 2025	Open	\$220.50	\$0.00		
FOLEY020 25-00455	01/28/25	FOLEY INC. emergency generator CTY HL 55%	Open	\$187,778.25	\$0.00		
FUNEX005 26-00106	12/02/25	FUN EXPRESS, LLC. Materials And Supplies	Open	\$800.04	\$0.00		
GANNE005 26-00095	10/31/25	GANNETT MEDIA CORP. legal advertisement	Open	\$1,271.43	\$0.00		
GARDE015 26-00029	12/17/25	GARDEN STATE OFFICE SYSTEMS Lectriver Svc Agrmt Ma26-Fe27	Open	\$1,768.50	\$0.00		
GENER040 26-00142	12/09/25	GENERAL PLUMBING SUPPLY Flushometers	Open	\$149.56	\$0.00		
GOLDS005 26-00086	11/30/25	GOLD'S CAR WASH, INC. Car Washes BPU Nov'25	Open	\$20.00	\$0.00		
26-00117	01/20/26	Car Washes	Open	\$94.00	\$0.00		
		Vendor Total:		\$114.00			
HERBE005 26-00090	12/11/25	HERBERT'S ARMY & NAVY STORE Winter Uniforms-3 employees	Open	\$1,970.72	\$0.00		
HINTZ005 25-00174	01/18/25	CLARKE CATON HINTZ COAH CONSULTANT	Open	\$718.15	\$0.00		B
26-00145	01/20/26	Robert J. Bielan Estate	Open	\$6,690.11	\$0.00		

Vendor # P.O. #	PO Date	Name Description	Status	Amount	Void Amount	Contract	PO Type
HINTZ005		CLARKE CATON HINTZ	Account Continued				
		Vendor Total:		\$7,408.26			
HUDSO120 25-00852	03/03/25	HUDSON REGIONAL HEALTH COM LEAD INSPECTIONS	Open	\$600.00	\$0.00		B
HUDSO135 25-00186	01/16/25	HUDSON COUNTY IMPROVEMENT AUTH SOLID WASTE DISPOSAL / TIPPING	Open	\$305,912.83	\$0.00		B
HUDSO170 25-00155	01/16/25	HUDSON DNA & DRUG TESTING, LLC EMPLOYEE DRUG TESTING SERVICES	Open	\$140.00	\$0.00		B
HUDSO185 25-00037	01/15/25	HUDSON HEALTH EAP, LLC EAP MENTAL HEALTH SERVICES	Open	\$9,750.00	\$0.00		B
HUMME005 25-00033	01/15/25	STEVEN R. HUMMELL, ESQ MUNICIPAL COURT PROSECUTOR FEE	Open	\$3,400.00	\$0.00		B
26-00026	12/03/25	Muni Prosecutor POAA Dec'25	Open	\$800.00	\$0.00		
		Vendor Total:		\$4,200.00			
HYEPE005 25-00161	01/16/25	HYE PETROLEUM FUEL FOR PARKING UTILITY 2025	Open	\$172.38	\$0.00		B
IHARP005 26-00045	01/02/26	I. HALPER PAPER & SUPPLIES, INC FIREHOUSE SUPPLIES	Open	\$465.00	\$0.00		
INLIN005 25-00184	01/16/25	IN-LINE AIR CONDITIONING HVAC MAINTENANCE SERVICES	Open	\$1,101.91	\$0.00		B
INSER010 26-00199	12/30/25	INSERRA SUPERMARKET STORES Special Need NYE	Open	\$39.02	\$0.00		
26-00206	12/20/25	Rec Express Supplies	Open	\$66.92	\$0.00		
		Vendor Total:		\$105.94			
INTEG010 25-00150	01/16/25	INTEGRATED TECHNICAL SYSTEMS I IRIS SOFTWARE/MAINTENACE/SUPPT	Open	\$910.00	\$0.00		B
INTER090 25-00198	01/16/25	Interstate Waste Services SOLID WASTE DISPOSAL	Open	\$865.24	\$0.00		B
JACKK005 26-00182	12/31/25	JACK KELLY Elem BBall Scorer Nov-Dec'25	Open	\$105.00	\$0.00		
JANPR005 25-00626	02/11/25	JAN PRO OF NORTHERN NJ CLEANING SERVICES	Open	\$6,543.00	\$0.00		B
26-00030	01/15/26	POLICE DEPT CLEANING SERVICES	Open	\$6,087.00	\$0.00		B
		Vendor Total:		\$12,630.00			
JEROM005 26-00184	12/31/25	JEROME HAYES JR Elem BBall Scorer Nov-Dec'25	Open	\$270.00	\$0.00		
JJPRI005		J&J PRINTING CO.					

Vendor #		Name					
P.O. #	PO Date	Description	Status	Amount	Vold Amount	Contract	PO Type
JJPRI005		J&J PRINTING CO.	Account Continued				
25-03151	12/13/25	Business Cards Tracey T.	Open	\$85.00	\$0.00		
25-03532	12/13/25	window envelopes for pet lic	Open	\$175.00	\$0.00		
		Vendor Total:		\$260.00			
JOHNA005		JOHN A. EARL INC.					
26-00114	12/08/25	Handsoap/Dispenser	Open	\$167.10	\$0.00		
JONES005		JONES & BARTLETT LEARNING LLC					
25-03557	01/20/01	BOOK FOR TRAINING CONST. FIRE	Open	\$107.96	\$0.00		
JOSEP130		JOSEPH SCERBO					
26-00076	01/16/26	CONFIDENTAIL EXPENSES	Open	\$2,000.00	\$0.00		
JULIA010		JULIA BRANNAN-RAUCH					
26-00156	09/30/25	Grammar Practice Sepo'25	Open	\$248.72	\$0.00		
JULIA015		JULIAN KIELB					
26-00191	12/31/25	Elem Scorer Nov-Dec'25	Open	\$90.00	\$0.00		
KEVIT005		SCOTT MC KEVITT					
26-00061	12/19/25	REIMBURSEMENT CAR SEAT TECH.	Open	\$55.00	\$0.00		
LABCO005		LABCORP OF AMERICA HOLDING					
25-00156	01/16/25	PRE-EMPLOYMENT DRUG TESTING	Open	\$160.80	\$0.00		B
LAWSO005		LAWSON PRODUCTS INC.					
26-00124	01/20/26	Shop Supplies	Open	\$11.22	\$0.00		
LEATH005		LEATHAM FAMILY, LLC					
26-00129	12/11/25	SERGEANT BADGES POLICE DEPT	Open	\$780.00	\$0.00		
MACKA005		MACKAY METERS INC.					
25-00149	01/16/25	METER FEES AND REPAIRS	Open	\$5,512.00	\$0.00		B
MAMAR010		MAMA ROSA					
26-00198	12/06/25	PeeWee Basketball Awards	Open	\$329.00	\$0.00		
MATIL005		MATILDA STRATHAUSEN					
26-00193	01/20/26	Floor Hockey Door Asst Jan'26	Open	\$30.00	\$0.00		
MEMBE005		IACP - MEMBERSHIP					
26-00033	12/31/25	MEMBERSHIP RENEWAL AQ 2026	Open	\$220.00	\$0.00		
MICRO025		MICROSYSTEMS-NJ.COM,L.L.C.					
25-02549	01/09/25	Microsystems	Open	\$240.00	\$0.00		
26-00167	01/10/25	July-Dec. 2025 MODIV Services	Open	\$1,887.50	\$0.00		
26-00168	01/09/26	Assessment postcards/mainl.	Open	\$12,705.31	\$0.00		
		Vendor Total:		\$14,832.81			
MIDWE010		MIDWEST TAPE					
25-00086	01/16/25	Books and Publications	Open	\$5,756.60	\$0.00		B

Vendor # P.O. #	PO Date	Name Description	Status	Amount	Void Amount	Contract	PO Type
MIDWE010		MIDWEST TAPE	Account Continued				
MISTR005 26-00126	01/20/26	MISTRAS GROUP INC Aerial Inspection	Open	\$8,880.60	\$0.00		
MOBIL045 25-00151	01/16/25	MOBILE PAYMENT PROCESSING SYS. PARKING PAYMENT SYSTEM	Open	\$2,575.80	\$0.00		B
MONAL010 26-00072	12/10/25	MONA LISA PIZZA INC Holiday Staff Party 2025	Open	\$679.00	\$0.00		
MRMIL005 25-00177	01/16/25	M & R MILLER AUTO GEAR AUTO PARTS FOR CITY FLEET	Open	\$785.12	\$0.00		B
26-00041	12/15/25	MARINE 1 PARTS	Open	\$16.00	\$0.00		
26-00043	01/02/26	50LB PELLETS CALCIUM	Open	\$350.00	\$0.00		
26-00082	01/15/26	MIX2-CYCLE OIL	Open	\$128.68	\$0.00		
		Vendor Total:		\$1,279.80			
MUNIC045 25-00021	01/15/25	MUNICIPAL INSPECTION CORP. ELEVATOR CODE OFF INSPECTIONS	Open	\$8,011.00	\$0.00		B
NAPAA005 25-00148	01/16/25	NAPA AUTO PARTS PARTS/SUPPLIES FOR CITY FLEET	Open	\$2,698.36	\$0.00		B
NATAL010 26-00189	01/20/26	NATALIE VISIONE Flag/Floor Official/Rec.	Open	\$315.00	\$0.00		
NECJ0005 25-02966	10/08/25	NECI TRAINING MATERIAL	Open	\$1,906.95	\$0.00		
NETFL005 26-00025	01/15/26	NETFLIX, INC. Movie Security Return	Open	\$1,000.00	\$0.00		
NEWJE045 25-03436	10/22/25	NEW JERSEY DEPARTMENT OF ENVIR 16th Street Park	Open	\$1,900.00	\$0.00		
NEWJE170 26-00101	12/30/25	NEW JERSEY REGISTRARS ASSOCIAT 2026 REGISTRAR MEMBERSHIP	Open	\$100.00	\$0.00		
NEWJE235 25-00041	01/15/25	NEW JERSEY DOOR WORKS LLC CITYWIDE DOOR REPAIRS	Open	\$2,637.00	\$0.00		B
NEWJE260 26-00164	01/20/26	NEW JERSEY LIBRARY ASSOCIATION Conference 2/17/26	Open	\$690.00	\$0.00		
NJADV005 26-00096	12/31/25	NJ ADVANCE MEDIA legal advertisement	Open	\$393.54	\$0.00		
26-00098	10/31/25	LEGAL ADVERTISEMENT Oct'25	Open	\$1,586.59	\$0.00		
		Vendor Total:		\$1,980.13			
NJCOM010 25-02904	09/23/25	NJ COMMUNITY SOLUTIONS LLC Supervisor Workshop	Open	\$2,500.00	\$0.00		

