

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, MARCH 18, 2026

The Council met at 6:09 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 MARCH 18, 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 MARCH 13, 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 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 803, 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”, which was introduced and passed a first reading at the meeting held JANUARY 21, 2026 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 FEBRUARY 18, 2026 and was postponed to this meeting of MARCH 18, 2026 is now before the Council for its consideration and a public hearing

Council Member Carroll motioned to postpone to the meeting of April 15, seconded Council President LaPelusa.

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

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02. The Clerk announced:

AN ORDINANCE ENTITLED, “BOND ORDINANCE PROVIDING FOR THE REPLACEMENT OF A SANITARY SEWER LOCATED ON AVENUE F IN AND BY THE CITY OF BAYONNE, IN THE COUNTY OF HUDSON NEW JERSEY, APPROPRIATING \$3,000,000 THEREFOR AND AUTHORIZING THE ISSUANCE OF \$3,000,000 BONDS OR NOTES OF THE CITY TO FINANCE THE COST THEREOF”, which was introduced and passed a first reading at the meeting held FEBRUARY 18, 2026 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 MARCH 18, 2026 is now before the Council for its consideration and a public hearing.

Council President LaPelusa moved the following resolution, seconded Council Member Carroll, 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, “BOND ORDINANCE PROVIDING FOR THE REPLACEMENT OF A SANITARY SEWER LOCATED ON AVENUE F IN AND BY THE CITY OF BAYONNE, IN THE COUNTY OF HUDSON NEW JERSEY, APPROPRIATING \$3,000,000 THEREFOR AND AUTHORIZING THE ISSUANCE OF \$3,000,000 BONDS OR NOTES OF THE CITY TO FINANCE THE COST THEREOF”,

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, 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, “BOND ORDINANCE PROVIDING FOR THE REPLACEMENT OF A SANITARY SEWER LOCATED ON AVENUE F IN AND BY THE CITY OF BAYONNE, IN THE COUNTY OF HUDSON NEW JERSEY, APPROPRIATING \$3,000,000 THEREFOR AND AUTHORIZING THE ISSUANCE OF \$3,000,000 BONDS OR NOTES OF THE CITY TO FINANCE THE COST THEREOF” was introduced and passed a first reading at a meeting held February 18, 2026, 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 March 18, 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-26-48

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

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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 1191-1205 JOHN F. KENNEDY URBAN RENEWAL, LLC FOR THE PROPERTY LOCATED 1191-1199 KENNEDY BOULEVARD, 1201-1203 KENNEDY BOULEVARD AND 1205 KENNEDY BOULEVARD, WHICH 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.,” which was introduced and passed a first reading at the meeting held FEBRUARY 18, 2026 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 MARCH 18, 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 1191-1205 JOHN F. KENNEDY URBAN RENEWAL, LLC FOR THE PROPERTY LOCATED 1191-1199 KENNEDY BOULEVARD, 1201-1203 KENNEDY BOULEVARD AND 1205 KENNEDY BOULEVARD, WHICH 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.”

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 APPROVING A FINANCIAL AGREEMENT BY AND BETWEEN THE CITY AND 1191-1205 JOHN F. KENNEDY URBAN RENEWAL, LLC FOR THE PROPERTY LOCATED 1191-1199 KENNEDY BOULEVARD, 1201-1203 KENNEDY BOULEVARD AND 1205 KENNEDY BOULEVARD, WHICH 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.” was introduced and passed a first reading at a meeting held February 18, 2026, 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 March 18, 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-26-49

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

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04. The Clerk announced:

AN ORDINANCE ENTITLED, “AN ORDINANCE OF THE CITY OF BAYONNE, COUNTY OF HUDSON, NEW JERSEY RE-APPROVING THE FINANCIAL AGREEMENT BY AND BETWEEN THE CITY AND CHANTI 5 URBAN RENEWAL, LLC FOR THE PROPERTY LOCATED AT 562-568 BROADWAY, WHICH IS IDENTIFIED AS BLOCK 184, LOTS 1, 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 FEBRUARY 18, 2026, 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 MARCH 18, 2026 is now before the Council for its consideration and a public hearing.

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

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

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

The Clerk read the ordinance by title, “AN ORDINANCE OF THE CITY OF BAYONNE, COUNTY OF HUDSON, NEW JERSEY RE-APPROVING THE FINANCIAL AGREEMENT BY AND BETWEEN THE CITY AND CHANTI 5 URBAN RENEWAL, LLC FOR THE PROPERTY LOCATED AT 562-568 BROADWAY, WHICH IS IDENTIFIED AS BLOCK 184, LOTS 1, 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 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 Booker moved the following resolution for final passage, seconded by Council Member Weimmer, which was read by the Clerk and adopted.

WHEREAS, an ordinance entitled, “AN ORDINANCE OF THE CITY OF BAYONNE, COUNTY OF HUDSON, NEW JERSEY RE-APPROVING THE FINANCIAL AGREEMENT BY AND BETWEEN THE CITY AND CHANTI 5 URBAN RENEWAL, LLC FOR THE PROPERTY LOCATED AT 562-568 BROADWAY, WHICH IS IDENTIFIED AS BLOCK 184, LOTS 1, 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.” was introduced and passed a first reading at a meeting held February 18, 2026, 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 March 18, 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-26-50

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 TO REOPEN AND AMEND THE CITY’S MASTER PLAN TO ESTABLISH CLEARLY DEFINED ZONING DISTRICTS THAT REFLECT THE CHARACTER OF THE CITY AND PROTECT RESIDENTIAL NEIGHBORHOODS FROM INAPPROPRIATE DEVELOPMENT”, was introduced and passed a first reading at a meeting held FEBRUARY 18, 2026, and was published in the BERGEN RECORD and posted as required by law, with notice that it would be considered for further consideration for final passage following a public hearing at this meeting of MARCH 18, 2026 is now before the Council for its consideration and a public hearing.

Council Member Carroll moved to withdraw in favor of passing a resolution to direct the Planning Board to prepare a new Master Plan, seconded by Council President LaPelusa.

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

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06. The Clerk announced:

AN ORDINANCE ENTITLED, “AN ORDINANCE OF THE CITY OF BAYONNE AMENDING AND SUPPLEMENTING THE REVISED GENERAL ORDINANCES, CHAPTER 7, TRAFFIC”, which was introduced and passed a first reading at the meeting held FEBRUARY 18, 2026, 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, MARCH 18, 2026 is now before the Council for its consideration and a public hearing.
Council Member Weimmer 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 AND SUPPLEMENTING THE REVISED GENERAL ORDINANCES, CHAPTER 7, TRAFFIC

The Council is now ready to give all persons interested in this ordinance an opportunity to be heard concerning it. The Council President will recognize anyone who wishes to speak.
There was no response – no person appearing to protest against or object to the ordinance or to its passage

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

Council Member Booker 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 AMENDING AND SUPPLEMENTING THE REVISED GENERAL ORDINANCES, CHAPTER 7, TRAFFIC” was introduced and passed a first reading at a meeting held February 18, 2026, 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 March 18, 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-26-51.

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

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07. The Clerk announced:

AN ORDINANCE ENTITLED, “AN ORDINANCE OF THE CITY OF BAYONNE AMENDING AND SUPPLEMENTING THE REVISED GENERAL ORDINANCES, CHAPTER 7, TRAFFIC,” which was introduced and passed a first reading at the meeting held FEBRUARY 18, 2026, 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, MARCH 18, 2026 is now before the Council for its consideration and a public hearing.

Council President LaPelusa moved the following resolution, seconded by Council Member Carroll, 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 AMENDING AND SUPPLEMENTING THE REVISED GENERAL ORDINANCES, CHAPTER 7, TRAFFIC

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

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

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

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

Yeas – Council Members Perez, Carroll, Booker, 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 AMENDING AND SUPPLEMENTING THE REVISED GENERAL ORDINANCES, CHAPTER 7, TRAFFIC” was introduced and passed a first reading at a meeting held February 18, 2026, 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 March 18, 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-26-52

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

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08. The Clerk announced:

AN ORDINANCE ENTITLED, “AN ORDINANCE OF THE CITY OF BAYONNE AMENDING AND SUPPLEMENTING THE REVISED GENERAL ORDINANCES, CHAPTER 7, TRAFFIC”, which was introduced and passed a first reading at the meeting held FEBRUARY 18, 2026, 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 MARCH 18, 2026 is now before the Council for its consideration and a public hearing.

Council Member Booker moved the following resolution, seconded by Council Member Carroll, 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 AND SUPPLEMENTING THE REVISED GENERAL ORDINANCES, CHAPTER 7, TRAFFIC

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

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

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

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

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

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

WHEREAS, an ordinance entitled, “AN ORDINANCE OF THE CITY OF BAYONNE AMENDING AND SUPPLEMENTING THE REVISED GENERAL ORDINANCES, CHAPTER 7, TRAFFIC” was introduced and passed a first reading at a meeting held February 18, 2026, 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 March 18, 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-26-53.

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

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09. PUBLIC COMMENTS

Ryan Walker, addressed the Council on the withdrawal of the security personnel from non-public schools.

Stephanie Walker, addressed the Council on the withdrawal of the security personnel from non-public schools.

Christine Peters, addressed the Council on security in schools.

Robert Ishak, addressed the Council on the accountability of the removal of security from private schools.

Wesley Knight, addressed the Council on the matter of the scrap yard noise and pollution.

Omar Elgarhi, addressed the Council on the importance of Workforce Housing.

JP Porcaro, addressed the Council on the subject of Blessed Miriam Teresa Demjanvich

Leroy Truth, addressed the Council on Hudson County business.

Tom Solari, addressed the Council of Pedestrian and school safety.

Stephanie Glover-Wilson, addressed the Council with the news of a new location for Hunger Free and to thank Council Woman Weimmer for assistance.

Kristina Staykova, addressed the Council on school safety.

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10. Council President LaPelusa introduced:

AN ORDINANCE OF THE MUNICIPAL COUNCIL OF THE CITY OF BAYONNE, COUNTY OF HUDSON, NEW JERSEY APPROVING AN AMENDED EASEMENT TO QOZ PROSPECT PROPERTY URBAN RENEWAL LLC REGARDING THE LOCATION OF THE FORCE MAIN LOCATED UNDERGROUND AT 33 PROSPECT AVENUE, WHICH IS IDENTIFIED AS BLOCK 455, LOT 1.01 (FORMERLY LOTS 1, 2 AND 3) AS SHOWN ON THE OFFICIAL TAX MAP OF THE CITY

WHEREAS, the City of Bayonne, in the County of Hudson, New Jersey (the “City” or “Grantor”), is a public body corporate and politic of the State of New Jersey (the “State”); and

WHEREAS, QOZ PROSPECT PROPERTY URBAN RENEWAL, LLC is a limited liability company licensed to do business in the State of New Jersey, having an address of 1051 Bloomfield Avenue, Suite 6, Bayonne, NJ 07002 (“Redeveloper” or “Grantee”); and

WHEREAS, Redeveloper is the owner of the property designated as Block 455, Lot 1.01 (formerly Lots 1, 2, and 3) on the official tax map of the City of Bayonne and more commonly known as 33 Prospect Avenue (the “Property”); and

WHEREAS, the City formerly entered into an easement by deed with the prior owners of the Property on December 30, 1988 and recorded January 20, 1989 with the Hudson County Register’s office at Deed Book 4084, Page 298 (the “Prior Easement”) for the purposes of constructing a 30-inch Force-Main (the “Force-Main”) on the southwestern side of the Property (the “Prior Easement Area”); and

WHEREAS, in 2021, the City of Bayonne Planning Board (the “Board”) granted preliminary and final site major site plan to allow construction of a multi-family residential building containing eighty-five (85) residential dwelling units and eighty-nine (89) parking spaces as well as related improvements and amenities as well as the relocation of the Force-Main located on the Property (the “2021 Approval”); and

WHEREAS, Redeveloper, after extensive discussions with the City and in conjunction with the City, negotiated and agreed to change the building design contemplated by the 2021 Approval to avoid construction in or around the Force-Main easement area in the interest of public safety and resubmitted revised plans to the Board; and

WHEREAS, on April 11, 2023, the Board granted amended Preliminary and Final Major Site Plan Approval, as well as bulk variance relief to Redeveloper for the construction of a 6-story residential building consisting of 85 residential dwelling units and 85 parking spaces by way of Resolution dated April 11, 2023 (the “2023 Approval”); and

WHEREAS, the 2023 Approval proposed development of the Project outside of the Force-Main area thereby obviating the need for relocation of the Force-Main as contemplated by the 2021 Approval; and

WHEREAS, in or around December 2024, after surveys were performed at the request of the City water department, the Parties discovered that the City had constructed the Force-Main outside the Prior Easement Area; and

WHEREAS, as a result of the Final Site Plans in connection with the Final Project, an amended easement is needed for the Force-Main (the “Amended Easement”); and

WHEREAS, Redeveloper and the City wish to memorialize the revised location of the easement area as it relates to the Force-Main on the Property and execute the Amended Easement;

WHEREAS, the proposed encroachments within the Property are subject to Municipal Council of the City of Bayonne approval; and

WHEREAS, the City believes that the entry of the Amended Easement over and on the Redeveloper’s Property will allow for a building design that offers improved planning and zoning perspective that will benefit the City and its residents; and

WHEREAS, the Municipal Council of the City of Bayonne agrees that conveyance of the Amended Easement to the Redeveloper is necessary, and as such execution and recording of said easement is appropriate.

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. An Amended Easement between the City of Bayonne and QOZ Prospect Property Urban Renewal, LLC for the benefit of QOZ Prospect Property Urban Renewal, LLC for the purposes set forth herein is hereby authorized.