Vendor # P.O. #	PO Date	Name Description	Status	Amount	Vold Amount	Contract	PO Type
NJCOM010		NJ COMMUNITY SOLUTIONS LLC	Account Continued				
NJDEP050 26-00099	01/16/26	NJ DEPT OF HEALTH & SR SRVCS DOG REPORT Nov'25	Open	\$10.80	\$0.00		
NJENV005 26-00070	01/15/26	NJ ENVIRONMENTAL HEALTH ASSOC. 2026 NJEHA Membership	Open	\$50.00	\$0.00		
NJHUM005 25-00038	01/15/25	NJ HUMANE SOCIETY,LLC ANIMAL CONTROL SERVICES	Open	\$9,500.00	\$0.00		B
NJLM0005 25-02906	09/22/25	NJLM Series Essentials of Muni Mgmt	Open	\$300.00	\$0.00		
NORTH170 26-00102	01/20/26	NORTH AMERICAN SCRAP TIRES & Tire Recycling	Open	\$198.00	\$0.00		
NWFIN005 25-00655	02/12/25	NW FINANCIAL GROUP, LLC FINANCIAL ADVISORY SERVICES	Open	\$4,025.00	\$0.00		B
PARSO005 26-00123	01/20/26	PARSONS ENVIRONMENT & INFRASTR Monthly Maint Fees	Open	\$145.08	\$0.00		
PIZZA010 26-00200	12/31/25	PIZZA MASTER Special Needs NYE	Open	\$350.00	\$0.00		
POWER005 26-00065	01/15/26	POWERDMS, INC POLICY & PROCEDURES Sub 2026	Open	\$9,687.46	\$0.00		
PRIME015 25-02359	07/29/25	PRIMEPOINT,LLC. PAYROLL AND HR MGMT SOFTWARE	Open	\$7,876.40	\$0.00		B
PROAC010 25-00166	01/16/25	PROACT, INC HEALTH BENEFITS CONTRACT	Open	\$250,696.04	\$0.00		B
PROPH005 26-00004	01/14/26	PROPHOENIX CORP. MAINT & SPPT FOR CAD-RMS-WDA	Open	\$33,294.65	\$0.00		B
PSEG0005 25-00627	01/01/25	PSEG Acct 1301408107 2025	Open	\$21,954.65	\$0.00		B
25-00628	01/01/25	Acct 1301408700 2025	Open	\$87,861.57	\$0.00		B
25-00685	01/01/25	Acct 1301408808 2025	Open	\$268.79	\$0.00		B
25-00924	01/01/25	Acct 1301408204 2025	Open	\$10,349.15	\$0.00		B
25-01046	01/01/25	Acct 1301409006 2025	Open	\$4,949.58	\$0.00		B
25-01060	01/01/25	Acct 1301408603 2025	Open	\$30,186.68	\$0.00		B
26-00092	12/10/25	Acct 1301408301 Oct-Nov'25	Open	\$1,871.25	\$0.00		
Vendor Total:				\$157,441.67			
PUBL1125 26-00116	01/20/26	PUBLIC WORKS ASSOCIATION OF NJ 2026 Membership	Open	\$120.00	\$0.00		

Vendor # P.O. #	Name PO Date	Description	Status	Amount	Void Amount	Contract	PO Type
PUBLI135		PUBLIC SAFETY TRAINING OF	Account Continued				
26-00217	11/19/25	TUITION NJ EMT REFRESH COURSE	Open	\$375.00	\$0.00		
RACHL005		RACHLES/MICHELE'S OIL COMPANY					
25-00180	01/16/25	DIESEL FUEL FOR CITY FLEET	Open	\$18,377.23	\$0.00		B
25-00181	01/16/25	UNLEADED FUEL FOR CITY FLEET	Open	\$48,630.77	\$0.00		B
		Vendor Total:		\$67,008.00			
RAYMO025		RAYMOND JAMES & ASSOCIATES INC					
25-01717	05/21/25	INVESTMENT ADVISORY SERVICES	Open	\$7,330.22	\$0.00		B
READY005		READY REFRESH					
26-00078	12/10/25	Acct 0441205655 11/09-12/08/25	Open	\$390.76	\$0.00		
REGRO005		REGROUP DAIS INC.					
26-00023	01/14/26	ROBO CALL NOTIFICATION SYSTEM	Open	\$18,000.00	\$0.00		B
REPTR005		REPTRONICS					
26-00097	11/13/25	SERVICE CALL 11/13/25	Open	\$280.00	\$0.00		
RODNE005		RODNEY WILSON					
26-00185	12/31/25	Elem BBAll Official Nov-Dec25	Open	\$405.00	\$0.00		
ROGER025		ROGER NUNEZ					
26-00062	01/15/26	REIMBURSEMENT FOR FF BOOK	Open	\$84.96	\$0.00		
SAFAR005		SAFARILAND, LLC					
26-00216	11/25/25	DEF. TECH RECERT COURSE MATT	Open	\$350.00	\$0.00		
SAFEL005		SAFELITE FULFILLMENT INC					
26-00125	01/20/26	Windshield	Open	\$1,430.02	\$0.00		
SEANG010		SEAN GASIOROWSKI					
26-00194	01/20/26	Floor Hockey Official Jan'26	Open	\$160.00	\$0.00		
SHIIN005		SHI INTERNATIONAL CORP.					
25-00031	01/15/25	Security System Gun Range	Open	\$58,126.66	\$0.00		B
25-00207	01/16/25	GENETEC ACS SECURITY SYSTEM	Open	\$134,063.06	\$0.00		
25-03452	12/30/25	dispatch room equipment	Open	\$5,996.18	\$0.00		
		Vendor Total:		\$198,185.90			
SIGNA005		SIGNAL CONTROL PRODUCTS, LLC					
25-03596	12/12/25	REPAIRS FOR ENG 2,3, & SQUAD 5	Open	\$450.00	\$0.00		
SIMSM005		SIMS MUNICIPAL RECYCLING					
25-00191	01/16/25	RECYCLING COMMODITY	Open	\$18,265.12	\$0.00		B
STACK005		STACK COOLAHAN & STACK,LLC.					
25-00746	02/19/25	STATE TAX COURT APPEALS	Open	\$42,000.00	\$0.00		B
STATE045		STATE OF NJ - DEPT. OF LABOR					
26-00209	01/20/26	Sebik A.T. Tape	Open	\$15.00	\$0.00		

Vendor # P.O. #	PO Date	Name Description	Status	Amount	Vold Amount	Contract	PO Type
STATE045		STATE OF NJ - DEPT. OF LABOR	Account Continued				
STATE090 26-00040	04/30/25	STATE TOXICOLOGY LABORATORY SERVICE DATE:3-14-4-29-9-03-25	Open	\$3,645.00	\$0.00		
STEVE005 25-00183	01/16/25	STEVENS JERSEY CITY FORD AUTO PARTS FOR CITY FLEET	Open	\$2,493.57	\$0.00		B
STHEN005 26-00022	01/14/26	ST. HENRY'S PARISH CENTER RENT FOR PARKING SPOTS 2026	Open	\$1,000.00	\$0.00		B
STORR005 26-00104	01/20/26	STORR TRACTOR CO Repair Parts	Open	\$656.76	\$0.00		
26-00127	01/20/26	Repair Parts	Open	\$1,017.57	\$0.00		
		Vendor Total:		\$1,674.33			
SUNRA005 25-00860	02/01/25	SUNRAY POWER OPCO V LLC Solar City Hall 2025	Open	\$4,324.37	\$0.00		B
26-00158	01/05/26	Solar Power Dec'25	Open	\$97.49	\$0.00		
		Vendor Total:		\$4,421.86			
SUNSH005 26-00042	12/31/25	SUNSHINE CAR WASH, LLC Car Washes PD Nov-Dec'25	Open	\$1,517.00	\$0.00		
26-00044	11/30/25	CAR WASHES FD NOV 2025	Open	\$27.00	\$0.00		
26-00049	12/31/25	CAR WASHES FD DEC-2025	Open	\$36.00	\$0.00		
		Vendor Total:		\$1,580.00			
TAYLO010 26-00165	01/20/26	SIMON TAYLOR Reimb Boiler Operator License	Open	\$162.55	\$0.00		
TEAML005 26-00047	01/07/26	TEAM LIFE INC DEFIB PADS/BATTERY Jan'26	Open	\$1,417.00	\$0.00		
TGIOF005 26-00080	12/05/25	TGI OFFICE AUTOMATION Toner	Open	\$5.12	\$0.00		
THEMA005 26-00148	11/15/25	THE MAKERY Polato Press Wkshp Nov'25	Open	\$183.00	\$0.00		
26-00160	01/11/26	Cover to Cover Boot Makg Jan26	Open	\$500.00	\$0.00		
		Vendor Total:		\$683.00			
TIMMOR05 25-00032	01/15/25	TIMOTHY J.MORIARTY, ESQ. MUNICIPAL COURT PROSECUTOR FEE	Open	\$6,000.00	\$0.00		B
26-00027	12/30/25	Muni Prosecutor POAA Decx'25	Open	\$400.00	\$0.00		
		Vendor Total:		\$6,400.00			
TITAN010 26-00196	11/15/25	TITAN TACTICAL GEAR 2025 Bocce Champions	Open	\$895.00	\$0.00		
TOTAL005		TOTAL CAPTION LLC					

Vendor # P.O. #	PO Date	Name Description	Status	Amount	Void Amount	Contract	PO Type
TOWIN005 26-00141	11/04/25	ADVANCED TOWING AUCTION HELD 11/4/25	Open	\$2,325.00	\$0.00		
TOWIN020 26-00122	01/20/26	TUMINO'S TOWING Flat Bed	Open	\$25.00	\$0.00		
26-00140	11/04/25	AUCTION 11/4/2025	Open	\$11,817.83	\$0.00		
		Vendor Total:		\$11,842.83			
TRAIN025 25-03470	01/16/26	TRAINING SPECIALTIES INC ANSUL NON FLUORINATED FOAM	Open	\$6,125.00	\$0.00		
25-03607	01/07/26	non-fluorinated foam	Open	\$31,275.00	\$0.00		
		Vendor Total:		\$37,400.00			
TRANE005 25-02081	06/27/25	TRANE U.S. INC. INSTALL & MAINT OF HVAC SYSTEM	Open	\$435,372.55	\$0.00		B
TRANS045 26-00051	01/01/26	TRANSUNION RISK ALTERNATIVE DA Online Access Dec'25	Open	\$448.20	\$0.00		
TRIUS010 26-00110	01/20/26	TRIUS INC. Plows	Open	\$867.60	\$0.00		
26-00111	01/20/26	Sweeper #363	Open	\$901.00	\$0.00		
26-00112	01/20/26	#393	Open	\$515.76	\$0.00		
		Vendor Total:		\$2,284.36			
TULPE005 26-00048	12/18/25	TULPEHOCKEN SPRING WATER INC WATER DELIVERY DECEMBER 2025	Open	\$49.20	\$0.00		
TYLER005 26-00181	12/31/25	TYLER RICKARD Elem BBall Scorer Nov-Dec'25	Open	\$135.00	\$0.00		
UNITE110 26-00055	12/19/25	UNITED SITE SERVICES PT RR 330Hook-PW/PD De25-Ja26	Open	\$212.00	\$0.00		
26-00214	01/20/26	Pt RR 330Hook-PW/PD Jan-Feb25	Open	\$212.00	\$0.00		
		Vendor Total:		\$424.00			
UNITE120 26-00195	10/18/25	UNITED RENTALS Pt RR Vet Parade	Open	\$490.39	\$0.00		
UNIVE055 26-00107	12/17/25	UNIVERSITY OF CHICAGO PRESS Bookmarks	Open	\$328.57	\$0.00		
26-00120	01/06/26	Bookmarks/Posters/Books	Open	\$196.25	\$0.00		
		Vendor Total:		\$524.82			
UPTIM005 26-00109	01/20/26	UPTIME COOLING SYSTEMS LLC ID #304	Open	\$270.00	\$0.00		

Vendor # P.O. #	PO Date	Name Description	Status	Amount	Void Amount	Contract	PO Type
VERIZ020		VERIZON	Account Continued				
26-00134	12/15/25	Acct 750717365000190 De25-Ja26	Open	\$19.65	\$0.00		
VERIZ045		VERIZON					
26-00084	01/06/26	Acct 151937649000114 Jan-Feb26	Open	\$154.99	\$0.00		
26-00133	12/06/25	Acct 151937649000114 De25-Ja26	Open	\$154.99	\$0.00		
		Vendor Total:		\$309.98			
VERIZ075		VERIZON WIRELESS					
25-00691	02/12/25	Acct 685477848-00001 2025	Open	\$43.97	\$0.00		B
26-00050	12/23/25	Acct 242078130-00002 Nov-Dec25	Open	\$1,281.00	\$0.00		
26-00135	12/23/25	Acct 242078130-0001 Nov-Dec25	Open	\$1,319.43	\$0.00		
26-00136	12/25/25	Acct 382696480-00001 Nov-Dec25	Open	\$2,037.99	\$0.00		
26-00137	12/01/25	Acct 682559572-00001 Nov'25	Open	\$2,883.32	\$0.00		
26-00138	01/01/26	Acct 682559572-00001 Dec'25	Open	\$2,821.08	\$0.00		
		Vendor Total:		\$10,386.79			
VISUA005		VISUAL COMPUTER SOLUTIONS INC.					
26-00064	11/01/25	ANNL SUPPORT SCHED Subs 2026	Open	\$5,718.27	\$0.00		
VITAL005		VITAL SIGNS					
26-00056	12/02/25	COMMUNICATIO9N CENTER LOGO	Open	\$175.00	\$0.00		
WBMA010		WB MASON CO. INC.					
25-03554	12/02/25	Office Supplies	Open	\$1,056.61	\$0.00		
25-03611	12/19/25	MATERIALS AND SUPPLIES	Open	\$1,140.41	\$0.00		
25-03673	12/09/25	TONER	Open	\$455.98	\$0.00		
25-03711	12/08/25	Office Supplies	Open	\$382.80	\$0.00		
25-03735	12/22/25	Supplies	Open	\$1,093.78	\$0.00		
25-03741	12/09/25	Various Office Supplies	Open	\$2,752.34	\$0.00		
25-03770	12/11/25	OFFICE SUPPLIES	Open	\$222.73	\$0.00		
25-03771	12/11/25	Office Supplies	Open	\$241.56	\$0.00		
25-03780	12/15/25	ICONEX DOND PAPER ROLLS	Open	\$78.77	\$0.00		
		Vendor Total:		\$7,424.98			
WEINE015		WEINER LAW GROUP LLP					
25-00118	01/16/25	Contractual Services	Open	\$1,080.00	\$0.00		B
WEJCO005		WEJCONSULTING, LLC					
26-00089	01/14/26	MICROPHONES	Open	\$1,124.88	\$0.00		
WELDO005		WELDON ASPHALT CO.					
25-00206	01/16/25	ASPHALT SUPPLY	Open	\$282.00	\$0.00		B
WILLI125		WILLIAM ZASOWSKI					
26-00175	12/31/25	Elem BBall Scorer Nov-Dec'25	Open	\$165.00	\$0.00		
XEROX020		XEROX CORPORATION					
25-00117	01/16/25	Contractual Services	Open	\$602.54	\$0.00		B
YACKE005		YACKER GLATT LLC					

Vendor # P.O. #	PO Date	Name Description	Status	Amount	Void Amount	Contract	PO Type
YACKE005		YACKER GLATT LLC	Account Continued				
25-00030	01/15/25	PUBLIC DEFENDER LEGAL FEES	Open	\$3,200.00	\$0.00		B

Totals by Year-Fund					
Fund Description	Fund	Budget Total	Revenue Total	G/L Total	Total
CURRENT FUND	5-01	\$1,207,085.05	\$0.00	\$0.00	\$1,207,085.05
PARKING FUND	5-05	\$13,542.68	\$0.00	\$0.00	\$13,542.68
	Year Total:	\$1,220,627.73	\$0.00	\$0.00	\$1,220,627.73
CURRENT FUND	6-01	\$136,638.93	\$0.00	\$0.00	\$136,638.93
GENERAL CAPITAL FU	C-04	\$702,488.19	\$0.00	\$0.00	\$702,488.19
FEDERAL AND STATE	G-02	\$209,469.71	\$0.00	\$0.00	\$209,469.71
TRUST-OTHER	T-12	\$100,480.74	\$0.00	\$0.00	\$100,480.74
DOG TRUST	T-13	\$10.80	\$0.00	\$0.00	\$10.80
REDEVELOPMENT ES	T-27	\$17,101.61	\$0.00	\$0.00	\$17,101.61
	Year Total:	\$117,593.15	\$0.00	\$0.00	\$117,593.15
Total Of All Funds:		\$2,386,817.71	\$0.00	\$0.00	\$2,386,817.71

City of Bayonne
Municipal Council Meeting - January 21, 2026
Ratify Confirm Schedule