Section 3. The Mayor or his designee is hereby authorized to execute the Amended Easement Agreement on behalf of the City of Bayonne 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.

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 Amended Easement Agreement by the City of Bayonne for the benefit of QOZ Prospect Property Urban Renewal, LLC, 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 APPROVING AN AMENDED EASEMENT TO QOZ PROSPECT PROPERTY URBAN RENEWAL LLC REGARDING THE LOCATION OF THE FORCE MAIN LOCATED UNDERGROUND AT 33 PROSPECT AVNUE, WHICH IS DESIGNATED AT BLOCK 455, LOT 1.01 AS SHOWN ON THE OFFICIAL TAX MAP OF THE CITY” just introduced, do now pass a first reading and that a meeting of this Council to be held Wednesday, April 15, 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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11. Council Member Booker introduced:

AN ORDINANCE AMENDING AND SUPPLEMENTING THE GENERAL ORDINANCES OF THE CITY OF BAYONNE, CHAPTER 7, TRAFFIC, SECTION 7-10, PARKING PROHIBITED DURING STATE OF EMERGENCY.

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 7-10, Park Prohibited During State of Emergency and is hereby amended and supplemented as follows (additions ****between asterisks and/or in bold****, deletions {within brackets and/or struck through} and rescinding Section 7-11 IN ITS ENTIRETY

§ 7-10 PARKING PROHIBITED DURING STATE OF EMERGENCY{.} ****TEMPORARY PARKING PROHIBITION FOR SNOW PLOWING AND REMOVAL, SPECIAL EVENTS, EMERGENCIES AND/OR CONSTRUCTION RELATED ACTIVITIES; PARKING METER BAGS.****

[1972 Code § 10-3.2; Schedule I; Ord. No. O-12-07 § 2; Ord. No. O-17-40; amended 11-9-2022 by Ord. No. O-22-41; 5-17-2023 by Ord. No. O-23-24]

- a. Upon declaration of an emergency, there shall be no parking upon streets or sections of streets where temporary EMERGENCY NO PARKING signs are displayed. {The Chief of Police or, in his absence, the ranking Police Officer} ****The Public Safety Director or his/her designee, the Director of the Office of Emergency Management, or the Chief of Police or his/her designee**** is authorized to declare an emergency and to direct the posting of EMERGENCY NO PARKING signs when weather conditions, accidents, fires, public celebrations, etc., dictate or require the avoidance of hazards or other conditions which interfere with the free flow of traffic. {Notification that EMERGENCY NO PARKING signs are being or will be posted shall be given to the operator or owner of any vehicle which has been parked prior to the posting of the signs.}
- {b. Any unoccupied vehicle parked or standing in violation of this section shall be deemed a nuisance and a menace to the safe and proper regulation of traffic and any Police Officer may provide for the removal of such vehicle. The owner shall pay the reasonable costs of removal

and storage which must result from such removal, before regaining possession of the vehicle.}

{c. The effectiveness of this subsection is contingent upon signs being erected as required by law.}

{Emergency No Parking		
Name	Side	Location
Avenue A	West	Entire length
Avenue B	West	Entire length
Avenue C	Both	From 16th Street to 30th Street and from 51st Street to 54th Street
Avenue C	West	From 1st Street to 16th Street and from 30th Street to 51st Street and from 54th Street to Bayonne-Jersey City line
Avenue E	West	Entire length
Broadway	Both	Entire length
Hook Road	Both	Entire length of paved portion
Linnet Street	South	From Hobart Avenue to Broadway
North Street	South	From Avenue C to Avenue A
Prospect Avenue	West	Entire length
1st Street	South	From Lexington Avenue to Avenue A
4th Street	South	From Hobart Avenue to Avenue A
5th Street	South	From Broadway to Avenue C
7th Street	South	From Broadway to Hudson Boulevard
8th Street	South	From Broadway to Avenue C
10th Street	South	From Broadway to Avenue C
15th Street	South	From Avenue E to Avenue A
19th Street	South	From Avenue E to Avenue A
21st Street	South	From Avenue E to Humble Oil Company's main gate
22nd Street	South	From Avenue C to Bayonne Industries on East 21st Street
26th Street	South	From Avenue E to Avenue A
27th Street	South	From Broadway to Avenue A
28th Street	South	From Broadway to Avenue E
29th Street	South	From Avenue E to Avenue A
30th Street	South	From Avenue F to Avenue A
32nd Street [Ord. No. O-12-07 § 1]	South	From Avenue E to entrance to Route No. 440}
34th Street	South	From Avenue E to Avenue A
40th Street	South	From Avenue E to Avenue C
53rd Street	South	From Broadway to Avenue E
54th Street	South	From Hudson Boulevard to Broadway
55th Street	South	From Hudson Boulevard to Broadway
56th Street	South	From Avenue C to Avenue B
57th Street	South	From Avenue B to Hudson Boulevard}

**b. Whenever the Public Safety Director or his/her designee, the Director of the Office of Emergency Management, the Chief of Police or his/her designee, the City Engineer or his/her designee or the Director of Public Works or his/her designee determines that an emergency traffic congestion or danger to the health and welfare of the public is likely to result from the holding of public or private assemblages, gatherings, or functions, or for other reasons, including, but not limited to building construction or rehabilitation, street repairs or maintenance and sidewalk repairs or maintenance, they shall have the power and authority to order temporary signs to be erected or posted indicating that the operation, parking or standing of vehicles is prohibited on such streets or public parking lots as he shall direct during the time such temporary signs are in place. Such signs shall remain in place only during the existence of such emergency and they shall

be removed promptly thereafter. When signs authorized by the provisions of this section are in place giving notice thereof, no person shall operate, park or stand any vehicle contrary to the directions and provisions of such signs.

c. Whenever it becomes necessary for representatives of Verizon, Public Service Electric and Gas Company, any service, repair or construction contractor, or individuals having temporary specific need to use a parking metered space, or zoned residential space, or any other parking space on a public roadway not otherwise prohibited by State law or City Ordinance, for a vehicle, dumpster or storage of equipment or materials, for longer than the allotted time prescribed by this article, then parking meter bags, or EMERGENCY NO PARKING signs, may be issued upon approval, of a Metered Parking Space Agreement by the Bayonne Parking Utility, or by the Bayonne Police Department. Such signs shall remain in place only during the authorization of the order and they shall be removed promptly thereafter. When signs authorized by the provisions of this section are in place giving notice thereof, no person shall operate, park or stand any vehicle contrary to the directions and provisions of such signs.

d. Any occupied or unoccupied vehicle parked or standing in violation shall be deemed a nuisance and a menace to the safe and proper regulation of traffic and any Police Officer may provide for the removal of such vehicle. The owner shall pay the reasonable costs of the removal and storage which may result from such removal before regaining possession of the vehicle.

e. The effectiveness of this section is contingent upon the signs being erected as required by law.

f. The fee for the use of parking meter bags shall be \$20 per twenty-four-hour period for a single head meter, and \$40 per twenty-four-hour period for a double-headed meter. The fee shall be charged until the time of the return of the parking meter bags. The fee for an EMERGENCY NO PARKING sign shall be \$25 per twenty-four-hour day.

g. No fee for the use of parking meter bags or EMERGENCY NO PARKING signs may be charged to Not-for-Profit, Non-Profit, and private entities in connection with events that are charitable in nature.

h. The Director of Public Safety shall formulate any further rules or regulations necessary to implement the intent and purposes of this section.

i. Use of any EMERGENCY NO PARKING sign or parking meter bag at a time or place other than specifically applied for and approved, including signs and bags that have exceeded their authorized time, shall constitute a violation of this section punishable by a fine of up to \$500 for each violation or each sign or bag.

j. No person shall utilize any EMERGENCY NO PARKING sign or parking meter bag obtained from any other source, except those applied for and authorized by the City of Bayonne and the Bayonne Parking Utility. Such use shall be punishable by a fine as listed in paragraph i, and all unauthorized EMERGENCY NO PARKING signs and parking meter bags shall be subject to confiscation.

k. EMERGENCY NO PARKING signs shall be placed, a minimum of 48 hours prior to the start time authorized by the order, in locations that are reasonably visible to those subject to the provisions of the order. The entity responsible for posting EMERGENCY NO PARKING signs shall ensure those signs are maintained and replaced as necessary over the 48-hour period. The use of mobile and fixed Variable Message Sign Boards, postings to social media accounts and websites and computerized auto-dialer telephone calls are authorized to disseminate the orders provisions.**

§ 7-11 TEMPORARY PARKING PROHIBITION FOR SNOW PLOWING AND REMOVAL, SPECIAL EVENTS, EMERGENCIES AND/OR CONSTRUCTION RELATED ACTIVITIES; PARKING METER BAGS.

[1972 Code § 10-3.2; Schedule I; Ord. No. O-12-07 § 2; Ord. No. O-17-40; amended 11-9-2022 by Ord. No. O-22-41; 5-17-2023 by Ord. No. O-23-24]

a. Whenever snow has fallen and the accumulation is such that it covers the streets and highways, an emergency shall exist and no vehicle shall be parked on the streets or highways or portions thereof indicated.

The above parking prohibitions shall remain in effect after the snow has ceased until the streets have been plowed sufficiently and to the extent that parking will not interfere with the normal flow of traffic.

b. Any unoccupied vehicle parked or standing in violation shall be deemed a nuisance and a menace to the safe and proper regulation of traffic and any Police Officer may provide for the removal of such vehicle. The owner shall pay the reasonable costs of the

removal and storage which may result from such removal before regaining possession of the vehicle.

c. The effectiveness of this section is contingent upon the signs being erected as required by law.

Emergency No Parking — Snow Removal		
Name of Street	Side	Location
Avenue C	Both	Entire length
Broadway	Both	Entire length
Avenue E	Both	9th Street to 52nd Street
Avenue A	Both	1st Street to 36th Street
Prospect Avenue [Ord. No. O-12-07 § 2]	Both	19th Street to Route 440
Avenue F	Both	19th Street to 30th Street
1st Street	North	Lexington Avenue to Avenue A
7th Street	Both	Broadway to Avenue C
10th Street	Both	Broadway to Avenue C
26th Street	Both	Avenue E to Avenue A
32nd Street	Both	Avenue E to Kennedy Boulevard
39th Street	Both	Broadway to Kennedy Boulevard
54th Street	Both	Broadway to Kennedy Boulevard
55th Street	Both	Avenue C to Avenue B

d. Whenever the City Engineer, Chief of Police and/or Public Safety Director determines that an emergency traffic congestion or danger to the health and welfare of the public is likely to result from the holding of public or private assemblages, gatherings, or functions, or for other reasons, including, but not limited to building construction or rehabilitation, street repairs or maintenance and sidewalk repairs or maintenance, he shall have the power and authority to order temporary signs to be erected or posted indicating that the operation, parking or standing of vehicles is prohibited on such streets or public parking lots as he shall direct during the time such temporary signs are in place. Such signs shall remain in place only during the existence of such emergency and they shall be removed promptly thereafter. When signs authorized by the provisions of this section are in place giving notice thereof, no person shall operate, park or stand any vehicle contrary to the directions and provisions of such signs.

e. Whenever it becomes necessary for representatives of Verizon, Public Service Electric and Gas Company, any service, repair or construction contractor or individuals having temporary specific need to use a parking metered space, or zoned residential space, for a vehicle, dumpster or storage for longer than the allotted time prescribed by this article, then parking meter bags, or no-parking signs, may be issued upon approval of a Metered Parking Space Agreement by the Bayonne Parking Utility, or the Bayonne Police Department.

f. The fee for the use of parking meter bags shall be \$10 per twenty-four-hour period for a single head meter, and \$20 per twenty-four-hour period for a double-headed meter. The fee shall be charged until the time of the return of the parking meter bags. The fee for a no-parking sign shall be \$25 per day.

g. No fee for the use of parking meter bags shall be charged to Not-for-Profit or Non-Profit entities in connection with events that are charitable in nature.

h. The Director of Public Safety shall formulate any further rules or regulations necessary to implement the intent and purposes of this section.

i. Use of any parking meter bag at a time or place other than specifically applied for and approved shall constitute a violation of this section punishable by a fine of up to \$500 for each violation.

j. No person shall utilize parking meter bags obtained from any other source, except those applied for and authorized by the Bayonne Parking Utility. Such use shall be punishable by a fine as listed in paragraph i, and all unauthorized parking meter bags shall be subject to confiscation.}

Council Member Booker 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 AMENDING AND SUPPLEMENTING THE REVISED GENERAL ORDINANCES, CHAPTER 7, TRAFFIC” just introduced, do now pass a first reading and that a meeting of this Council to be held Wednesday, April 15, 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

* * * * *

12. Council Member Carroll introduced:

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

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

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

RESTRICTIVE PARKING ZONES
ADD

006. Christopher Campbell – 29 West 39th Street
North Side. Beginning at a point 352 feet east of the northeast corner of Avenue C and West 39th Street and extending to a point 17 feet east thereof.

021. Gameil Botros – 459 Broadway
West Side. Beginning at a point 43 feet north of the northwest corner of Broadway and West 21st Street and extending to a point 18 feet north thereof.

033. Hassan Hassan – 20 West 48th Street
South Side. Beginning at a point 239 feet west of the southwest corner of Broadway and West 48th Street and extending to a point 18 feet west thereof.

DELETE

189. Marco Santos – 91 West 24th Street
North Side. Beginning at a point 202 feet east of the northeast corner of Kennedy Blvd. and West 24th Street and extending to a point 19 feet east thereof.

310. Carolyn Beatty – 94 West 15th Street
South Side. Beginning at a point 204 feet east of the southeast corner of Kennedy Blvd. and West 15th Street and extending to a point 18 feet south thereof.