Checking Account	Check #	Check Date	Vendor Name	PO #	Item Description	Net Amount
01 CLEARING	35112	12/18/2025	AD VANTAGE PUBLISHING	25-03712	BPFF 25 AD RIVERVIEW (BPF)	500.00
01 CLEARING	35112	12/18/2025	AD VANTAGE PUBLISHING	25-03719	TREE LIGHT AD RIVERVIEW	500.00
01 CLEARING	35113	12/22/2025	JOSEPH SCIBETTA	25-03785	Access Easement Agreement	15,000.00
01 CLEARING	35124	1/14/2026	JOSEPH SCIBETTA	26-00001	January Monthly Payment	15,000.00
01 CLEARING	35124	1/14/2026	JOSEPH SCIBETTA	26-00001	4th Qtr Tax Payment (prorated)	2,062.30
01 CLEARING	35124	1/14/2026	JOSEPH SCIBETTA	26-00001	Attorney Fees Reimbursement	5,000.00
CURRENT FUND	925263	1/14/2026	PMA COMPANIES	26-00002	PMA - Liability	18,390.80
CURRENT FUND	925264	1/14/2026	PMA COMPANIES	26-00003	PMA - WC	149,823.39
CURRENT FUND	925265	1/15/2026	BAYONNE BOARD OF EDUCATION	26-00011	Claims & Payroll Jan 2026	5,988,413.17
CURRENT FUND	925266	1/15/2026	DEPOSITORY TRUST COMPANY	26-00012	Municipal Bond Interest	742,071.18
CURRENT FUND	925267	1/20/2026	DELTA DENTAL OF NEW JERSEY	26-00220	DEC'25 CLAIMS FEES	58,411.35
CURRENT FUND	925267	1/20/2026	DELTA DENTAL OF NEW JERSEY	26-00220	DEC'25 ADMIN FEES	5,984.01
CURRENT FUND	WT	12/19/2025	City of Bayonne Claims Account	WT	CO-PAY REIMBURSEMENTS	4,118.77
CURRENT FUND	WT	12/29/2025	City of Bayonne Claims Account	WT	CO-PAY REIMBURSEMENTS	37.61
CURRENT FUND	WT	12/30/2025	City of Bayonne Claims Account	WT	VISION CARE REIMBURSEMENT	1,446.03
CURRENT FUND	WT	1/5/2026	City of Bayonne Claims Account	WT	RETIREE REIMBURSEMENT	1,851.60
CURRENT FUND	WT	1/12/2026	City of Bayonne Claims Account	WT	RETIREE REIMBURSEMENT	3,610.58
CURRENT FUND	WT	1/13/2026	City of Bayonne Claims Account	WT	RX CO-PAY REIMBURSEMENTS	17,790.03
CURRENT FUND	WT	1/14/2026	City of Bayonne Claims Account	WT	RX CO-PAY REIMBURSEMENTS	14,757.28
CURRENT FUND	WT	1/15/2026	City of Bayonne Claims Account	WT	RX CO-PAY REIMBURSEMENTS	3,475.57
CURRENT FUND	WT	1/16/2026	City of Bayonne Claims Account	WT	RETIREE REIMBURSEMENT	386.19
CURRENT FUND	WT	1/20/2026	City of Bayonne Claims Account	WT	RX CO-PAY REIMBURSEMENTS	7,164.22
						7,055,794.08

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

Purchasing Division
630 Avenue “C”, Bayonne, NJ 07002
Phone (201) 858-6090 Fax (201) 858-2600
adellabella@baynj.org

Amy Dellabella, R.P.P.O., Q.P.A.
Purchasing Agent
BID REPORT
FOR THE MUNICIPAL COUNCIL

Date: 01/16/26 Ad Date: 12/23/25 Date bids accepted: 1/14/26

Attending: Amy Dellabella, Purchasing Agent, Rob Russo, Esq.

Bid titled: G. THOMAS DIDOMENICO PARK IMPROVEMENTS

Bidder:
Picerno Giordano Construction LLC
200 Market Street

Kenilworth, NJ 07033	Base Bid: \$856,722.50
Deletion 3: Playground Rubber Surfacing	-\$246,772.50
Deletion 2: Existing Playground Restoration	-\$99,000.00
Deletion 1: Existing Swing Structure Restoration	<u>-\$10,000.00</u>
Total Bid with deletions	\$500,950.00

Thomas & Sons Builders LLC 174 Cedar Street New Milford, NJ 07646	Base Bid: \$935,020.00
Deletion 3: Playground Rubber Surfacing	-\$242,375.00
Deletion 2: Existing Playground Restoration	-\$71,701.00
Deletion 1: Existing Swing Structure Restoration	<u>-\$7,563.00</u>
Total Bid with deletions	\$613,381.00

After review by the Department Director, the Purchasing Department will prepare a request for contract award and forward it to the City Clerk for inclusion in future Council Agenda. If other than the lowest bidder is recommended, an explanation will be provided with that report. If bids are to be rejected, an appropriate report will be prepared. Please retain this report, as the information above may not be repeated in the request for award documents or in the event of a bid rejection.

Respectfully submitted,

Amy Dellabella, R.P.P.O., Q.P.A.
Purchasing Agent

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

**CITY OF BAYONNE
BUSINESS ADMINISTRATION**

Purchasing Division
630 Avenue “C”, Bayonne, NJ 07002
Phone (201) 858-6090 Fax (201) 858-2600
adellabella@baynj.org

Amy Dellabella, R.P.P.O., Q.P.A.
Purchasing Agent
BID REPORT
FOR THE MUNICIPAL COUNCIL

Date: 01/06/26 Ad Date: 12/5/25 Date bids accepted: 12/30/25

Attending: Amy Dellabella, Purchasing Agent

Bid titled: GALBREATH U5-OR-174 FREIGHTLINER (OR EQUIVALENT)

CUSTOM TRUCK 7701 INDEPENDENCE AVENUE KANSAS CITY, MO 64125	Total Cost..... \$210,877.00
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After review by the Department Director, the Purchasing Department will prepare a request for contract award and forward it to the City Clerk for inclusion in future Council Agenda. If other than the lowest bidder is recommended, an explanation will be provided with that report. If bids are to be rejected, an appropriate report will be prepared. Please retain this report, as the information above may not be repeated in the request for award documents or in the event of a bid rejection.

Respectfully submitted,

Amy Dellabella, R.P.P.O., Q.P.A.
Purchasing Agent

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74. 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

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75. 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, DECEMBER 17, 2025 be and the same are hereby approved.

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76. 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, December 10, 2025, be and the same are hereby approved.

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

Agenda No. CR-3

On the Motion:

**MUNICIPAL COUNCIL OF THE CITY OF BAYONNE
RESOLUTION NO. 26-01-21-077**

RESOLVED, That the official minutes of the special council meetings held Tuesday, December 23, 2025, Tuesday, December 30, 2025 and Monday, January 5, 2026, be and the same are hereby approved.

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

Agenda No.: CR-4

On the Motion:

**MUNICIPAL COUNCIL OF THE CITY OF BAYONNE
RESOLUTION NO. 26-01-21-078**

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
25	24	CHE GUAN	2,229.67
47	8 C1604	JAMES G. BLAKE & D. SILVESTRI	1,411.59
340	26	CHARLES L. QUINONES	1,573.07
378	12 C0101	ZACHARY HARMER	5,553.24
TOTAL:			\$10,767.57

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

Agenda No. CR-5

CITY OF BAYONNE
COUNTY OF HUDSON, STATE OF NEW JERSEY
RESOLUTION NO. 26-01-21-079

RESOLUTION APPROVING SUBMISSION OF STRATEGIC PLAN FOR FUNDING THROUGH THE GOVERNOR’S COUNCIL ON SUBSTANCE USE DISORDER FOR THE FISCAL GRANT YEAR JULY 1, 2026 TO JUNE 30, 2027

WHEREAS, the Governor’s Council on Substance Use Disorder established the Municipal Alliances for the Prevention of Substance Use Disorder in 1989 to educate and engage residents, local government and law enforcement officials, schools, nonprofit organizations, the faith community, parents, youth and other allies in efforts to prevent substance use disorder in communities throughout New Jersey.

WHEREAS, The City Council of the City of Bayonne, County of Hudson, State of New Jersey recognizes that substance use disorder is a serious problem in our society amongst persons of all ages; and therefore has an established Municipal Alliance Committee; and,

WHEREAS, the City Council further recognizes that it is incumbent upon not only public officials but upon the entire community to take action to prevent substance use disorder in our community; and,

WHEREAS, the City Council has applied for funding to the Governor’s Council on Substance Use Disorder through the County of Hudson;

NOW, THEREFORE, BE IT RESOLVED by the City of Bayonne, County of Hudson, State of New Jersey hereby recognizes the following:

- 1. The City Council does hereby authorize submission of a strategic plan for the Bayonne Municipal Alliance grant year July 1, 2026, to June 30, 2027, in the amount of:

GCSUD GRANT FUNDED	\$19,827.00
Cash Match	\$ 4,956.75
In-Kind	\$14,870.25

- 2. The City Council acknowledges the terms and conditions for administering the Municipal Alliance grant, including the administrative compliance and audit requirements.

APPROVED: _____
Robert Kubert, Mayor

CERTIFICATION

I, Madelene C Medina, Municipal Clerk of the City of Bayonne, County of Hudson, State of New Jersey, do hereby certify the foregoing to be a true and exact copy of a resolution duly authorized by the City Council on this 21st day of January 2026.

Madelene C. Medina, Municipal Clerk

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

Agenda No.: CR-6
On the motion:

**MUNICIPAL COUNCIL OF THE CITY OF BAYONNE
RESOLUTION NO. 26-01-21-080**

WHEREAS, Section 17-23, Charitable Clothing Bins, of the Revised General Ordinances of the City of Bayonne requires that a permit be obtained by a qualifying non-profit organization in order for it to place donation clothing bins within the City of Bayonne, provided certain requirements in the ordinance are met; and

WHEREAS, A & E CLOTHING CORPORATION, has applied for a permit for ten (10) clothing donation bin to be located at the following Locations:

- 1. 1121 Kennedy Blvd – BP Gas Station (1)
- 2. 259 Avenue E & 23rd Street – Bayonne Family YMCA (4)
- 3. 26 Prospect Avenue – Melanie’s Deli (1)
- 4. 26 West 16th Street - Wallace Temple Zion Church(1)
- 5. 125 Broadway (3)

, and has paid the appropriate fees and supplied the required documents; now, therefore be it

RESOLVED, that the application of A & E CLOTHING CORPORATION for ten (10) clothing donation bin to be located at above-mentioned locations at the specific location designated on the map submitted as part of their application, be and is hereby approved for the calendar year 2026; and be it further

RESOLVED, that the City Clerk be and is hereby authorized and directed to issue a permit for TEN (10) clothing donation bins A & E CLOTHING CORPORATION for calendar year 2026.

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

Agenda No.: CR-7
On the motion: As a whole

**MUNICIPAL COUNCIL OF THE CITY OF BAYONNE
RESOLUTION NO. 26-01-21-081**

Whereas, Tax Counsel for the City of Bayonne has with the agreement of the City Tax Assessor reached proposed settlement agreements with respect to certain State Court Tax Appeals on the following properties as detailed on the attached Schedule A:

Bayonne NM Bayview Bayonne LLC (2023, 2024 & 2025 Tax year)

- Block 363 Lot 1.01 – 28-58 JF Kennedy Blvd.

Whereas, the tax assessor of the City of Bayonne in consultation with the City’s expert appraiser recommend this settlement;

Now therefore be it resolved as follows:

- 1. The above recitals are incorporated herein.
- 2. Tax Counsel for the City of Bayonne is authorized to enter into and execute stipulation of settlement on behalf of the City of Bayonne consistent with the

terms provided on the attached schedule A with respect to the outstanding appeals listed in that schedule for: Block 363 Lot 1.01, 28-58 JF Kennedy Blvd. (2023-2025 tax years).

3. The refund will be paid within 90 days of the date of entry of the Tax Court judgment.
4. The City's Tax Counsel, City Attorney, CFO, Treasurer and Tax Collector are authorized to take any action necessary to effectuate this resolution and the resulting judgment(s).
5. This resolution shall take effect immediately.

* * * * *

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

Agenda No.: CR-8

On the motion: As a whole

**MUNICIPAL COUNCIL OF THE CITY OF BAYONNE
RESOLUTION NO. 26-01-21-082**

Whereas, Tax Counsel for the City of Bayonne has with the agreement of the City Tax Assessor reached proposed settlement agreements with respect to certain State Court Tax Appeals on the following properties as detailed on the attached Schedule A:

LPM Services, Inc (Tax Years 2020 through 2025)

- Block 211, Lot 16 – 456-458 Broadway
- Block 211, Lot 17 – 452 Broadway
- Block 211, Lot 18 – 450 Broadway
- Block 211, Lot 19 – 446-448 Broadway

Whereas, the tax assessor of the City of Bayonne in consultation with the City's expert appraiser recommend this settlement;

Now therefore be it resolved as follows:

1. The above recitals are incorporated herein.
2. Tax Counsel for the City of Bayonne is authorized to enter into and execute stipulation of settlement on behalf of the City of Bayonne consistent with the terms provided on the attached schedule A with respect to the outstanding appeals listed in that schedule for: Block 211 Lot 16, 456-458 Broadway, Block 211, Lot 17 – 452 Broadway, Block 211, Lot 18 – 450 Broadway, Block 211, Lot 19 – 446-448 Broadway (Tax Years 2020 through 2025).
3. The refund will be paid within 90 days of the date of entry of the Tax Court judgment.
4. The City's Tax Counsel, City Attorney, CFO, Treasurer and Tax Collector are authorized to take any action necessary to effectuate this resolution and the resulting judgment(s).
5. This resolution shall take effect immediately.

* * * * *

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

Agenda No. CR-9

On the Motion:

**MUNICIPAL COUNCIL OF THE CITY OF BAYONNE
RESOLUTION NO. 26-01-21-083**

WHEREAS, the City of Bayonne is a member of the **National IPA/OMNIA Partners Cooperative Purchasing Program, Membership #NIPA15951**; and

WHEREAS, LOWES HOME CENTER LLC, is capable of supplying materials and supplies to the City through the **National IPA/OMNIA Partners Cooperative Purchasing Program Contract #R192006 (“OMNIA Contract #R-192006”)**; and

WHEREAS, the Chief Financial Officer anticipates the need for said materials and office supplies for individual departments of the City of Bayonne throughout Calendar Year 2026 (CY26) from **Lowes Home Center, LLC** will not to exceed **\$70,000.00**; and

WHEREAS, the City advertised a Notice of Intent to Award a Contract Under a National Cooperative Purchasing Agreement for said office supplies to **Amazon Services, LLC** through **OMNIA Contract #R-TC-192006**; and

WHEREAS, said Notice provided for a ten (10) day comment period ending **February 11, 2026**; and

WHEREAS, no comments or objections have been filed with the City Clerk; and

WHEREAS, pursuant to N.J.A.C. 5:30-5.5(e), the authorization for these purchases shall be subject to the availability and appropriation of funds in the said individual departmental accounts: **Materials and Supplies (#030)** in the CY2026 budget; now, therefore, be it

RESOLVED, by the Municipal Council as follows:

1. The Purchasing Agent is hereby authorized to procure the aforesaid materials and office supplies for individual City of Bayonne departments through the **National IPA/OMNIA Partners Cooperative Purchasing Program, through Contract #R-192006, Membership #NIPA15951** throughout CY2026 from **LOWES HOME CENTER, LLC** for a total amount not to exceed **\$70,000.00**.
2. Funds shall be charged to individual departmental Accounts: **Materials and Supplies (#030)**.
3. Pursuant to N.J.A.C. 5:30-5.5(e), authorization for these purchases shall be subject to the availability and appropriation of funds for **CY2026 in individual departmental accounts: Materials and supplies (#030)**.

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

Agenda No. CR-10

On the Motion:

**MUNICIPAL COUNCIL OF THE CITY OF BAYONNE
RESOLUTION NO. 26-01-21-084**

WHEREAS, the City of Bayonne is a member of the **National IPA/OMNIA Partners Cooperative Purchasing Program, Membership #NIPA15951**; and

WHEREAS, Amazon Services, LLC, is capable of supplying materials and office supplies to the City through the **National IPA/OMNIA Partners Cooperative Purchasing Program Contract #R-TC-17006 (“OMNIA Contract #R-TC-17006”)**; and

WHEREAS, the Chief Financial Officer anticipates the need for said materials and office supplies for individual departments of the City of Bayonne throughout Calendar Year 2026 (CY2026) from **Amazon Services, LLC** will not to exceed **\$70,000.00**; and

WHEREAS, the City advertised a Notice of Intent to Award a Contract Under a National Cooperative Purchasing Agreement for said office supplies to **Staples** through **OMNIA Contract #R-TC-17006**; and

WHEREAS, said Notice provided for a ten (10) day comment period ending **February 10, 2026**; and

WHEREAS, no comments or objections have been filed with the City Clerk; and

WHEREAS, pursuant to N.J.A.C. 5:30-5.5(e), the authorization for these purchases shall be subject to the availability and appropriation of funds in the said individual departmental accounts: Office **Supplies (036) and Materials and Supplies (#030)** in the CY2026 budget; now, therefore, be it

RESOLVED, by the Municipal Council as follows:

1. The Purchasing Agent is hereby authorized to procure the aforesaid materials and office supplies for individual City of Bayonne departments through the **National IPA/OMNIA Partners Cooperative Purchasing Program, Membership #NIPA15951 Contract #R-TC-17006** throughout CY2026 from **Amazon Services, LLC** through for a total amount not to exceed **\$70,000.00**.

2. Funds shall be charged to individual departmental Accounts: **Office Supplies (#036) and Materials and Supplies (030)**.

3. Pursuant to N.J.A.C. 5:30-5.5(e), authorization for these purchases shall be subject to the availability and appropriation of funds for **CY2026 in individual departmental accounts: Office Supplies (#036) and materials and supplies (030)**.

* * * * *

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

Agenda No. CR-11

On the Motion

**MUNICIPAL COUNCIL OF THE CITY OF BAYONNE
RESOLUTION NO. 26-01-21-085**

WHEREAS, the Chief Financial Officer anticipates that there will be a need for the purchase of office furniture and furnishings for individual departments of the City of Bayonne throughout Calendar Year **2025 (“CY2025”)**; and

WHEREAS, Paper Clips, Inc. is capable of supplying said office furniture and furnishings through Safeco Products State Contract **#G2004** for office furniture; and

WHEREAS, the Chief Financial Officer anticipates the cost to purchase said office furniture and furnishings from **Paper Clips, Inc.** will not exceed **\$60,000.00** throughout **CY2025**; 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** budget in individual departmental accounts: **Furniture and Furnishings (057)**; 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 office furniture and furnishings for individual departments of the City of Bayonne throughout **CY2026** from **Paper Clips, Inc.**, through Safeco Products State Contract **#G2004** for Office Furniture at a total cost not to exceed **\$60,000.00**.

2. Funds shall be chargeable to individual departmental accounts: **Furniture and Furnishings (057)**.

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** budget in individual departmental accounts: Furniture **and Furnishings (057)**.

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

Agenda No. CR-12

On the Motion:

**MUNICIPAL COUNCIL OF THE CITY OF BAYONNE
RESOLUTION NO. 26-01-21-086**

WHEREAS, the City of Bayonne is a member of the **Sourcewell Cooperative Purchasing Program, Account #27851**; and

WHEREAS, Staples Contract & Commercial, LLC aka Staples, Inc. ("Staples"), is capable of supplying office supplies to the City through Sourcewell Cooperative Purchasing Program Contract #012320-Office Supplies ("Sourcewell Contract # 012320"); and

WHEREAS, the Chief Financial Officer anticipates the need for office supplies for individual departments of the City of Bayonne from Staples throughout Calendar Year 2026 (CY2026) will not exceed \$70,000.00; and

WHEREAS, the City advertised a Notice of Intent to Award a Contract Under a National Cooperative Purchasing Agreement for said office supplies to Staples through Sourcewell Contract #012320; and

WHEREAS, said Notice provided for a ten (10) day comment period ending February 10, 2026; and

WHEREAS, no comments or objections have been filed with the City Clerk; 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 budget in individual departmental accounts: Office Supplies (#036); now, therefore, be it

RESOLVED, by the Municipal Council as follows:

1. The Purchasing Agent be and is hereby authorized to procure the aforesaid office supplies for individual departments of the City of Bayonne through the aforesaid **Sourcewell Cooperative Purchasing Program Contract #012320-Office Supplies, Account #27851** throughout **CY2026** from **Staples Contract & Commercial, LLC aka Staples, Inc.**, at a total cost not to exceed **\$70,000.00**.

2. Funds shall be chargeable to individual departmental accounts: **Office Supplies (036)**.

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** budget in individual departmental accounts: **Office Supplies (036)**.