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

BE IT RESOLVED, that an ordinance entitled “ AN ORDINANCE OF THE CITY OF BAYONNE AMENDING AND SUPPLEMENTING THE REVISED GENERAL ORDINANCES, CHAPTER 7,TRAFFIC” just introduced, do now pass a first reading and that a meeting of this Council to be held Wednesday, April 15, 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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13. Council Member Carroll introduced:

AN ORDINANCE AUTHORIZING EARLY VOTING FOR THE CITY OF BAYONNE’S REGULAR MUNICIPAL ELECTION OF 2026 PURSUANT TO N.J.S.A.19:1-15A-1, et seq.

WHEREAS, the City of Bayonne is scheduled to hold a Regular Municipal Election in May of 2026 in accordance with the provisions of the “Uniform Nonpartisan Elections Law”; and

WHEREAS, N.J.S.A. 19A:15-1, et seq. (the Early Voting Act), provides that any municipality conduction a regular municipal election pursuant to the provisions of the Uniform Nonpartisan Elections Law, may, by ordinance adopted by the governing body, authorize and conduct an early voting period for the regular municipal election, in accordance with the provisions of the Early Voting Act; and

WHEREAS, the Early Voting Act provides that the early voting period for a regular municipal election shall start on the 4th calendar day before the regular municipal election and end on the 2nd calendar day before the regular municipal election; and

WHEREAS, the Early Voting Act further provides that the voting process during the early voting period shall be conducted using electronic poll books and optical scan voting machines that read hand marked paper ballots or other voting machines that produce a voter verifiable paper ballot; and

WHEREAS, the Mayor and Council of the City of Bayonne seek to authorize an early voting period for the upcoming regular municipal election scheduled to take place in May of 2026, in accordance with and pursuant to the provisions of N.J.S.A. 19A:15-1, et seq., the Early Voting Act,

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

Section 1 Findings. The findings, policies and determination mentioned in the preamble provisions of this Ordinance, set forth above, are hereby adopted and incorporated herein by this reference.

Section 2. Early Voting Established. The City of Bayonne chooses to participate in, and hereby authorizes, Early Voting in accordance with and pursuant to provisions of N.J.S.A. 19A:15-1, et seq., for the Regular Municipal Election to be held in May of 2026.

Section 3. Period of Early Voting. The Early Voting Period for the Regular Municipal Election to be held in May of 2026 shall begin on the 4th calendar day before the said Regular Municipal Election and shall end on the 2nd calendar day before the said Regular Municipal Election.

Section 4. Inconsistent Ordinances Repealed; Severability. All other ordinances or parts of ordinances inconsistent with this ordinance are hereby repealed, to the extent of such inconsistency. If any portion of this ordinance or the application thereof to any person or circumstances shall for any reason be adjudged by a court of competent jurisdiction to be invalid or unenforceable, that portion shall be deemed severed from and shall not impair the validity or enforceability of, the balance of this ordinance.

Section 5. Effective Date. This ordinance shall take effect upon passage and publication as provided by law.

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, 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, MARCH 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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14. Council Member Perez introduced:

ORDINANCE OF THE MUNICIPAL COUNCIL OF THE CITY OF BAYONNE, COUNTY OF HUDSON, STATE OF NEW JERSEY APPROVING A FINANCIAL AGREEMENT BY AND BETWEEN THE CITY OF BAYONNE AND GAMAL EAST LUXURY APARTMENT URBAN RENEWAL LLC FOR THE PROPERTY LOCATED ALONG AVENUE A BETWEEN WEST 2ND STREET AND GERTRUDE STREET AND BETWEEN WEST 3RD STREET AND GERTRUDE STREET WHICH PROPERTY IS IDENTIFIED AS BLOCK 361, LOT 12 AND BLOCK 362, LOT 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 dated December 16, 2020, the Municipal Council of the City of Bayonne ("Municipal Council") designated certain property located along Avenue A between West 2nd Street and Gertrude Street and between West 3rd Street and Gertrude Street, which property is identified as Block 361, Lot 12 and Block 362, Lot 3 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 April 20, 2022, the Municipal Council adopted Ordinance O-3 adopting a redevelopment plan titled "Gamal Grove East Redevelopment Plan (formerly Caschem), Block 361, Lot 12 and Block 362, Lot 3, City of Bayonne, Hudson County, NJ" (hereinafter the "Redevelopment Plan"); and

WHEREAS, by Resolution, the Municipal Council has designated Gamal East Luxury Apartment Urban Renewal, LLC as "redeveloper", as defined in the Redevelopment Law, of Block 361, Lot 12 and Block 362, Lot 3 to undertake development, redevelopment, and construction on Block 361, Lot 12 and Block 362, Lot 3 (the "Property") in accordance with the Redevelopment Plan, as amended, and related improvements; and

WHEREAS, GAMAL EAST LUXURY APARTMENT 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 361, Lot 12 and Block 362, Lot 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 the designated redeveloper of the Property; and

WHEREAS, the Entity proposes to redevelop the Property with a mixed use project containing approximately 299 residential units and approximately 5,000 s.f. of ground level retail space 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 Weimmer, which was read by the Clerk and adopted.

BE IT RESOLVED, that an ordinance entitled " AN ORDINANCE OF THE CITY OF BAYONNE, COUNTY OF HUDSON, NEW JERSEY APPROVING A FINANCIAL AGREEMENT BY AND BETWEEN THE CITY OF BAYONNE AND GAMAL GROUP EAST LUXURY APARTMENTS URBAN RENEWAL, LLC FOR THE PROPERTY LOCATED AT 38 AVENUE A AND 40 AVENUE A, WHICH IS IDENTIFIED AS BLOCK 361, LOT 12 AND BLOCK 362, LOT 13 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, April 15, 2026 at 6:00 P.M., or as soon thereafter as the matter can be reached, and the Dorothy E. Harrington Council Chamber, Municipal Building, 630 Avenue, Bayonne, New Jersey, are hereby fixed as the time and place when and where such ordinance will be further considered for final passage, at which time and place all persons interested shall be given an opportunity to be heard concerning the same; and, be it further

RESOLVED, that the City Clerk be and is hereby authorized and directed to publish said ordinance according to law, with a notice of its introduction and passage

on first reading, and the time and place when and where said ordinance will be further considered for final passage.

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

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15. Council Member Booker introduced:

ORDINANCE OF THE CITY OF BAYONNE ADDRESSING THE REQUIREMENTS
OF THE FAIR HOUSING ACT AND THE UNIFORM HOUSING AFFORDABILITY
CONTROLS

WHEREAS, the New Jersey Supreme Court and New Jersey Legislature have recognized and mandated in So. Burl. Co. NAACP v. Mount Laurel, 92 N.J. 158 (1983) ("Mount Laurel II") and the Fair Housing Act, N.J.S.A. 52:27D-301, *et seq.* ("FHA") that every municipality in New Jersey has an affirmative obligation to facilitate the provision of low- and moderate-income housing; and

WHEREAS, the City of Bayonne desires to implement policies established by the New Jersey Legislature in P.L. 2024, c. 2 amending the Fair Housing Act to foster affordable housing opportunities for the production of dwellings and their occupancy by low and moderate income households; and

WHEREAS, the Planning Board of the City of Bayonne has adopted the Fourth Round Housing Element and Fair Share Plan, reviewed and recommended the adoption of this implementing ordinance.

WHEREAS, the Mayor and City Council of the City of Bayonne are desirous of ensuring the proper implementation of the Fair Housing Act and associated rules through the adoption of a Housing Element of the Master Plan by the Planning Board and Fair Share Plan by the governing body; and

WHEREAS, the Mayor and City Council of the City of Bayonne recognize the need to amend the Code of the City of Bayonne to revise and update its administrative procedures and development fees to comport with statutory and state administrative laws; and

NOW THEREFORE, BE IT ORDAINED by the City Council of the City of Bayonne, Hudson County, New Jersey, as follows:

Section 1. Chapter 2, Administration, Article X, Department of Planning, Zoning, and Development, §2-10.5, Municipal Housing Liaison/RCA Administrator, of the Administrative Code of the City of Bayonne is hereby amended to read as follows:

§2-10.5 Municipal Housing Liaison/RCA Administrator and Administrative Agent.

- a. Purpose. The purpose of this subsection is to create the positions necessary to administer the rules and regulations needed for the execution of the City of Bayonne's responsibility to assist in the provision of affordable housing pursuant to the Fair Housing Act of 1985, as it may be amended or superseded.
- b. Definitions. As used in this subsection, the following terms shall have the meanings indicated:

ADMINISTRATIVE AGENT
The entity approved by the Division responsible for the administration of affordable units, in accordance with N.J.A.C. 5:99-7, and UHAC at N.J.A.C. 5:80-26.15.

AFFIRMATIVE MARKETING PLAN
The municipally adopted plan of strategies from which the administrative agent will choose to implement as part of the Affirmative Marketing requirements.

AFFORDABLE HOUSING MONITORING SYSTEM or AHMS
The New Jersey Department of Community Affairs' cloud-based software application, which shall be the central repository for municipalities to use for reporting detailed information regarding affordable housing developments, affordable housing unit completions, and the collection and expenditures of funds deposited into the municipal affordable housing trust fund.

DIVISION

The Division of Local Planning Services within the Department of Community Affairs.

FAIR SHARE PLAN

The plan or proposal, with accompanying ordinances and resolutions, by which a municipality proposes to satisfy its constitutional obligation to create a realistic opportunity to meet its fair share of low- and moderate-income housing needs of its region and which details the affirmative measures the municipality proposes to undertake to achieve its fair share of low- and moderate-income housing, as provided in the municipal housing element, and which addresses the development regulations necessary to implement the housing element, including, but not limited to, inclusionary requirements and development fees, and the elimination of unnecessary housing cost-generating features from the municipal land use ordinances and regulations.

MUNICIPAL HOUSING LIAISON or MHL

An appointed municipal employee who is, pursuant to N.J.A.C. 5:99-6, responsible for oversight and/or administration of the affordable units created within the municipality.

RCA ADMINISTRATOR

An appointed municipal employee who is responsible for oversight and/or administration of affordable units and associated revenues and expenditures within the municipality that were funded through regional contribution agreements.

REGIONAL CONTRIBUTION AGREEMENT or RCA

A contractual agreement, pursuant to the Act, into which two municipalities voluntarily entered into and was approved by COAH and/or Superior Court prior to July 18, 2008, to transfer a portion of a municipality's affordable housing obligation to another municipality within its housing region.

- c. Establishment of MHL/RCA Administrator Position and Compensation; Powers and Duties.
 - 1. Establishment of Position of MHL/RCA Administrator.
 - 2. The MHL/RCA Administrator shall be appointed annually by City Council and shall be a full- or part-time municipal employee. The City Planner may be the MHL/RCA Administrator.
 - 3. Compensation shall be fixed by the City Council at the time of the appointment of the MHL/RCA Administrator.
 - 4. The MHL shall be approved by the Division, or is in the process of getting approval, and fully or conditionally meets the requirements for qualifications, including initial and periodic training as set forth in in N.J.A.C. 5:99-1 et seq.
- d. The MHL/RCA Administrator shall be responsible for oversight and administration of the City's affordable housing programs and the administration of any RCA entered into by the City of Bayonne, including the following responsibilities, which may not be contracted out:
 - 1. Serving as the primary point of contact for all inquiries from the Affordable Housing Dispute Resolution Program, the State, affordable housing providers, administrative agents and interested households.
 - 2. The oversight of the Affirmative Marketing Plan and affordability controls.
 - 3. When applicable, overseeing and monitoring any contracting Administrative Agent.
 - 4. Overseeing the monitoring of the status of all affordable units listed in the Fair Share Plan.
 - 5. Verifying, certifying and providing annual information within AHMS at such time and in such form as required by the Division.
 - 6. Coordinating meetings with affordable housing providers and administrative agents, as needed.
 - 7. Attending continuing education opportunities on affordability controls, compliance monitoring, and affirmative marketing as offered or approved by the Division.
 - 8. Overseeing the recording of a preliminary instrument in the form set forth at N.J.A.C. 5:80-26.1 for each affordable housing development.
 - 9. Coordinating with the Administrative Agent, Director of the Department of Law, Special Counsel for Affordable Housing, if there be one, and the

Bayonne Construction Code Official to ensure that permits are not issued unless the document required in C.8. above has been duly recorded.