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

Agenda No. CR-13

On the Motion:

**MUNICIPAL COUNCIL OF THE CITY OF BAYONNE
RESOLUTION NO. 26-01-21-087**

WHEREAS, the Chief Financial Officer anticipates that there will be a need for the purchase of office supplies for individual departments of the City of Bayonne throughout Calendar Year 2026 ("CY2026"); and

WHEREAS, WB Mason Co., is capable of supplying said office furniture and furnishings through State Contract #T0052 for office supplies; and

WHEREAS, the Chief Financial Officer anticipates the cost to purchase said office supplies from EB Mason Co. will not exceed \$85,000.00 throughout CY2026; 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 budget in individual departmental accounts: Office Supplies (#036); 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 office furniture and furnishings for individual departments of the City of Bayonne throughout **CY2026** from **WB Mason Co.**, through State Contract **#T0052** for Office Supplies at a total cost not to exceed **\$85,000.00**.

2. Funds shall be chargeable to individual departmental accounts: **Office Supplies (#036)**.

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** budget in individual departmental accounts: **Office Supplies (#036)**.

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

Agenda No. CR-14

**MUNICIPAL COUNCIL OF THE CITY OF BAYONNE
RESOLUTION NO. 26-01-21-088**

Resolution Approving Modification Agreement Regarding City Wide Lead Service Line Replacements (Phases 2.2 & 3.1).

WHEREAS, the City of Bayonne's (the "City") Division of Water and Sewer Management (the "Division") within the Department of Municipal Services oversees, coordinates, and manages the Bayonne Water and Wastewater Concession Agreement dated December 20, 2012 with Bayonne Joint Water Venture, LLC (hereinafter also referred to as "BWJV" and/or the "Concessionaire"), which agreement provides for the day to day operation, maintenance of and capital improvements to the water and sewer system and assets by the Concessionaire and its chosen operator, currently Veolia Water Contract Operations, USA, Inc. ("Veolia"); and

WHEREAS, pursuant to that agreement, water and sewer projects that exceed the required annual capital expenditures to be made by the Concessionaire or any voluntary financing or other contribution by the City, are to be paid from water and sewer revenue (rate) adjustments as provided in said December 20, 2012 Concession Agreement, pursuant to modification agreements reached under Section 5 of that agreement; and

WHEREAS, on July 22, 2021, Governor Murphy signed into law P.L.2021, c. 183 (hereinafter also referred to as the "Act"), which finds and declares that lead in drinking water poses a serious health and safety risk to the public, particularly to infants and children; and

WHEREAS, Section 1 of the Act further declares that public water systems fully inventory all service lines and gradually replace all Lead Service Lines (hereinafter also referred to as "LSL" in the singular or "LSLs" in the aggregate), portions of which may exist on private property; and that, given the risk to public health and the resulting social costs that lead exposure imposes upon society as a whole, it is in the public interest that each public water system be obligated to replace lead service lines, including those that exist on private property, and be authorized to recoup the costs of lead service line replacements from all subscribers of the public water system; and

WHEREAS, there exist privately-owned properties serviced by obsolete lead service lines within the City; and

WHEREAS, a modification agreement for Phases 2.2 (construction oversight costs for the replacement of approximately 2,800 LSLs in 2026) and 3.1 (administrative and funding assistance for 2026) of the City Wide Lead Service Line Replacement has been negotiated and proposed in the form attached hereto; and

WHEREAS, the Director of Municipal Services has recommended adoption of said modification agreement, provided that, the timelines and schedules for performance be adjusted (moved forward) to begin on a date following approval of any such modification agreement by this municipal council and execution by the Mayor, in a form approved by the City Law Director; and

WHEREAS, it is in the interest of the residents of the City of Bayonne to enable the aforesaid water and sewer system improvement without delay, now, therefore, be it

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 “Required Modification – City Wide Lead Service Line Replacements (Phases 2.2 & 3.1)” 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 and specifically to assure that the implementation timeline/schedules stated in the attachments to this resolution are adjusted (moved forward) so as to begin 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 and by the Mayor in this regard hereby ratified and confirmed.
5. This resolution shall take effect immediately.

* * * * *

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

Agenda No.:CR-15

On the motion: As a whole

**MUNICIPAL COUNCIL OF THE CITY OF BAYONNE
RESOLUTION NO. 26-01-21-089**

WHEREAS, the City of Bayonne, Department of Public Safety has applied for and has been awarded the Public Safety Answering Point (PSAP) Upgrades and Consolidation Grant in the amount \$97,17900 from the State of New Jersey Office of Emergency Telecommunications Services within the Office of Information Technology; and

NOW, THEREFORE, BE IT RESOLVED, by the Municipal Council of the City of Bayonne that the above referenced grant is hereby accepted and the Mayor is hereby authorized to execute grant documents as an authorized representative thereunder, for the City of Bayonne

BE IT FURTHER RESOLVED, by the Municipal Council of the City of Bayonne that:

1. The City of Bayonne accepts the Public Safety Answering Point (PSAP) Upgrades and Consolidation Grant in the amount of \$97,179.00 from the State of New Jersey Office of Emergency Telecommunications Service within the Office of Information Technology.
2. The Division of Finance is hereby authorized to establish the proper accounts for these funds.

* * * * *

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

CR-16 RESOLUTION # 26-01-21-090

#1 TEMPORARY EMERGENCY APPROPRIATION CY 2026

WHEREAS, it is necessary to provide additional appropriations in the CY 2026 temporary budget to make available the funds necessary for the continuance of City services during the temporary budget; and

WHEREAS, no adequate provision has been made in the CY 2026 temporary budget for the aforesaid purpose, and N.J.S.A. 40A:4-20 provides for the creation of an emergency temporary appropriation for the purpose mentioned above; and

WHEREAS, the total temporary budget resolutions adopted in CY 2026 pursuant to the provisions of N.J.S.A. 40A:4-19,20, including this resolution totals:

Current Fund \$ 74,048,685.41

NOW THEREFORE, BE IT RESOLVED, by the Municipal Council of the City of Bayonne (not less than two-thirds of all members therefore affirmatively concurring) that in accordance with the aforementioned statutes:

- 1.) An emergency temporary appropriation is hereby created for the purposes set forth in the attached schedule; and
- 2.) Said emergency temporary appropriation will be provided for in the CY 2026 Municipal Budget.

TEMPORARY EMERGENCY 1/21/2026	CY2026-1			
CURRENT FUND				
Account#	Description	From	To	Increased By
20-102	Purchasing OE	500.00	1,150.00	650.00
20-145	Tax Collector OE	500.00	2,200.00	1,700.00
25-240	Police Department OE	280,000.00	640,000.00	360,000.00
26-291	Snow Removal OE	28,000.00	100,000.00	72,000.00
31-460	Office Services OE	123,200.00	195,200.00	72,000.00
41-505-2026	Body Armor Replacement Fund	-	16,735.81	16,735.81
41-509-2026	Drive Sober or Get Pulled Over	-	7,000.00	7,000.00
41-554-2026	Public Safety Answering Point Grant (PSAP)		97,179.00	97,179.00
41-718-2026	Custom Boarder Patrol		-	33,065.85
	Total:			660,330.66

* * * * *

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

CR-17 Approving the Appropriation Reserve Transfer

WHEREAS, the City is undertaking a project to install a red/yellow/green light traffic signal (the “**Project**”) on or around property adjacent to the on and off ramps of the Bayonne Bridge at the intersection of Route 440 and Avenue A (the “**Licensed Areas**”), which installation includes electrical facilities, a signal pole, curb and sidewalk improvements, signage, and other improvements accessory to the traffic signal that requires the right to enter property owned by the Port Authority of New York and New Jersey (the “**Port Authority**”); and

WHEREAS, the City has an interest in managing and maintaining the Licensed Areas, and the facilities therein for the duration of its current use; and

WHEREAS, the City has requested permission from the Port Authority to maintain and manage the facilities within the Licensed Areas, all pursuant to the terms and conditions of a License Agreement between the City and the Port Authority (the “**License Agreement**”); and

WHEREAS, the City wishes to authorize the granting of a license under the terms and conditions set forth in the License Agreement with respect to and for the foregoing purposes.

NOW, THEREFORE, BE IT RESOLVED by the Municipal Council of the City of Bayonne, County of Hudson as follows:

1. The aforementioned recitals are incorporated herein as though fully set forth at length.
2. The City is hereby authorized to execute the License Agreement with the Port Authority in the form on file with the Office of the City Clerk.
3. The Mayor is hereby authorized and directed to execute the License Agreement, subject to such additions, deletions, modifications or amendments deemed necessary by the Mayor in his discretion in consultation with counsel, which additions, deletions, modifications or amendments do not alter the substantive rights and obligations of the parties thereto, and to take all other necessary and appropriate action to effectuate the License Agreement.
4. If any part of this Resolution shall be deemed invalid, such parts shall be severed and the invalidity thereby shall not affect the remaining parts of this Resolution.
5. A copy of this Resolution shall be available for public inspection at the offices of the City Clerk.
6. This Resolution shall take effect as provided by law.