10. Listing on the municipal website contact information for the MHL and Administrative Agents.

e. Administrative Agent

1. All municipalities that have created or will create affordable housing programs and/or affordable units shall designate or approve, for each project within its HEFSP, an administrative agent to administer the affordable housing program and/or affordable housing units in accordance with the requirements of the Fair Housing Act, N.J.A.C. 5:99-1 et seq. and Uniform Housing Affordability Controls, N.J.A.C. 5:80-26.1, et seq.
2. The City Council shall yearly appoint a City Administrative Agent to monitor sales and resales of affordable housing units, as well as other duties, pursuant to N.J.A.C. 5:80-26.15. The Administrative Agent of the municipality may also be the Municipal Housing Liaison but is not required to be.
3. The City Administrative Agent shall monitor the designated Administrative Agent of the developer in the initial sales and rental transactions for low- and moderate-income dwellings in accordance with N.J.A.C. 5:80-26.15, as may be amended or superseded. The developer's administrative agent shall have all of responsibilities as put forth in this rule. After the initial sales and rental transactions, the City Administrative Agent shall monitor the activities of the developer's or owner's Administrative Agent for any re-sales or re-rentals. If the person is the City's Administrative Agent, then he or she shall assume all of the duties and responsibilities set forth in N.J.A.C. 5:80-26.15 following the initial renting, sales and occupancy of low- and moderate-income dwellings. The affordability controls set forth in this chapter shall be administered and enforced by the Administrative Agent regardless of association.
4. Administrative Agent shall ensure that restricted affordable dwelling units are sold or rented, as applicable, only to low- and moderate-income households in accordance with the Fair Housing Act.
 - (a) The fees for administrative agents shall be paid as follows:
 - (b) Administrative agent fees related to rental units shall be paid by the developer/owner.
 - (c) Administrative agent fees related to initial sale of units shall be paid by the developer.
 - (d) Administrative agent fees related to resales shall be paid by the seller of the affordable home.
 - (e) Administrative agent fees related to ongoing administration and enforcement shall be paid by the municipality.
5. An Operating Manual for each affordable housing program shall be provided by the Administrative Agent(s). The Operating Manual(s) shall be available for public inspection in the Office of the Clerk and in the office(s) of the Administrative Agent(s). Operating manuals shall be adopted by resolution of the Governing Body.
6. Subject to the role of the Administrative Agent(s), the duties and responsibilities as are set forth in N.J.A.C. 5:99-7 and which are described in full detail in the Operating Manual, including those set forth in UHAC, include:
 - (a) Attending continuing education opportunities on affordability controls, compliance monitoring, and affirmative marketing as offered or approved by the Division;
 - (b) Affirmative marketing
 - (1) Conducting an outreach process to affirmatively market affordable housing units in accordance with the Affirmative Marketing Plan of the municipality and the provisions of N.J.A.C. 5:80-26.16.
 - (2) Providing counseling, or contracting to provide counseling services, to low- and moderate-income applicants on subjects such as budgeting, credit issues, mortgage qualification, rental lease requirements; and landlord/tenant law.

7. Household certification.
 - (a) Soliciting, scheduling, conducting and following up on interviews with interested households.
 - (b) Conducting interviews and obtaining sufficient documentation of gross income and assets upon which to base a determination of income eligibility for a low- or moderate-income unit;
 - (c) Providing written notification to each applicant as to the determination of eligibility or non-eligibility within 5 days of the determination thereof.
 - (d) Requiring that all certified applicants for affordable units execute a certificate substantially in the form, as applicable, of either the ownership or rental certificates set forth in the Appendices J and K of N.J.A.C. 5:80-26.1 et seq.
 - (e) Creating and maintaining a referral list of eligible applicant households living in the housing region, and eligible applicant households with members working in the housing region, where the units are located.
 - (f) Employing a random selection process as provided in the Affirmative Marketing Plan when referring households for certification to affordable units.
8. Affordability controls.
 - (a) Furnishing to attorneys or closing agents forms of deed restrictions and mortgages for the recording at the time of conveyance of title of each affordable unit.
 - (b) Ensuring that the removal of the deed restrictions and cancellation of the mortgage note are effectuated and filed properly with the County Register of Deeds or County Clerk's office after the termination of the affordability controls for each affordable unit in accordance with UHAC.
 - (c) Communicating with lenders and the Municipal Housing Liaison regarding foreclosures.
 - (d) Ensuring the issuance of Continuing Certificates of Occupancy or certifications pursuant to N.J.A.C. 5:80-26.11.
9. Records retention.
 - (a) Creating and maintaining a file on each affordable unit for its control period, including the recorded deed with restrictions, recorded recapture mortgage, and note, as appropriate.
 - (b) Records received, retained, retrieved, or transmitted in furtherance of crediting affordable units of a municipality constitute public records of the municipality as defined by N.J.S.A. 47:3-16, and are legal property of the municipality.
10. Resales and re-rentals.
 - (a) Instituting and maintaining an effective means of communicating information between owners and the Administrative Agent regarding the availability of affordable units for resale or re-rental.
 - (b) Instituting and maintaining an effective means of communicating information to very low-, low-, or moderate-income households regarding the availability of affordable units for resale or re-rental.
11. Processing requests from unit owners.
 - (a) Reviewing and approving requests from owners of affordable units who wish to refinance or take out home equity loans during the term of their ownership to determine that the amount of indebtedness to be incurred will not violate the terms of this ordinance.
 - (b) Reviewing and approving requests to increase sales prices from owners of affordable units who wish to make capital improvements to the units that would affect the selling price, such authorizations to be limited to those improvements resulting in additional bedrooms or bathrooms and the depreciated cost of central air conditioning systems.
 - (c) Notifying the municipality of an owner's intent to sell an affordable unit.
 - (d) Making determinations on requests by owners of affordable units for hardship waivers.
12. Enforcement.

- (a) Securing annually from the municipality a list of all affordable ownership units for which property tax bills are mailed to absentee owners, and notifying all such owners that they shall either move back to their unit or sell it;
 - (b) Securing from all developers and sponsors of affordable units, at the earliest point of contact in the processing of the project or development, written acknowledgement of the requirement that no affordable unit can be offered, or in any other way committed, to any person, other than a household duly certified to the unit by the Administrative Agent;
 - (c) Sending annual mailings to all owners of affordable dwelling units reminding them of the notices and requirements outlined in N.J.A.C. 5:80-26.19(d)4;
 - (d) Establishing a program for diverting unlawful rent payments to the municipal Affordable Housing Trust Fund; and
 - (e) Creating and publishing a written operating manual for each affordable housing program administered by the Administrative Agent setting forth procedures for administering the affordability controls.
13. The Administrative Agent(s) shall, as delegated by the municipality, have the authority to take all actions necessary and appropriate to carry out its/their responsibilities, herein.

Section 2. Chapter 2, Article XVII, Boards and Committees, §2-30, Fair Housing Committee, of the Administrative Code of the City of Bayonne is hereby repealed in its entirety and RESERVED.

Section 3. Chapter 33, Planning and Development Regulations, Article II, Definitions, §33-2.2, Definition of Terms, of the Municipal Code of the City of Bayonne is hereby amended to add or modify the following definitions:

ACT

The New Jersey Fair Housing Act, N.J.S.A. 52:27D-301 et seq.

ADAPTABLE

Constructed in compliance with the technical design standards of the barrier free subcode adopted by the Commissioner of Community Affairs pursuant to the “State Uniform Construction Code Act,” P.L.1975, c. 217 (C.52:27D-119 et seq.) and in accordance with the provisions of N.J.S.A. 52:27D-123.15.

ADMINISTRATIVE AGENT

The entity approved by the Division responsible for the administration of affordable units, in accordance with N.J.A.C. 5:99-7, and UHAC at N.J.A.C. 5:80-26.15.

AFFIRMATIVE MARKETING

A regional marketing strategy designed to attract buyers and/or renters of affordable units pursuant to N.J.A.C. 5:80-26.16.

AFFIRMATIVE MARKETING PLAN

The municipally adopted plan of strategies from which the administrative agent will choose to implement as part of the Affirmative Marketing requirements.

AFFIRMATIVE MARKETING PROCESS or PROGRAM

The actual undertaking of Affirmative Marketing activities in furtherance of each project with very low- low- and moderate-income units.

AFFORDABILITY ASSISTANCE

The use of funds to render housing units more affordable to low- and moderate-income households and includes, but is not limited to, down payment assistance, security deposit assistance, low interest loans, rental assistance, assistance with homeowner’s association or condominium fees and special assessments, common maintenance expenses, and assistance with emergency repairs and rehabilitation to bring deed-restricted units up to code, pursuant to N.J.A.C. 5:99-2.5.

AFFORDABILITY AVERAGE

An average of the percentage of regional median income at which affordable units in an affordable development are affordable to low- and moderate-income households.

AFFORDABLE

Where the sales price or rent for an affordable unit conforms to the standards set forth at N.J.A.C. 5:80-26.7 or N.J.A.C. 5:80-26.13 as the case may be.

AFFORDABLE HOUSING DEVELOPMENT

A development included in a municipality's housing element and fair share plan, and includes, but is not limited to, an inclusionary development, a municipally sponsored affordable housing project, or a 100 percent affordable development. This includes developments with affordable units on-site, off-site, or provided as a payment in-lieu of construction only if such a payment-in-lieu option has been previously approved by the Program or Superior Court as part of the HEFSP. Payments in lieu of construction were invalidated per P.L. 2024, c.2.

AFFORDABLE HOUSING DISPUTE RESOLUTION PROGRAM or THE PROGRAM

The dispute resolution program established pursuant to N.J.S.A. 52:27D-313.2.

AFFORDABLE HOUSING MONITORING SYSTEM or AHMS

The Department's cloud-based software application, which shall be the central repository for municipalities to use for reporting detailed information regarding affordable housing developments, affordable housing unit completions, and the collection and expenditures of funds deposited into the municipal affordable housing trust fund.

AFFORDABLE HOUSING TRUST FUND (MUNICIPAL)

A separate, interest-bearing account held by a municipality for the deposit of development fees, payments in lieu of constructing affordable units on sites zoned for affordable housing previously approved prior to March 20, 2024 (per P.L. 2024, c.2), barrier-free escrow funds, recapture funds, proceeds from the sale of affordable units, rental income, repayments from affordable housing program loans, enforcement fines, unexpended RCA funds remaining from a completed RCA project, application fees, and any other funds collected by the municipality in connection with its affordable housing programs, which shall be used to address municipal low- and moderate-income housing obligations within the time frames established by the Legislature and this chapter.

AFFORDABLE HOUSING TRUST FUND (NJ)

See New Jersey Affordable Housing Trust Fund.

AFFORDABLE UNIT

A housing unit proposed or developed pursuant to the Act, including units created with municipal affordable housing trust funds.

AGE-RESTRICTED HOUSING

A housing unit that is designed to meet the needs of, and is exclusively for, an age-restricted segment of the population such that: 1. All the residents of the development where the unit is situated are 62 years or older; 2. At least 80 percent of the units are occupied by one person that is 55 years or older; or 3. The development has been designated by the Secretary of HUD as "housing for older persons" as defined in Section 807(b)(2) of the Fair Housing Act, 42 U.S.C. § 3607.

AGENCY

The New Jersey Housing and Mortgage Finance Agency established by P.L.1983, c. 530 (C.55:14K-1 et seq.).

ASSISTED LIVING RESIDENCE

A facility licensed by the New Jersey Department of Health to provide apartment-style housing and congregate dining and to ensure that assisted living services are available when needed for four or more adult persons unrelated to the proprietor. Apartment units shall offer, at a minimum, one unfurnished room, a private bathroom, a kitchenette, and a lockable door on the unit entrance.

CERTIFIED HOUSEHOLD

A household that has been certified by an administrative agent as a very-low-income household, a low-income household, or a moderate-income household.

COAH or the COUNCIL ON AFFORDABLE HOUSING

An agency established in, but not of, DCA pursuant to the Act and that was subsequently abolished as codified in N.J.S.A. 52:27D-304.1.

COMMISSIONER

The Commissioner of the NJ Department of Community Affairs.

COMPLIANCE CERTIFICATION

The certification obtained by a municipality pursuant to N.J.S.A. 52:27D-304.1, that protects the municipality from exclusionary zoning litigation during the current round of present and prospective need and through July 1 of the year the next round begins, which is also known as a “judgment of compliance” or “judgment of repose.” The term “compliance certification” shall include a judgment of repose granted in an action filed pursuant to N.J.S.A. 52:27D-313.

CONSTRUCTION

New construction and additions, but does not include alterations, reconstruction, renovations, conversion, relocation, or repairs, as those terms are defined in the State Uniform Construction Code codified in N.J.S.A. 52:27D-119, et seq.

COUNTY-LEVEL HOUSING JUDGE

A Superior Court judge appointed pursuant to section 5 at P.L. 2024, c. 2, to resolve disputes over the compliance of municipal fair share affordable housing obligations and municipal Fair Share Plans and Housing Plan Elements with the Act.

DCA or DEPARTMENT

The State of New Jersey Department of Community Affairs.

DEFICIENT HOUSING UNIT

A housing unit with health and safety code violations that require the repair or replacement of a major system. *See also*, MAJOR SYSTEM.

DEVELOPMENT FEE

Money paid by a developer for the improvement of residential and non-residential property as permitted pursuant to N.J.S.A. 52:27D-329.2 and N.J.S.A. 40:55D-8.1 through -8.7 and N.J.A.C. 5:99-3.

DISPUTE RESOLUTION PROGRAM or the AFFORDABLE HOUSING DISPUTE RESOLUTION PROGRAM

An operation of the judiciary designed to facilitate the approval of Fair Share Plans established pursuant to N.J.S.A. 52:27D-313.2.

DIVISION

The Division of Local Planning Services within the Department of Community Affairs.

EMERGENT OPPORTUNITY

A circumstance that has arisen whereby affordable housing will be able to be produced through a delivery mechanism not originally contemplated by or included in a fair share plan that has been the subject of a compliance certification.

EQUALIZED ASSESSED VALUE or EAV

The assessed value of a property divided by the current average ratio of assessed to true value for the municipality in which the property is situated, as determined in accordance with N.J.S.A. 54:1-35a, -35b, and -35c). Estimates at the time of building permit may be obtained by the tax assessor using construction cost estimates. Final EAV shall be determined at project completion by the municipal assessor.

FAIR SHARE OBLIGATION

The total of the present need and prospective need, including prior rounds, as determined by the Affordable Housing Dispute Resolution Program, or a court of competent jurisdiction.

FAIR SHARE PLAN

The plan or proposal, with accompanying ordinances and resolutions, by which a municipality proposes to satisfy its constitutional obligation to create a realistic opportunity to meet its fair share of low- and moderate-income housing needs of its region and which details the affirmative measures the municipality proposes to undertake to achieve its fair share of low- and moderate-income housing, as provided in the municipal housing element, and which addresses the development regulations necessary to implement the housing element, including, but not limited to, inclusionary requirements and development fees, and the elimination of unnecessary housing cost-generating features from the municipal land use ordinances and regulations.

FHA

The New Jersey Fair Housing Act, N.J.S.A. 52:27D-301 et seq.

GREEN BUILDING STRATEGIES

The strategies that minimize the impact of development on the environment, and enhance the health, safety and well-being of residents by producing durable, low-maintenance, resource-efficient housing while making optimum use of existing infrastructure and community services.

HMFA or THE AGENCY

The New Jersey Housing and Mortgage Finance Agency established pursuant to P.L. 1983, c. 530 (N.J.S.A. 55:14K-1 et seq.).

HOUSEHOLD INCOME

A household's gross annual income calculated in a manner consistent with the determination of annual income pursuant to section 8 of the United States Housing Act of 1937 (Section 8), not in accordance with the determination of gross income for Federal income tax liability.

HOUSING PLAN ELEMENT

The portion of a municipality's master plan adopted in accordance with the Municipal Land Use Law (MLUL) at N.J.S.A. 40:55D-28.b(3) and the Act consisting of reports, statements proposals, maps, diagrams, and text designed to meet the municipality's fair share of its region's present and prospective housing needs, particularly with regard to low- and moderate-income housing, which shall include the municipal present and prospective obligation for affordable housing, determined pursuant to N.J.S.A. 52:27D-304.1.

HOUSING REGION

A geographic area established pursuant to N.J.S.A. 52:27D-304.2b.

INCLUSIONARY DEVELOPMENT

A residential housing development in which a substantial percentage of the housing units are provided for a reasonable income range of low- and moderate-income households.

JUDGMENT OF COMPLIANCE or JUDGMENT OF COMPLIANCE AND REPOSE

A determination issued by the Superior Court approving a municipality's fair share plan to satisfy its affordable housing obligation for a particular 10-year round.

LOW-INCOME HOUSEHOLD

A household with a household income equal to 50 percent or less of the regional median income.

LOW-INCOME UNIT

A deed-restricted unit that is affordable to a low-income household.

MAJOR SYSTEM

The primary structural, mechanical, plumbing, electrical, fire protection, or occupant service components of a building which include but are not limited to, weatherization, roofing, plumbing (including wells), heating, electricity, sanitary plumbing (including septic systems), lead paint abatement or load bearing structural systems.

MIXED USE DEVELOPMENT

Any development that includes both a non-residential development component and a residential development component, and shall include developments for which: (1) there is a common developer for both the residential development component and the non-residential development component, provided that for purposes of this definition, multiple persons and entities may be considered a common developer if there is a contractual relationship among them obligating each entity to develop at least a portion of the residential or non-residential development, or both, or otherwise to contribute resources to the development; and (2) the residential and non-residential developments are located on the same lot or adjoining lots, including, but not limited to, lots separated by a street, a river, or another geographical feature.

MODERATE-INCOME HOUSEHOLD

A household with a household income in excess of 50 percent but less than 80 percent of the regional median income.

MODERATE-INCOME UNIT

A deed-restricted unit that is affordable to a moderate-income household.

MONI

The no-longer-active Market Oriented Neighborhood Investment Program, as it was authorized by the Agency.

MUNICIPAL HOUSING LIAISON or MHL

An appointed municipal employee who is, pursuant to N.J.A.C. 5:99-6, responsible for oversight and/or administration of the affordable units created within the municipality.

MUNICIPAL DEVELOPMENT FEE ORDINANCE

An ordinance adopted by the governing body of a municipality that authorizes the collection of development fees.

NEW CONSTRUCTION

The creation of a new housing unit under regulation by a code enforcement official regardless of the by which the unit is created. Newly constructed units are evidenced by the issuance of a certificate of occupancy and may include new residences created through additions and alterations, adaptive reuse, subdivision,

or conversion of existing space, and moving a structure from one location to another.

NEW JERSEY AFFORDABLE HOUSING TRUST FUND

That non-lapsing, revolving trust fund established in DCA pursuant to N.J.S.A. 52:27D-320 and N.J.A.C. 5:43 to be the repository of all State funds appropriated for affordable housing purposes. All references to the "Neighborhood Preservation Non-lapsing Revolving Fund" and "Balanced Housing" mean the NJAHTF.

NEW JERSEY HOUSING RESOURCE CENTER or HOUSING RESOURCE CENTER

The online affordable housing listing portal, or its successor, overseen by the Agency pursuant to N.J.S.A. 52:27D-321.3 et seq.

95/5 RESTRICTION

A deed restriction governing a restricted ownership unit that is part of a housing element that received substantive certification from COAH pursuant to N.J.A.C. 5:93, as it was in effect at the time of the receipt of substantive certification, before October 1, 2001, or any other deed restriction governing a restricted ownership unit with a seller repayment option requiring 95 percent of the price differential to be paid to the municipality or an instrument of the municipality at the closing of a sale at market price.

NON-EXEMPT SALE

Any sale or transfer of ownership of an affordable unit to one's self or to another individual other than the transfer of ownership between spouses or civil union partners; the transfer of ownership between former spouses or civil union partners ordered as a result of a judicial decree of divorce or judicial separation, but not including sales to third parties; the transfer of ownership between family members as a result of inheritance; the transfer of ownership through an executor's deed to a class A beneficiary; and the transfer of ownership by court order.

NONPROFIT

An organization granted nonprofit status in accordance with section 501(c)(3) of the Internal Revenue Code.

NON-RESIDENTIAL DEVELOPMENT - Shall include any of the following:

- A. Any building or structure, or portion thereof, including, but not limited to, any appurtenant improvements, which is designated to a use group other than a residential use group according to the State Uniform Construction Code, N.J.A.C. 5:23, promulgated to effectuate the State uniform Construction Code Act, N.J.S.A. 52:27D-119 et seq., including any subsequent amendments or revisions thereto;
- B. Hotels, motels, vacation timeshares, and child-care facilities; and
- C. The entirety of all continuing care facilities within a continuing care retirement community which is subject to the Continuing Care Retirement Community Regulation and Financial Disclosure Act, N.J.S.A. 52:27D-330 et seq.

NON-RESIDENTIAL DEVELOPMENT FEE

The fee authorized to be imposed pursuant to N.J.S.A. 40:55D-8.1 through -8.7.

QUALIFIED URBAN AID MUNICIPALITY

A municipality that meets the criteria established pursuant to N.J.S.A. 52:27D-304.3.c(1).

PAYMENT IN LIEU OF CONSTRUCTING AFFORDABLE UNITS

The prior approval of the payment of funds to the municipality by a developer when affordable units are were not produced on a site zoned for an inclusionary development. The statutory permission for payments in lieu of constructing affordable units was eliminated per P.L. 2024, c.2.

PERSON WITH A DISABILITY

A person with a physical disability, infirmity, malformation, or disfigurement which is caused by bodily injury, birth defect, aging, or illness including epilepsy and other seizure disorders, and which shall include, but not be limited to, any degree of paralysis, amputation, lack of physical coordination, blindness or visual impairment, deafness or hearing impairment, the inability to speak or a speech impairment, or physical reliance on a service animal, wheelchair, or other remedial appliance or device.

PRICE DIFFERENTIAL

The difference between the controlled sale price of a affordable unit and the contract price at the exit sale of the unit, determined as of the date of a proposed contract of sale for the unit. If there is no proposed contract of sale, the price differential is the difference between the controlled sale price of an affordable unit and the appraised value of the unit as if it were not subject to UHAC, determined as of the date of the appraisal. If the controlled sale price exceeds the contract price or, in the absence of a contract price, the appraised value, the price differential is zero dollars.

PRIOR ROUND UNIT

A housing unit that addresses a municipality's fair share obligation from a round prior to the fourth round of affordable housing obligations, including any unit that:

- A. Received substantive certification from COAH; or
- B. Is part of a third-round settlement agreement or judgment of compliance approved by a court of competent jurisdiction, inclusive of units created pursuant to a zoning designation adopted as part of the settlement agreement or judgment of compliance to create a realistic opportunity for development; or
- C. Is subject to a grant agreement or other contract with either the State or a political subdivision thereof entered into prior to July 1, 2025, pursuant to either item -A or -B above; or
- D. Otherwise addresses a municipality's fair share obligation from a round prior to the fourth round of affordable housing obligations. A unit created after March 20, 2024, is not a prior round unit unless:
 - 1. It is created pursuant to a prior round development plan or zoning designation that received COAH or court approval on or before June 30, 2025 (the end of the Third Round), or the date that the municipality adopts the implementing ordinances and resolutions for the fourth round of affordable housing obligations, whichever occurs sooner; and
 - 2. Its siting and creation are consistent with the form of the prior round development plan or zoning designation in effect as of the cutoff date, without any amendment or variance.

PROSPECTIVE NEED

A projection of housing needs based on development and growth which is reasonably likely to occur in a region or a municipality, as the case may be, as a result of actual determination of public and private entities. Prospective need shall be determined by the methodology set forth pursuant to N.J.S.A. 52:27D-304.2 and -304.3 for the Fourth Round and all future rounds of housing obligations.

RANDOM SELECTION PROCESS

A lottery process by which currently income-eligible applicant-households are selected, at random, for placement in affordable housing units such that no preference is given to one applicant over another, except in the case of a veterans' preference where such an agreement exists; for purposes of matching household income and size with an appropriately priced and sized affordable unit; or another purpose allowed pursuant to N.J.A.C. 5:80-26.7(k)3. This definition excludes any practices that would allow affordable housing units to be leased or sold on a first-come, first-served basis.

RCA ADMINISTRATOR

An appointed municipal employee who is responsible for oversight and/or administration of affordable units and associated revenues and expenditures within the municipality that were funded through regional contribution agreements.

RCA PROJECT PLAN

A past application, submitted by a receiving municipality in an RCA, delineating the manner in which the receiving municipality intended to create or rehabilitate low- and moderate-income housing.

RECEIVING MUNICIPALITY

For the purposes of an RCA, a municipality that contractually agreed to assume a portion of another municipality's fair share obligation.

RECONSTRUCTION

Any project where the extent and nature of the work is such that the work area cannot be occupied while the work is in progress and where a new certificate of occupancy is required before the work area can be reoccupied, pursuant to the Rehabilitation Subcode of the uniform Construction Code, N.J.A.C. 5:23-6. Reconstruction shall not include projects comprised only of floor finish replacement, painting or wallpapering, or the replacement of equipment or furnishings. Asbestos hazard abatement and lead hazard abatement projects shall not be classified as reconstruction solely because occupancy of the work area is not permitted.

RECREATIONAL FACILITIES AND COMMUNITY CENTERS

Any indoor or outdoor buildings, spaces, structures, or improvements intended for active or passive recreation, including, but not limited to, ballfields, meeting halls, and classrooms, accommodating either organized or informal activity.

REGIONAL CONTRIBUTION AGREEMENT or RCA

A contractual agreement, pursuant to the Act, into which two municipalities voluntarily entered into and was approved by COAH and/or Superior Court prior to July 18, 2008, to transfer a portion of a municipality's affordable housing obligation to another municipality within its housing region.

REGIONAL MEDIAN INCOME

The median income by household size for an applicable housing region, as calculated annually in accordance with N.J.A.C. 5:80-26.3.

REHABILITATION

The repair, renovation, alteration, or reconstruction of any building or structure, pursuant to the Rehabilitation Subcode, N.J.A.C. 5:23-6.

RENT

The gross monthly cost of a rental unit to the tenant, including the rent paid to the landlord, as well as an allowance for tenant-paid utilities computed in accordance with allowances published by DCA for its Section 8 program. With respect to units in assisted living residences, rent does not include charges for food and services.

RESIDENTIAL DEVELOPMENT FEE

Money paid by a developer for the improvement of residential property as permitted pursuant to N.J.S.A. 52:27D-329.2 and N.J.A.C. 5:99-3.2.

RESTRICTED UNIT

A dwelling unit, whether a rental unit or ownership unit, that is subject to the affordability controls of this subchapter but does not include a market-rate unit that was financed pursuant to UHORP, MONI, or CHOICE.

SPENDING PLAN

A method of allocating funds contained in an affordable housing trust fund account, which includes, but is not limited to, development fees collected and to be collected pursuant to an approved municipal development fee ordinance, or pursuant to N.J.S.A. 52:27D-329.1 et seq., for the purpose of meeting the housing needs of low- and moderate-income individuals.

STATE DEVELOPMENT AND REDEVELOPMENT PLAN or STATE PLAN

The plan prepared pursuant to N.J.S.A. 52:18A-196 et seq., designed to represent a balance of development and conservation objectives best suited to meet the needs of the State, and for the purpose of coordinating planning activities and establishing Statewide planning objectives in the areas of land use, housing, economic development, transportation, natural resource conservation, agriculture and farmland retention, recreation, urban and suburban redevelopment, historic preservation, public facilities and services, and intergovernmental coordination pursuant to N.J.S.A. 52:18A-200.

SUPPORTIVE HOUSING HOUSEHOLD

A very low-, low- or moderate-income household certified as income eligible by an administrative agent in accordance with N.J.A.C. 5:80-26.14, in which at least one member is an individual who requires supportive services to maintain housing stability and independent living and who is part of a population identified by federal or state statute, regulation, or program guidance as eligible for supportive or special needs housing. Such populations include, but are not limited to: persons with intellectual or developmental disabilities, persons with serious mental illness, person with head injuries (as defined in N.J.S.A. 30:11B-1 et seq.), persons with physical disabilities or chronic health conditions, persons who are homeless as defined by the U.S. Department of Housing and Urban Development at 24 C.F.R. Part 578, survivors of domestic violence, youth aging out of foster care, and other special needs populations recognized under programs administered by the U.S. Department of Housing and Urban Development, the Low-Income Housing Tax Credit Program, the McKinney-Vento Act, or the New Jersey Department of Human Services. A supportive housing household may include family members, unrelated individuals, or live-in aides, provided that the household meets the income eligibility requirements of this subchapter, except that in the case of unrelated individuals not operating as a family unit, income eligibility shall be tested on an individual basis rather than in the aggregate; the unit is leased or sold subject to the affordability controls established herein; and the supportive services available to the household are designed to promote housing stability, independent living, and community integration. The determination of whether unrelated individuals are operating as a family unit shall be made based on the applicant's self-identification of household members on the affordable housing application.