Council Member	Aye	Nay	Abstain	Absent
Booker	X			
Carroll	X			
Perez	X			
Weimmer	X			
LaPelusa	X			

* * * * *

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

Agenda No R-2

On the motion Council Member Booker
Seconded by Council Member Perez

RESOLUTION NO. 26-01-21-095

RESOLUTION OF THE MUNICIPAL COUNCIL OF THE CITY OF BAYONNE, IN THE COUNTY OF HUDSON, NEW JERSEY AUTHORIZING A TRAFFIC CONTROL PLAN FOR THE PROPERTY LOCATED AT 107-111 AVENUE F AND 86-92 EAST 22ND STREET, IDENTIFIED AS BLOCK 456, LOTS 7, 8.01, 8.02, 8.03, 9 & 10 AS SHOWN ON THE OFFICIAL TAX MAP OF THE CITY

WHEREAS, in accordance with the request of 111 Avenue F Partners Urban Renewal, LLC (the “**Applicant**”) Greg A. Valesi, PE, CME (the “**City Engineer**”), on behalf of the City of Bayonne, (the “**City**”) reviewed the Applicant’s traffic control plan, dated November 26, 2025 (the “**Traffic Control Plan**”) for the project to be developed on the property located at 86-92 East 22nd Street, designated on the tax maps as Block 456, Lots 7, 8.01, 8.02, 9 and 10 (the “**Property**”), and found said Traffic Control Plan to be acceptable from an engineering perspective, as set forth in a memorandum, dated December 31, 2025 (the “**Engineering Memorandum**”); and

WHEREAS, the City has determined to approve the Applicant’s Traffic Control Plan, subject to all requirements set forth in the Engineering Memorandum, a copy of which is on file with the City Clerk.

NOW, THEREFORE, BE IT RESOLVED by the Municipal Council of the City of Bayonne as follows:

- 1. The aforementioned recitals are incorporated herein as though fully set forth at length.
- 2. The City hereby authorizes the Traffic Control Plan, subject to all requirements set forth in the Engineering Memorandum
- 3. A copy of this Resolution shall be available for distribution to the public and for public inspection at the office of the City Clerk.
- 4. This Resolution shall take effect immediately.

Council Member	Aye	Nay	Abstain	Absent
Booker	X			
Carroll	X			
Perez	X			
Weimmer	X			
LaPelusa	X			

* * * * *

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

Agenda No.: R-3

On the motion:

**MUNICIPAL COUNCIL OF THE CITY OF BAYONNE
RESOLUTION NO. 26-01-21-096**

RESOLUTION AUTHORIZING A FEASIBILITY STUDY AND PLANS AND SPECIFICATIONS FOR THE CREATION AND MAINTENANCE OF THE PENINSULA AT BAYONNE HARBOR DISTRICT PURSUANT TO THE PEDESTRAIN MALL AND SPECIAL IMPROVEMENT DISTRICT, N.J.S.A. 40:56-65, ET SEQ.

WHEREAS, the Pedestrian Mall and Special Improvement District Act, N.J.S.A. 40:56-65 et seq. (the “Act”) authorizes municipalities to establish a special improvement district as a mechanism to increase business activity and property values within commercial and business areas; and

WHEREAS, the City of Bayonne (the “City”) is considering the creation of a special improvement district at the Peninsula at Bayonne Harbor area, including the properties within the area identified on Exhibit A attached hereto (the “Peninsula at Bayonne Harbor SID”); and

WHEREAS, pursuant to N.J.S.A. 40:56-70 of the Act, the City desires to commence a feasibility study and plans and specifications relating to the creation and maintenance of the Peninsula at Bayonne Harbor SID in order to aid the City in its consideration of a Peninsula at Bayonne Harbor SID, which studies shall include but not be limited to a gross benefits analysis on the properties within the Peninsula at Bayonne Harbor SID, an analysis of the projected revenue resulted from the imposition of a surcharge to the property tax rate within the Peninsula at Bayonne Harbor SID and

the proposed uses of such revenues (the “Feasibility Services”), and directs NW Financial Group, LLC, the City’s financial advisors, to undertake said Feasibility Services; and

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

- Section 1. The above recitals are hereby incorporated herein as if set forth at length.
- Section 2. NW Financial Group, LLC is directed to perform the Feasibility Services as described herein.
- Section 3. The Mayor is hereby authorized to take any and all actions and execute any documents necessary to effectuate this Resolution, in consultation with counsel.
- Section 4. This Resolution shall take effect immediately.

Council Member	Aye	Nay	Abstain	Absent
Booker	X			
Carroll	X			
Perez	X			
Weimmer	X			
LaPelusa	X			

* * * * *

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

Agenda No. R-4

**MUNICIPAL COUNCIL OF THE CITY OF BAYONNE
RESOLUTION NO: 26-01-21-097**

RESOLUTION OF THE MUNICIPAL COUNCIL OF THE CITY OF BAYONNE, COUNTY OF HUDSON, NEW JERSEY, DESIGNATING PROPERTY LOCATED AT 9 EAST 50TH STREET, 10 EAST 50TH STREET, 16 EAST 50TH STREET, 1022 BROADWAY, 1026 BROADWAY, 1028 BROADWAY AND 1030 BROADWAY AND DESIGNATED AS BLOCK 54, LOTS 1, 22.01, 22.02, 21, 24, 25 & 26 AS A NON-CONDEMNATION AREA 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 City 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 16, 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 9 East 50th Street, 10 East 50th Street, 16 East 50th Street, 1022 Broadway, 1026 Broadway, 1028 Broadway and 1030 Broadway, identified as Block 54, Lots 1, 22.01, 22.02, 21, 24, 25 & 26, 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 9 East 50th Street, 10 East 50th Street, 16 East 50th Street, 1022 Broadway, 1026 Broadway, 1028 Broadway and 1030 Broadway, identified as Block 54, Lots 1, 22.01, 22.02, 21, 24, 25 & 26, is hereby designated as a non-condemnation area in need of redevelopment in accordance with the LHRL, 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 54, Lots 1, 22.01, 22.02, 21, 24, 25 & 26, in accordance with the LHRL, 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.

Council Member	Aye	Nay	Abstain	Absent
Booker	X			
Carroll	X			
Perez	X			
Weimmer	X			
LaPelusa	X			

* * * * *

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

Agenda No. R-6

**MUNICIPAL COUNCIL OF THE CITY OF BAYONNE
RESOLUTION NO: 26-01-21-098**

RESOLUTION OF THE MUNICIPAL COUNCIL OF THE CITY OF BAYONNE, COUNTY OF HUDSON, NEW JERSEY DESIGNATING 485 AVENUE C URBAN RENEWAL, LLC AS REDEVELOPER OF THE PROPERTY LOCATED AT 485 AVENUE C, 487-493 AVENUE C AND 64-66 WEST 22ND STREET AND IDENTIFIED AS BLOCK 209, LOTS 22, 23.01 AND 27 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 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, 485 Avenue C 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 485 Avenue C 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 485 Avenue C 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, 485 Avenue C 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 485 Avenue C, 487-493 Avenue C and 64-66 West 22nd Street 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.

Council Member	Aye	Nay	Abstain	Absent
Booker	X			
Carroll	X			
Perez	X			
Weimmer	X			
LaPelusa	X			

* * * * *

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

Agenda No. R-7

RESOLUTION OF THE MUNICIPAL COUNCIL OF THE CITY OF BAYONNE, COUNTY OF HUDSON, NEW JERSEY DESIGNATING 958-968 BROADWAY URBAN RENEWAL, LLC AS REDEVELOPER OF THE PROPERTY LOCATED AT 958-968 BROADWAY AND IDENTIFIED AS BLOCK 78, LOT 44 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 dated June 18, 2025, the Municipal Council of the City of Bayonne (“Municipal Council”) designated certain property located at 958-968 Broadway, which property is identified as Block 78, Lot 44 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 January 21, 2026 the Municipal Council adopted Ordinance O-21 adopting a redevelopment plan titled “Kessler/Fitness Redevelopment Plan” dated May 14, 2024 (hereinafter the “Redevelopment Plan”); and

WHEREAS, 958-968 Broadway 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 958-968 Broadway 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 958-968 Broadway 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, 958-968 Broadway 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 958-968 Broadway 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.

Council Member	Aye	Nay	Abstain	Absent
Booker	X			

Carroll	X			
Perez	X			
Weimmer	X			
LaPelusa	X			

* * * * *

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

Agenda No. R-8

**MUNICIPAL COUNCIL OF THE CITY OF BAYONNE
RESOLUTION NO: 26-01-21-100**

RESOLUTION OF THE MUNICIPAL COUNCIL OF THE CITY OF BAYONNE, COUNTY OF HUDSON, NEW JERSEY DESIGNATING 18th ST. PARTNERS MW URBAN RENEWAL, LLC AS REDEVELOPER OF 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 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. 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, 18th St. Partners MW 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 Redevelopment Plan and 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 18th St. Partners MW 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 18th St. Partners MW 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, 18th St. Partners MW 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 33-37 East 18th Street 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.

Council Member	Aye	Nay	Abstain	Absent
Booker	X			
Carroll	X			
Perez	X			
Weimmer	X			
LaPelusa	X			

* * * * *

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

Agenda No. R-9

**MUNICIPAL COUNCIL OF THE CITY OF BAYONNE
RESOLUTION NO: 26-01-21-101**

RESOLUTION OF THE MUNICIPAL COUNCIL OF THE CITY OF BAYONNE, COUNTY OF HUDSON, NEW JERSEY, DESIGNATING PROPERTY LOCATED AT 190 WEST 63RD STREET AND DESIGNATED AS BLOCK 2, LOT 1 AS A NON-CONDEMNATION AREA 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 City 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 February 19, 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 190 West 63rd Street, identified as Block 2, Lot 1 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 190 West 63rd Street, identified as Block 2, Lot 1 is hereby designated as a non-condemnation area in need of redevelopment in accordance with the LHRL, 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 2, Lot 1, in accordance with the LHRL, 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.