SUPPORTIVE HOUSING SPONSORING PROGRAM

Grant or loan program which provided financial assistance to the development of the unit.

SUPPORTIVE HOUSING UNIT

A restricted rental unit, as defined by N.J.S.A. 34:1B-21.24, that is affordable to very low-, low- or moderate-income households and is reserved for occupancy by a supportive housing household. Supportive housing units are also referred to as permanent supportive housing units.

TRANSITIONAL HOUSING

Temporary housing that: (1) includes, but is not limited to, single-room occupancy housing or shared living and supportive living arrangements; (2) provides access to on-site or off-site supportive services for very low-income households who have recently been homeless or lack stable housing; (3) is licensed by the department; and (4) allows households to remain for a minimum of six months.

TREASURER

The Treasurer of the State of New Jersey.

UHAC

The Uniform Housing Affordability Controls set forth at N.J.A.C. 5:80-26.

UHORP

The Agency's Urban Homeownership Recovery Program, as it was authorized by the Agency Board.

UNIT TYPE

Type of dwelling unit with various building standards including but not limited to single-family detached, single-family attached/townhouse, stacked townhouse (attached building containing 2 units each with separate entrances), duplex (detached building containing 2 units each with separate entrances), triplex (3 units each with separate entrance), quadplex (4 units each with separate entrance), multifamily / flat (2 or more units with a shared entrance). Inclusion of a garage, or not, shall not define the unit type.

VERY-LOW-INCOME HOUSEHOLD

A household with a household income less than or equal to 30 percent of the regional median income.

VERY-LOW-INCOME HOUSING

Housing affordable according to the Federal Department of Housing and Urban Development or other recognized standards for home ownership and rental costs and occupied or reserved for occupancy by households with a gross household income equal to 30 percent or less of the median gross household income for households of the same size within the housing region in which the housing is located.

VERY-LOW-INCOME UNIT

A deed-restricted unit that is affordable to a very-low-income household.

VETERAN

Any citizen and resident of this State honorably discharged or released under honorable circumstances from active service in any branch of the Armed Forces of the United States pursuant to N.J.S.A. 54:4-8.10.

VETERANS' PREFERENCE

An agreement between a municipality and a developer or residential development owner that allows for low- to moderate-income veterans to be given preference for up to 50 percent of rental units in relevant projects, as provided for at N.J.S.A. 52:27D-311.j.

WEATHERIZATION

Building insulation (for attic, exterior walls and crawl space), siding to improve energy efficiency, replacement storm windows, replacement storm doors, replacement windows and replacement doors and is considered a major system for rehabilitation.

Section 4. Chapter 33, Articles XIV, XV, XVI, XVII, and XVIII of the Planning and Development Regulations Ordinance of the City of Bayonne are hereby REPEALED in their entirety and REPLACED with the following:

Article XIV Affordable Housing Administration

§33-14 Affordable Housing Administration

§33-14.1 Purpose and Authority.

- a. This section of the Code sets forth regulations regarding the very low-, low- and moderate-income housing units in the City of Bayonne consistent with the provisions outlined in P.L 2024, Chapter 2, including the amended Fair Housing Act (“FHA”) at N.J.S.A. 52:27D-301 et seq., as well as the Department of Community Affairs, Division of Local Planning Services (“LPS”) at N.J.A.C. 5:99 et seq., statutorily upheld existing regulations of the now-defunct Council on Affordable Housing (“COAH”) at N.J.A.C. 5:93 and 5:97, the Uniform Housing Affordability Controls (“UHAC”) at N.J.A.C. 5:80-26.1 et seq., and as reflected in the adopted municipal Fourth Round Housing Element and Fair Share Plan (“HEFSP”).
- b. This Ordinance is intended to ensure that very low-, low- and moderate-income units (“affordable units”) are created with controls on affordability over time and that very low-, low- and moderate-income households shall occupy these units pursuant to statutory requirements. This Ordinance shall apply to all inclusionary developments, individual affordable units, and 100% affordable housing developments except where inconsistent with applicable law. Low-Income

Housing Tax Credit financed developments shall adhere to the provisions set forth below in item 5.c. below.

- c. The City of Bayonne Planning Board has adopted a HEFSP pursuant to the Municipal Land Use Law at N.J.S.A. 40:55D-1, et seq. The Fair Share Plan describes the ways the municipality shall address its fair share of very low-, low- and moderate-income housing as approved by the Superior Court and documented in the Housing Element.
- d. This Ordinance implements and incorporates the relevant provisions of the HEFSP and addresses the requirements of P.L 2024, Chapter 2, the FHA, N.J.A.C. 5:99, NJ Supreme Court upheld COAH regulations at N.J.A.C. 5:93 and 5:97, and UHAC at N.J.A.C. 5:80-26.1, as may be amended and supplemented.

§33-14.2 Applicability

- a. The provisions of this Ordinance shall apply to all affordable housing developments and affordable housing units that currently exist and that are proposed to be created pursuant to the municipality's most recently adopted HEFSP.
- b. This Ordinance shall apply to all developments that contain very low-, low- and moderate-income housing units included in the Municipal HEFSP, including any unanticipated future developments that will provide very low-, low- and moderate-income housing units.
- c. Projects receiving federal Low Income Housing Tax Credit financing and are proposed for credit shall comply with the low/moderate split and bedroom distribution requirements, maximum initial rents and sales prices requirements, affirmative fair marketing requirements of UHAC at N.J.A.C. 5:80-26.16 and the length of the affordability controls applicable to such projects shall be not less than a 30-year compliance period plus a 15-year extended-use period, for a total of not less than 45 years.

§33-14.3 Monitoring Requirements

- a. The municipality shall comply with the following monitoring and reporting requirements regarding the status of the implementation of its court-approved Housing Element and Fair Share Plan.
- b. The municipality shall provide electronic monitoring data with the Department pursuant to P.L 2024, Chapter 2 and N.J.A.C. 5:99 through the Affordable Housing Monitoring System (AHMS). All monitoring information required to be made public by the FHA shall be available to the public on the Department's website at <https://www.nj.gov/dca/dlps/hss/MuniStatusReporting.shtml>.
- c. On or before February 15 of each year, the municipality shall provide annual reporting of its municipal Affordable Housing Trust Fund activity to the Department on the AHMS portal. The reporting shall include an accounting of all municipal Affordable Housing Trust Fund activity, including the sources and amounts of funds collected and the amounts and purposes for which any funds have been expended, for the previous year from January 1st to December 31st.
- d. On or before February 15 of each year, the annual reporting of the status of all affordable housing activity shall be provided to the Department on the AHMS portal, for the previous year from January 1st to December 31st.

§33-14.4 Enforcement of Affordable Housing Regulations

- a. Upon the occurrence of a breach of any of the regulations governing the affordable unit by an owner, developer or tenant, the municipality shall have all remedies provided at law or equity, including but not limited to foreclosure, tenant eviction, municipal fines, a requirement for household recertification, acceleration of all sums due under a mortgage, recoupment of any funds from a sale in the violation of the regulations, injunctive relief to prevent further violation of the regulations, entry on the premises, and specific performance.
- b. After providing written notice of a violation to an owner, developer or tenant of an affordable unit and advising the owner, developer or tenant of the penalties for such violations, the municipality may take the following action against the owner, developer or tenant for any violation that remains uncured for a period of 60 days after service of the written notice:
 - 1. The municipality may file a court action pursuant to N.J.S.A. 2A:58-11 alleging a violation, or violations, of the regulations governing the affordable housing unit. If the owner, developer or tenant is found by the Court to have violated any provision of the regulations governing affordable housing units the owner, developer or tenant shall be subject to one or more of the following penalties, at the discretion of the Court:
 - 2. A fine of not more than \$500 or imprisonment for a period not to exceed 90 days, or both, unless otherwise specified below, provided that each and every day that the violation continues or exists shall be considered a separate and

- specific violation of these provisions and not a continuation of the initial offense;
3. In the case of an owner who has rented his or her low- or moderate-income unit in violation of the regulations governing affordable housing units, payment into the Affordable Housing Trust Fund of the gross amount of rent illegally collected;
 4. In the case of an owner who has rented his or her affordable unit in violation of the regulations governing affordable housing units, payment of an innocent tenant's reasonable relocation costs, as determined by the Court.
- c. The municipality shall have the authority to levy fines against the owner of the development for instances of noncompliance with NJHRC advertising requirements (N.J.S.A. 52:27D-321.6.e.(2)), following written notice to the owner. The fine for the first offense of noncompliance shall be \$5,000, the fine for the second offense of noncompliance shall be \$10,000, and the fine for each subsequent offense of noncompliance shall be \$15,000.
 - d. The municipality may file a court action in the Superior Court seeking a judgment, which would result in the termination of the owner's equity or other interest in the unit, in the nature of a mortgage foreclosure. Any judgment shall be enforceable as if the same were a judgment of default of the first purchase money mortgage and shall constitute a lien against the low- or moderate-income unit.
 1. Such judgment shall be enforceable, at the option of the municipality, by means of an execution sale by the Sheriff, at which time the affordable unit of the violating owner shall be sold at a sale price which is not less than the amount necessary to fully satisfy and pay off any first purchase money mortgage and prior liens and the costs of the enforcement proceedings incurred by the municipality, including attorney's fees. The violating owner shall have the right to possession terminated as well as the title conveyed pursuant to the Sheriff's sale.
 2. The proceeds of the Sheriff's sale shall first be applied to satisfy the first purchase money mortgage lien and any prior liens upon the low- or moderate-income unit. The excess, if any, shall be applied to reimburse the municipality for any and all costs and expenses incurred in connection with either the court action resulting in the judgment of violation or the Sheriff's sale. In the event that the proceeds from the Sheriff's sale are insufficient to reimburse the municipality in full as aforesaid, the violating owner shall be personally responsible for the full extent of such deficiency, in addition to any and all costs incurred by the municipality in connection with collecting such deficiency. In the event that a surplus remains after satisfying all of the above, such surplus shall be placed in escrow by the municipality for the owner and shall be held in such escrow for a maximum period of two years or until such earlier time as the owner shall make a claim with the municipality for such. Failure of the owner to claim such balance within the two year period shall automatically result in a forfeiture of such balance to the municipality. Any interest accrued or earned on such balance while being held in escrow shall belong to and shall be paid to the municipality, whether such balance shall be paid to the owner or forfeited to the municipality.
 3. Foreclosure due to violation of the regulations governing affordable housing units shall not extinguish the restrictions of the regulations governing affordable housing units as they apply to the low- and moderate-income unit. Title shall be conveyed to the purchaser at the Sheriff's sale, subject to the restrictions and provisions of the regulations governing the affordable housing unit. The owner determined to be in violation of the provisions of this plan and from whom title and possession were taken by means of the Sheriff's sale shall not be entitled to any right of redemption.
 4. If there are no bidders at the Sheriff's sale, or if insufficient amounts are bid to satisfy the first purchase money mortgage and any prior liens, the municipality may acquire title to the affordable unit by satisfying the first purchase money mortgage and any prior liens and crediting the violating owner with an amount equal to the difference between the first purchase money mortgage and any prior liens and costs of the enforcement proceedings, including legal fees and the maximum resale price for which the affordable unit could have been sold under the terms of the regulations governing affordable housing units. This excess shall be treated in the same manner as the excess that would have been realized from an actual sale as previously described.
 5. Failure of the low- or moderate-income unit to be either sold at the Sheriff's sale or acquired by the municipality shall obligate the owner to accept an offer to purchase from any qualified purchaser that may be referred to the owner by the municipality, with such offer to purchase being equal to the

- maximum resale price of the low- or moderate-income unit as permitted by the regulations governing affordable housing units.
6. The affordable unit owner shall remain fully obligated, responsible and liable for complying with the terms and restrictions of governing affordable housing units until such time as title is conveyed from the owner.
- e. It is the responsibility of the municipal housing liaison and the administrative agent(s) to ensure that affordable housing units are administered properly. All affordable units shall be occupied within a reasonable amount of time and be released within a reasonable amount of time upon the vacating of the unit by a tenant. If an administrative agent or municipal housing liaison becomes aware of or suspects that a developer, landlord, or property manager has not complied with these regulations, it shall report this activity to the Division. The Division shall notify the developer, landlord, or property manager, in writing, of any violation of these regulations and provide a 30-day cure period. If, after the 30-day cure period, the developer, landlord, or property manager remains in violation of any terms of this subchapter, including by keeping a unit vacant, the developer, landlord, or property manager may be fined up to the amount required to construct a comparable affordable unit of the same size and the deed-restricted control period will be extended for the length of the time the unit was out of compliance, in addition to the remedies provided for in this section. For the purposes of this subsection, a reasonable amount of time shall presumptively be 60 days, unless a longer period of time is required due to demonstrable market conditions and/or failure of the municipal housing liaison or the administrative agent to refer a certified tenant.
- f. Banks and other lending institutions are prohibited from issuing any loan secured by owner occupied real property subject to the affordability controls set forth in this subchapter if such loan would be in excess of amounts permitted by the restriction documents recorded in the deed or mortgage book in the county in which the property is located. Any loan issued in violation of this subsection is void as against public policy.
- g. The Agency and the Department hereby reserve, for themselves and for each administrative agent appointed pursuant to this subchapter, all of the rights and remedies available at law and in equity for the enforcement of this subchapter, including, but not limited to, fines, evictions, and foreclosures as approved by a county-level housing judge.
- h. Appeals. Appeals from all decisions of an administrative agent appointed pursuant to this subchapter shall be filed, in writing, with the municipal housing liaison. A decision by the municipal housing liaison may be appealed to the Division. A written decision of the Division Director upholding, modifying, or reversing an administrative agent's decision is a final administrative action.

Article XV New Construction

§33-15 New Construction.

- a. Per the definition of “New Construction,” this section governs the creation of new affordable housing units regardless of the means by which the units are created. Newly constructed units may include new residences constructed or created through other means.
- b. The following requirements shall apply to all new or planned developments that contain very low-, low- and moderate-income housing units. To the extent possible, details related to the adherence to the requirements below shall be outlined in the resolution granting municipal subdivision or site plan approval of the project to assist municipal representatives, developers and Administrative Agents.

§33-15.1 Completion Schedule

Final site plan or subdivision approval shall be contingent upon the affordable housing development meeting the following completion schedule for very low-, low- and moderate-income units whether developed in a single-phase development, or in a multi-phase development:

Maximum Percentage of Market-Rate Units Issued a Temporary or Final Certificate of Occupancy	Minimum Percentage of Affordable Units Issued a Temporary or Final Certificate of Occupancy
25+1	10
50	50

75	75
90	100

§33-15.2 Design. The following performance and design standards shall apply to affordable housing developments.

- a. Design of 100 Percent Affordable Developments.
 - 1. Affordable units shall meet the minimum square footage required for the number of inhabitants for which the unit is marketed and the minimum square footage required for each bedroom, as set forth in the Neighborhood Preservation Balanced Housing rules at N.J.A.C. 5:43-2.4.
 - 2. Each bedroom in each affordable unit shall have at least one window.
 - 3. Affordable units shall include adequate air conditioning and heating.
- b. Design of developments comprising market-rate rental units and restricted rental units. The following does not apply to prior round units, unless stated otherwise.
 - 1. Affordable units shall use the same building materials and architectural design elements (for example, plumbing, insulation, or siding) as market-rate units of the same unit type (for example, flat or townhome) within the same development, except that affordable units and market-rate units may use different interior finishes. This shall apply to prior round units.
 - 2. Affordable units and market-rate units within the same affordable development shall be sited such that affordable units are not concentrated in less desirable locations.
 - 3. Affordable units may not be physically clustered so as to segregate restricted and market-rate units within the same development or within the same building, but shall be interspersed throughout the development, except that age-restricted and supportive housing units may be physically clustered if the clustering facilitates the provision of on-site medical services or on-site social services. Prior round affordable units shall be integrated with market rate units to the extent feasible.
 - 4. Residents of affordable units shall be offered the same access to communal amenities as residents of market-rate units within the same affordable development. Examples of communal amenities include, but are not limited to, community pools, fitness and recreation centers, playgrounds, common rooms and outdoor spaces, and building entrances and exits. This shall apply to prior round units.
 - 5. Affordable units shall include adequate air conditioning and heating and shall use the same type of cooling and heating sources as market-rate units of the same unit type. This shall apply to prior round units.
 - 6. Each bedroom in each affordable unit shall have at least one window.
 - 7. Affordable units shall be of the same unit type as market-rate units within the same building.
 - 8. Affordable units and bedrooms shall be no less than 90 percent of the minimum size prescribed by the Neighborhood Preservation Balanced Housing rules at N.J.A.C. 5:43-2.4.
- c. Design of developments containing for-sale units, including those with a mix of rental and for-sale units. Restricted rental units shall meet the requirements of section b above. Restricted sale units shall comply with the below:
 - 1. Affordable units shall use the same building standards as market-rate units of the same unit type (for example, flat, townhome, or single-family home), except that affordable units and market-rate units may use different interior finishes. This shall apply to prior round units.
 - 2. Affordable units may be clustered, provided that the buildings or housing product types containing the affordable units are integrated throughout the development and are not concentrated in an undesirable location or in undesirable locations. Prior round affordable units shall be integrated with market rate units to the extent feasible.
 - 3. Affordable units may be of different unit housing product types than market-rate units, provided that there is a restricted option available for each market rate housing type. Developments containing market-rate duplexes, townhomes, and/or single-family homes shall offer restricted housing options that also include duplexes, townhomes, and/or single-family homes. Penthouses and higher priced end townhouses may be exempt from this requirement. The proper ratio for restricted to market-rate unit type shall be

subject to municipal ordinance or, if not specified, shall be determined at the time of site plan approval.

4. Affordable units shall meet the minimum square footage required for the number of inhabitants for which the unit is marketed and the minimum square footage required for each bedroom, as set forth in the Neighborhood Preservation Balanced Housing rules at N.J.A.C. 5:43-2.4.
5. Penthouse and end units may be reserved for market-rate sale, provided that the overall number, value, and distribution of affordable units across the development is not negatively impacted by such reservation(s).
6. Residents of affordable units shall be offered the same access to communal amenities as residents of market-rate units within the same affordable development. Examples of communal amenities include, but are not limited to, community pools, fitness and recreation centers, playgrounds, common rooms and outdoor spaces, and building entrances and exits. This shall apply to prior round units.
7. Each bedroom in each affordable unit shall have at least one window; and
8. Affordable units shall include adequate air conditioning and heating.

§33-15.3 Utilities.

- a. Affordable units shall utilize the same type of cooling and heating source as market-rate units within the affordable housing development.
- b. Tenant-paid utilities that are included in the utility allowance shall state this provision in the lease and shall be consistent with the utility allowance in accordance with N.J.A.C. 5:80-26.13(e).

§33-15.4 Low/Moderate Split and Bedroom Distribution

- a. Affordable units shall be divided equally between low- and moderate-income units, except that where there is an odd number of affordable housing units, the extra unit shall be a low-income unit.
- b. In each affordable housing development, at least 50% of the affordable units within each bedroom distribution, rounded up to the nearest whole number to the greatest degree feasible, shall be very low- or low-income units. As long as the total number of affordable units in a development is in compliance with the low/moderate split requirement, a developer may seek permission from the Administrative Agent to round down an individual bedroom distribution calculation in cases where such calculation results in a fraction of 0.49 or less, and strict adherence to the requirement to round up would force a developer to provide more than the overall minimum number of units within that bedroom count.
- c. Within rental developments, of the total number of affordable rental units, at least 13%, rounded up to the nearest whole number, shall be affordable to very low-income households. The very low-income units shall be distributed between each bedroom count as proportionally as possible, to the nearest whole unit, to the total number of affordable units within each bedroom count and counted as part of the required number of low-income units within the development.
- d. Affordable housing developments that are not age-restricted or supportive housing shall be structured such that:
 1. At a minimum, the number of bedrooms within the affordable units equals twice the number of affordable units;
 2. Two-bedroom and/or three-bedroom units compose at least 50 percent of all affordable units;
 3. The combined number of efficiency and one-bedroom units shall be no greater than 20%, rounded down, of the total number of low- and moderate-income units. A developer may seek a waiver from the local approving authority of the requirement to round down upon demonstration that strict adherence to this requirement would cause undue hardship or is not feasible due to site conditions.
 4. At least 30% of all low- and moderate-income units, rounded up, shall be two-bedroom units. A developer may seek from the local approving authority a waiver of the requirement to round up upon demonstration that strict adherence to this requirement would cause undue hardship or is not feasible due to site conditions.
 5. At least 20% of all low- and moderate-income units, rounded up, shall be three-bedroom units. A developer may seek from the local approving authority a waiver of the requirement to round up, upon demonstration that strict adherence to this requirement would cause undue hardship or is not feasible due to site conditions.

6. The remaining units may be allocated among two- and three- bedroom units at the discretion of the developer.
- e. Affordable housing developments that are age-restricted or supportive housing, except those supportive housing units whose sponsoring program determines the unit arrangements, shall be structured such that, at a minimum, the number of bedrooms shall equal the number of age-restricted or supportive housing low- and moderate-income units within the inclusionary development. Supportive housing units whose sponsoring program determines the unit arrangement shall comply with all requirements of the sponsoring program. The standard may be met by having all one-bedroom units or by having a two-bedroom unit for each efficiency unit. In affordable housing developments with 20 or more affordable units that are age-restricted or supportive housing, two-bedroom units shall comprise at least 5% of those affordable units.

§33-15.5 Accessibility Requirements.

- a. Any new construction shall be adaptable; however, elevators shall not be required in any building or within any dwelling unit for the purpose of compliance with this section. In buildings without elevator service, only ground floor dwelling units shall be required to be constructed to conform with the technical design standards of the barrier free subcode. "Ground floor" means the first floor with a dwelling unit or portion of a dwelling unit, regardless of whether that floor is at grade. A building may have more than one ground floor.
- b. Notwithstanding the exemption for townhouse dwelling units in the barrier free subcode, the first floor of all townhouse dwelling units and of all other multi-floor dwelling units that are attached to at least one other dwelling unit shall be subject to the technical design standards of the barrier free subcode and shall include the following features:
 1. An adaptable toilet and bathing facility on the first floor;
 2. An adaptable kitchen on the first floor;
 3. An interior accessible route of travel; however, an interior accessible route of travel shall not be required between stories;
 4. An adaptable room that can be used as a bedroom, with a door, or the casing for the installation of a door that is compliant with the Barrier Free Subcode, on the first floor;
 5. If not all of the foregoing requirements in -b.1. through -b.4. can be satisfied, then an interior accessible route of travel shall be provided between stories within an individual unit; and
 6. An accessible entranceway as set forth in N.J.S.A. 52:27D-311a and the Barrier Free Subcode, N.J.A.C. 5:23-7, or evidence that the municipality has collected funds from the developer sufficient to make 10% of the adaptable entrances in the development accessible:
 - (a) Where a unit has been constructed with an adaptable entrance, upon the request of a disabled person who is purchasing or will reside in the dwelling unit, an accessible entrance shall be installed.
 - (b) To this end, the builder of affordable units shall deposit funds within the Affordable Housing Trust Fund sufficient to install accessible entrances in 10% of the affordable units that have been constructed with adaptable entrances.
 - (c) The funds deposited shall be expended for the sole purpose of making the adaptable entrance of an affordable unit accessible when requested to do so by a person with a disability who occupies or intends to occupy the unit and requires an accessible entrance.
 - (d) The developer of the affordable units shall submit to the Construction Official a design plan and cost estimate for the conversion from adaptable to accessible entrances.
 - (e) Once the Construction Official has determined that the design plan to convert the unit entrances from adaptable to accessible meets the requirements of the Barrier Free Subcode, N.J.A.C. 5:23-7, and that the cost estimate of such conversion is reasonable, payment shall be made to the Affordable Housing Trust Fund and earmarked appropriately.
 7. Full compliance with the foregoing provisions shall not be required where an entity can demonstrate that it is "site-impracticable" to meet the requirements. If full compliance with this section would be site impracticable, compliance with this section for any portion of the dwelling shall be required to the extent that it is not site impracticable. Determinations of site impracticability shall comply with the Barrier Free Subcode at N.J.A.C. 5:23-7.

§33-15.6 Responsibilities of the Owner of a Development Containing Affordable Units.

- a. The owner of all developments containing affordable units subject to this subchapter or the assigned management company thereof shall provide to the administrative agent:
 1. Site plan, architectural plan, or other plan that identifies the location of each affordable unit, if subject to the site plan approval, settlement agreement, or other applicable document regulating the location of affordable units. The administrative agent shall determine the location of affordable units if not set forth in the site plan approval, settlement agreement, or other applicable document.
 2. The total number of units in the project and the number of affordable units.
 3. The breakdown of the affordable units by or identification of affordable unit locations by bedroom count and income level, including street addresses / unit numbers, if subject to the site plan approval, settlement agreement, or other applicable document regulating the breakdown of affordable units. The administrative agent shall determine the bedroom and income distribution if not set forth in the site plan approval, settlement agreement, or other applicable document.
 4. Floor plans of all affordable units, including complete and accurate identification of all rooms and the dimensions thereof.
 5. A projected construction schedule.
 6. The location of any common areas and elevators.
 7. The name of the person who will be responsible for official contact with the administrative agent for the duration of the project, which shall be updated if the contact changes.
- b. In addition to -a, above, the owner of rental developments containing affordable rental units subject to this subchapter or the assigned management company thereof shall:
 1. Send to all current tenants in all restricted rental units an annual mailing containing a notice as to the maximum permitted rent and a reminder of the requirement that the unit shall remain their principal place of residence, which is defined as residing in the unit at least 260 days out of each calendar year, together with the telephone number, mailing address, and email address of the administrative agent to whom complaints of excess rent can be issued.
 2. Provide to the administrative agent a description of any applicable fees.
 3. Provide to the administrative agent a description of the types of utilities and which utilities will be included in the rent.
 4. Agree and ensure that the utility configuration established at the start of the rent-up process remains the same throughout the restricted period.
 5. Provide to the administrative agent a proposed form of lease for any rental units.
 6. Ensure that the tenant selection criteria for the applicants for affordable units remain no more restrictive than the tenant selection criteria for applicants for non-affordable units.
 7. Strive to maintain the continued occupancy of the affordable units during the entire restricted period.
- c. In addition to -a, above, the owner of affordable for-sale developments containing affordable for-sale units subject to this subchapter or the assigned management company thereof shall provide the administrative agent:
 1. Proposed pricing for all units, including any purchaser options and add-on items.
 2. Condominium or homeowner association fees and any other applicable fees.
 3. Estimated real property taxes.
 4. Sewer, water, trash disposal, and any other utility assessments.
 5. Flood insurance requirement, if applicable.
 6. The State-approved planned real estate development public offering statement and/or master deed, where applicable, as well as the full build-out budget.