Council Member	Aye	Nay	Abstain	Absent
Booker	X			
Carroll	X			
Perez	X			
Weimmer	X			
LaPelusa	X			

* * * * *

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

Agenda No. R-10

**MUNICIPAL COUNCIL OF THE CITY OF BAYONNE
RESOLUTION NO: 24-01-21-102**

RESOLUTION OF THE MUNICIPAL COUNCIL OF THE CITY OF BAYONNE, COUNTY OF HUDSON, NEW JERSEY, DESIGNATING PROPERTY LOCATED AT 979-993 AVENUE C AND 80 WEST 47TH STREET AND IDENTIFIED AS BLOCK 76, LOTS 17.01 AND 17.02 (PORTION) AS A NON-CONDEMNATION AREA 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 City 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 979-993 Avenue C and 80 West 47th Street, identified as Block 76, Lots 17.01 and

17.02 (portion) 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 January 13, 2026; 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 979-993 Avenue C and 80 West 47th Street, identified as Block 76, Lots 17.01 and 17.02 (portion) is hereby designated as a non-condemnation area in need of redevelopment in accordance with the LHRL, 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 76, Lots 17.01 and 17.02 (portion), in accordance with the LHRL, 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.

Council Member	Aye	Nay	Abstain	Absent
Booker	X			
Carroll	X			
Perez	X			
Weimmer	X			
LaPelusa	X			

* * * * *

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

Agenda No. R-11

**MUNICIPAL COUNCIL OF THE CITY OF BAYONNE
RESOLUTION NO: 26-01-21-103**

RESOLUTION OF THE MUNICIPAL COUNCIL OF THE CITY OF BAYONNE, COUNTY OF HUDSON, NEW JERSEY DESIGNATING 1954 55 STREET BAYONNE URBAN RENEWAL, LLC AS REDEVELOPER OF THE PROPERTY LOCATED AT 19-45 WEST 55TH STREET AND IDENTIFIED AS BLOCK 28, LOTS 2 AND 3 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. 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, on January 21, 2026, the Municipal Council adopted Ordinance O-20 adopting a redevelopment plan 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, 1954 55 Street 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 Redevelopment Plan and 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 1954 55 Street 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 1954 55 Street 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, 1954 55 Street 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 45 West 55th Street 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

Council Member	Aye	Nay	Abstain	Absent
Booker	X			
Carroll	X			
Perez	X			
Weimmer	X			
LaPelusa	X			

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

Agenda No. R-12

**MUNICIPAL COUNCIL OF THE CITY OF BAYONNE
RESOLUTION NO: 26-01-21-104**

RESOLUTION OF THE MUNICIPAL COUNCIL OF THE CITY OF BAYONNE, COUNTY OF HUDSON, NEW JERSEY DESIGNATING 81-87 EAST 22ND STREET URBAN RENEWAL, LLC AS REDEVELOPER OF THE PROPERTY LOCATED AT 81-87 EAST 22ND STREET AND IDENTIFIED AS BLOCK 449, LOTS 6 AND 7.01 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. 25-08-13-075 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, on January 21, 2026, the Municipal Council adopted Ordinance O-19 adopting a redevelopment plan titled “Redevelopment Plan, Block 449 Lot(s) 6 & 7.01, 81-87 East 22nd Street” dated January 21, 2026 (the “Redevelopment Plan”); and

WHEREAS, 81-87 East 22nd Street 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 Redevelopment Plan and 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 81-87 East 22nd Street 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 81-87 East 22nd Street 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, 81-87 East 22nd Street 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 81-87 East 22nd Street 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.

Council Member	Aye	Nay	Abstain	Absent
Booker	X			
Carroll	X			
Perez	X			
Weimmer	X			
LaPelusa	X			

* * * * *

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

Agenda No. R-13

**MUNICIPAL COUNCIL OF THE CITY OF BAYONNE
RESOLUTION NO: 26-01-21-105**

RESOLUTION OF THE MUNICIPAL COUNCIL OF THE CITY OF BAYONNE, COUNTY OF HUDSON, NEW JERSEY DESIGNATING 1191-1205 JOHN F KENNEDY URBAN RENEWAL, LLC AS REDEVELOPER OF THE PROPERTY LOCATED AT 1191-1199 KENNEDY BOULEVARD, 1201-1203 KENNEDY BOULEVARD AND 1205 KENNEDY BOULEVARD AND IDENTIFIED AS BLOCK 32, LOTS 10, 11, 12, 13.01 AND 15 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 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, on January 21, 2026, the Municipal Council adopted Ordinance O-22 adopting a redevelopment plan for the Property (the “Redevelopment Plan”) ; and

WHEREAS, 1191-1205 John F Kennedy 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 Redevelopment Plan and 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 1191-1205 John F Kennedy 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 1191-1205 John F Kennedy 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, 1191-1205 John F Kennedy 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 1191-1199 Kennedy Boulevard, 1201-1203 Kennedy Boulevard and 1205 Kennedy Boulevard 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.

Council Member	Aye	Nay	Abstain	Absent
Booker	X			
Carroll	X			
Perez	X			
Weimmer	X			
LaPelusa	X			

* * * * *

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

Agenda No. R-14

**MUNICIPAL COUNCIL OF THE CITY OF BAYONNE
RESOLUTION NO: 26-01-21-106**

RESOLUTION OF THE MUNICIPAL COUNCIL OF THE CITY OF BAYONNE, COUNTY OF HUDSON, NEW JERSEY DESIGNATING 508 AVENUE A URBAN RENEWAL, LLC AS REDEVELOPER OF 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 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. 25-09-17-050 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, on January 21, 2026, the Municipal Council adopted Ordinance O-15 adopting a redevelopment plan 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, 508 Avenue A 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 Redevelopment Plan and 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 508 Avenue A 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 508 Avenue A 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, 508 Avenue A 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 508 Avenue A, 510-514 Avenue A and 134-136 West 22nd Street 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.

Council Member	Aye	Nay	Abstain	Absent
Booker	X			
Carroll	X			
Perez	X			
Weimmer	X			
LaPelusa	X			

* * * * *

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

Agenda No. R-15

**MUNICIPAL COUNCIL OF THE CITY OF BAYONNE
RESOLUTION NO: 26-01-21-107**

RESOLUTION OF THE MUNICIPAL COUNCIL OF THE CITY OF BAYONNE, COUNTY OF HUDSON, NEW JERSEY DESIGNATING 745-747 BROADWAY URBAN RENEWAL, LLC AS REDEVELOPER OF THE PROPERTY LOCATED AT 745-747 BROADWAY AND IDENTIFIED AS BLOCK 139, LOTS 18 AND 19 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. 25-04-16-082 dated April 16, 2025, the Municipal Council of the City (the “Municipal Council”) designated the property identified as Block 139, Lots 18 and 19 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 September 17, 2025, the Municipal Council adopted Ordinance O-2 adopting a redevelopment plan titled “745-747 Broadway Redevelopment Plan” dated May 2025, revised June 2025 (the “Redevelopment Plan”) ; and

WHEREAS, 745-747 Broadway 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 Redevelopment Plan and 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 745-747 Broadway 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 745-747 Broadway 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, 745-747 Broadway 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 745-747 Broadway 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.

Council Member	Aye	Nay	Abstain	Absent
Booker	X			
Carroll	X			
Perez	X			
Weimmer	X			
LaPelusa	X			

* * * * *

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

Agenda No. R-16

**MUNICIPAL COUNCIL OF THE CITY OF BAYONNE
RESOLUTION NO: 26-01-21-108**

RESOLUTION OF THE MUNICIPAL COUNCIL OF THE CITY OF BAYONNE, COUNTY OF HUDSON, NEW JERSEY DESIGNATING 653-657 AVE E URBAN RENEWAL, LLC AS REDEVELOPER OF THE PROPERTY LOCATED AT 653-657 AVENUE E AND IDENTIFIED AS BLOCK 98, LOTS 13, 14 AND 15 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 dated September 17, 2025, 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, on January 21, 2026, the Municipal Council adopted Ordinance O-18 adopting a redevelopment plan 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, 653-657 Ave E Urban Renewal, LLC (the “Redeveloper”) 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 pending 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 pending 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 653-657 Ave E Urban Renewal, LLC as the Redeveloper of the Redevelopment Area, 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 653-657 Ave E 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, 653-657 Ave E 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 653-657 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.

Council Member	Aye	Nay	Abstain	Absent
Booker	X			
Carroll	X			
Perez	X			
Weimmer	X			
LaPelusa	X			

* * * * *

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

Agenda No.: R-17

On the motion:
Seconded by:

**MUNICIPAL COUNCIL OF THE CITY OF BAYONNE
RESOLUTION NO. 26-01-21-109**

WHEREAS, the City Clerk, advertised in the Bergen Record on December 4, 2025 that sealed bids for a GALBREATH U5-OR-174 FREIGHTLINGER (or equivalent) would be received on December 30, 2025; and

WHEREAS, pursuant to said advertisement, one (1) proposal was received from:

<u>Bidder</u>	<u>Contract Amount</u>
CUSTOM TRUCK 7701 INDEPENDENCE AVENUE KANSAS CITY, MO 64125	\$210,877.00

; and

WHEREAS, the Purchasing Agent and the City’s Director of Public Works have examined the bid and have determined that the bid of **CUSTOM TRUCK** in the amount of **\$210,877.00** a regular bid and is advantageous to the City; and

WHEREAS, funds are certified as available in Account – C-04-55-986-2467-994; now, therefore, be it

RESOLVED, by the Municipal Council as follows:

1. The Purchasing Agent and/or any other appropriate City official are hereby authorized to take any and all action and execute any and all documents to procure the aforesaid GALBREATH U5-OR-174 FREIGHTLINGER (or equivalent)from:

**CUSTOM TRUCK
7701 INDEPENDENCE AVENUE
KANSAS CITY, MO 64125**

for the total contract amount of **\$\$210,877.00**

2. Funds shall be chargeable to Account – C-04-55-986-2467-994.

Council Member	Aye	Nay	Abstain	Absent
Booker	X			
Carroll	X			
Perez	X			
Weimmer	X			
LaPelusa	X			

* * * * *

At 10:21 P.M., Council Member Carroll motioned to adjourn to Wednesday, January 28th at 6:00 pm, seconded by Council Member Weimmer, which motion was adopted.

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

President – Gary LaPelusa

City Clerk – Madelene C. Medina