§33-15.7 Affordable Housing Programs

- a. Pursuant to amended UHAC regulations at N.J.A.C. 5:80-26.1 et seq. and, in addition, pursuant to P.L. 2024, c.2 and specifically to the amended FHA at N.J.S.A. 52:27D-311.m, "All parties shall be entitled to rely upon regulations on municipal credits, adjustments, and compliance mechanisms adopted by the Council on Affordable Housing unless those regulations are contradicted by

statute, including but not limited to P.L. 2024, c.2, or binding court decisions.” The following are many of the main provisions of the COAH regulations at either N.J.A.C. 5:93 or N.J.A.C. 5:97 that have been upheld by the NJ Supreme Court.

- b. Rehabilitation Programs (per N.J.A.C. 5:93-5.2 with updated provisions herein per N.J.A.C. 5:97-6.2 related to credit towards a municipal present need obligation).
 - 1. The rehabilitation program shall be designed to renovate deficient housing units occupied or intended to be occupied by very low-, low- and moderate-income households such that, after rehabilitation, these units will comply with the New Jersey State Housing Code pursuant to N.J.A.C. 5:28-1.1 et seq or the Rehabilitation Subcode, N.J.A.C. 5:23-6 to the extent applicable.
 - 2. Both ownership and rental units shall be eligible for rehabilitation funds.
 - 3. All rehabilitated units shall remain affordable to very low-, low- and moderate-income households for a period of 10 years (the control period). For owner-occupied units, the control period shall be enforced with a mortgage and note and for renter-occupied units the control period will be enforced with a deed restriction.
 - 4. The municipality shall dedicate a minimum average hard cost of \$10,000 for each unit to be rehabilitated through this program and in addition shall dedicate associated rehabilitation program soft costs such as case management, inspection fees and work write-ups.
 - 5. The municipality shall designate, subject to the approval of the Department, one or more Administrative Agents to administer the rehabilitation program in accordance with P.L 2024, Chapter 2. The Administrative Agent(s) shall provide rehabilitation manuals for ownership and rental rehabilitation programs. Manuals shall be adopted by resolution of the governing body. Both rehabilitation manuals shall be available for public inspection in the Office of the Municipal Clerk and on the municipal affordable housing web page.
 - 6. Households determined to be very low-, low-, or moderate-income may participate in a rehabilitation program. Rehabilitated units shall be exempt from the very low-income requirements, low/mod split, and bedroom distribution requirements of UHAC, but shall be administered in accordance with the following:
 - (a) If a unit is vacant at the time of rehabilitation, or if a rehabilitated unit becomes vacant and is re-rented before the expiration of the affordability controls, the deed restriction shall require that the unit be rented to a low- or moderate-income household at an affordable rent.
 - (b) If a rental unit is occupied by a tenant at the time rehabilitation is completed, the rent charged after rehabilitation shall not exceed the lesser of the tenant’s current rent or the maximum rent permitted under UHAC.
 - (c) Rents in rehabilitated units may increase annually based on the standards in UHAC.
 - (d) At the time of application, applicant households and/or tenant households shall be subject to income eligibility determinations in accordance with UHAC.
- c. Assisted Living Residences.
 - 1. An assisted living residence is a facility licensed by the New Jersey Department of Health to provide apartment-style housing and congregate dining and to assure that assisted living services are available. All or a designated number of apartments in the facility shall be restricted to low- and moderate-income households.
 - 2. The unit of credit shall be the apartment. However, a two-bedroom apartment shall be eligible for two units of credit if it is restricted to two unrelated individuals.
 - 3. A recipient of a Medicaid waiver shall automatically qualify as a low- or moderate-income household.
 - 4. Assisted living units are considered age-restricted housing in a HEFSP and shall be included with the maximum number of units that may be age-restricted.
 - 5. Low- and moderate-income residents cannot be charged any upfront fees.
 - 6. The units shall comply with UHAC with the following exceptions:
 - (a) Affirmative marketing (N.J.A.C. 5:80-26.16); provided that the units are restricted to recipients of Medicaid waivers;
 - (b) The deed restriction may be on the facility, rather than individual apartments or rooms;

- (c) Low/moderate income split and affordability average (N.J.A.C. 5:80-26.4); only if all of the affordable units are affordable to households at a maximum of 60 percent of median income; and
 - 7. Tenant income eligibility (N.J.A.C. 5:80-26.14); up to 80 percent of an applicant's gross income may be used for rent, food and services based on occupancy type and the affordable unit shall receive the same basic services as required by the Agency's underwriting guidelines and financing policies. The cost of non-housing related services shall not exceed one and two-thirds times the rent established for each unit.
- d. Redevelopment Projects with Affordable Housing.
- 1. The following provisions shall apply to affordable housing units proposed in a redevelopment area or rehabilitation area:
 - (a) All sites shall meet the site suitability criteria set forth in N.J.A.C. 5:97-3.13.
 - (b) The municipality shall designate the site as an area in need of redevelopment or rehabilitation.
 - (c) The municipality shall adopt a redevelopment plan which requires affordable housing.
 - (d) The redevelopment agreement between the municipality and the redeveloper shall include, aside from the minimum requirements of N.J.S.A. 40A:12A-9, the following:
 - (1) A description of the number, tenure and type of units, including affordable units;
 - (2) A schedule for the overall redevelopment plan, including the phasing of residential development; and
 - (3) A draft or adopted operating manual that includes a description of the program procedures and administration for affordable units in accordance with UHAC;
 - 2. The municipality may issue a request for proposals for a designated redeveloper, if applicable.
 - 3. An affirmative marketing plan in accordance with §33-15.10, except that low- and moderate-income households that have been displaced in areas designated in need of redevelopment or areas in need of rehabilitation pursuant to the Local Redevelopment and Housing Law, N.J.S.A. 40A:12A-1 et seq., may be provided a preference over other applicants for referral to the newly created restricted units within the redevelopment area, provided that households otherwise meet all certification requirements set forth at N.J.A.C. 5:80-26.6; and
 - 4. Designation of an experienced administrative agent, including a statement of his or her qualifications, in accordance with N.J.A.C. 5:96-18.
- e. Supportive Housing and Group Homes.
- 1. The following provisions shall apply to group homes, residential health care facilities, and supportive shared living housing:
 - (a) Units are subject to Affirmative Marketing requirements, household certification, and administrative agent oversight; and may, with the approval of the municipal housing liaison and the administrative agent, be leased either by the bedroom or to a single household in the case of multi-bedroom configurations, provided such arrangement is consistent with the Federal Fair Housing Act (Title VIII of the Civil Rights Act of 1968).
 - (b) Units may, with the approval of the administrative agent, be subject to a master lease by an approved supportive housing operator, provided that all subleases are to be certified supportive housing households and remain fully subject to the affordability controls of this subchapter. Rents for supportive housing units shall not exceed the rent standards established and published by the New Jersey Department of Human Services.
 - (c) The unit of credit shall be the bedroom. However, the unit of credit shall be the unit if occupied by a single person or household.
 - (d) Housing that is age-restricted shall be included with the maximum number of units that may be age-restricted pursuant to the Act.
 - (e) Occupancy shall not be restricted to youth under 18 years of age.
 - (f) In affordable developments with 20 or more affordable units that are supportive housing, two-bedroom units shall compose at least five percent of those affordable units.
 - (g) The bedrooms and/or units shall comply with UHAC with the following exceptions:
 - (1) Affirmative marketing; however, group homes, residential health care facilities, permanent supportive housing, and supportive

- shared living housing shall be affirmatively marketed to broadest possible population of qualified individuals with special needs in accordance with a plan approved by the sponsoring program;
- (2) Affordability average and bedroom distribution (N.J.A.C. 5:80-26.4).
 - (h) With the exception of units established with capital funding through a 20-year operating contract with the Department of Human Services, Division of Developmental Disabilities, group homes, residential health care facilities, supportive shared living housing and permanent supportive housing shall have the appropriate controls on affordability in accordance with the Act. In the event that a supportive housing provider is unable to record or execute a long-term deed restriction, the units shall be subject to annual recertification by the Municipal Housing Liaison to confirm continued occupancy and compliance with this Section.
 - (i) Objective standards shall be applied in the selection of tenants for supportive housing units and shall be designed to ensure that individuals are not excluded in an arbitrary or capricious manner.
 - (j) The following documentation shall be submitted by the sponsor to the municipality prior to marketing the completed units or facility:
 - (1) An Affirmative Marketing Plan in accordance with §33-15.10; and
 - (2) If applicable, proof that the supportive and/or special needs housing is regulated by the New Jersey Department of Health and Senior Services, the New Jersey Department of Human Services or another State agency in accordance with the requirements of this section, which includes validation of the number of bedrooms or units in which low- or moderate-income occupants reside.
 - (k) The sponsor/owner shall complete annual monitoring as directed by the MHL.

§33-15.8 Regional Income Limits

- a. Administrative agents shall use the current regional income limits for the purpose of pricing affordable units and determining income eligibility of households.
- b. Regional income limits are based on regional median income, which is established by a regional weighted average of the “median family incomes” published by HUD. The procedure for computing the regional median income is detailed in N.J.A.C. 5:80-26.3.
- c. Updated regional income limits are effective as of the effective date of the regional Section 8 income limits for the year, as published by HUD, or 45 days after HUD publishes the regional Section 8 income limits for the year, whichever comes later. The new income limits may not be less than those of the previous year.

§33-15.9 Maximum Initial Rents and Sales Prices

- a. In establishing rents and sales prices of affordable housing units, the Administrative Agent shall follow the procedures set forth in UHAC N.J.A.C. 5:80-26.4.
- b. The average rent for all affordable units within each affordable housing development shall be affordable to households earning no more than 52 percent of regional median income.
- c. The maximum rent for affordable rental units within each affordable housing development shall be affordable to households earning no more than 60% of regional median income. The maximum rent may be increased to no more than 70 percent of regional median income for moderate-income units within affordable developments where very-low-income units compose at least 13 percent of the affordable units; however, the number of units with rent affordable to households earning 70 percent of regional median income may not exceed the number of very-low-income units in excess of 13 percent (rounded up) of the affordable units.)
- d. The developers and/or municipal sponsors of affordable rental units shall establish at least one rent for each bedroom type for both low-income and moderate-income units, provided that at least 13% of all low- and moderate-income rental units shall be affordable to households earning no more than 30% of median income. These very low-income units shall be part of the low-income requirement and very-low-income units should be distributed between each bedroom count as proportionally as possible, to the nearest whole unit, to the total number of affordable units within each bedroom count.

- e. The maximum sales price of affordable ownership units within each affordable housing development shall be affordable to households earning no more than 70% of median income, and each affordable housing development shall achieve an affordability average that does not exceed 55% for all restricted ownership units. In achieving this affordability average, moderate-income ownership units shall be available for at least three different prices for each bedroom type, and low-income ownership units shall be available for at least two different prices for each bedroom type when the number of low- and moderate-income units permits.
- f. The master deeds and declarations of covenants and restrictions for affordable developments may not distinguish between affordable units and market-rate units in the calculation of any condominium or homeowner association fees and special assessments to be paid by low- and moderate-income purchasers and those to be paid by market-rate purchasers. Notwithstanding the foregoing sentence, condominium units subject to a municipal ordinance adopted before December 20, 2004, which ordinance provides for condominium or homeowner association fees and/or assessments different from those provided for in this subsection are governed by the ordinance.
- g. In determining the initial sales prices and rents for compliance with the affordability average requirements for restricted family units, the following standards shall be met:
 - 1. A studio or efficiency unit shall be affordable to a one-person household;
 - 2. A one-bedroom unit shall be affordable to a one and one-half person household;
 - 3. A two-bedroom unit shall be affordable to a three-person household;
 - 4. A three-bedroom unit shall be affordable to a four and one-half person household; and
 - 5. A four-bedroom unit shall be affordable to a six-person household.
- h. In determining the initial rents and sales prices for compliance with the affordability average requirements for affordable units in assisted living facilities and age-restricted and special needs and supportive housing developments, the following standards shall be met:
 - 1. A studio or efficiency unit shall be affordable to a one-person household;
 - 2. A one-bedroom unit shall be affordable to a one and one-half person household; and
 - 3. A two-bedroom unit shall be affordable to a two-person household or to two one-person households. Where pricing is based on two one-person households, the developer shall provide a list of units so priced to the Municipal Housing Liaison and the Administrative Agent.
- i. The initial purchase price for all restricted ownership units shall be calculated so that the monthly carrying cost of the unit, including principal and interest (based on a mortgage loan equal to 95 percent of the purchase price and the FreddieMac 30-Year Fixed Rate-Mortgage rate of interest), property taxes, homeowner and private mortgage insurance and condominium or homeowner association fees do not exceed 30 percent of the eligible monthly income of the appropriate size household as determined pursuant to N.J.A.C. 5:80-26.7, as may be amended and supplemented; provided, however, that the price shall be subject to the affordability average requirement of N.J.A.C. 5:80-26.4, as may be amended and supplemented.
- j. The initial rent for a restricted rental unit shall be calculated so that the total monthly housing expense, including an allowance for tenant-paid utilities, does not exceed 30 percent of the gross monthly income of a household of the appropriate size whose income is targeted to the applicable percentage of median income for the unit, as determined pursuant to N.J.A.C. 5:80-26.3, as may be amended and supplemented. The rent shall also comply with the average affordability requirement of N.J.A.C. 5:80-26.4, as may be amended and supplemented. The initial rent for a restricted rental unit shall be calculated so the eligible monthly housing expenses/income, including an allowance for tenant-paid utilities does not exceed 30 percent of gross income of and the appropriate household size as determined pursuant to N.J.A.C. 5:80-26.3, as may be amended and supplemented.
- k. At the anniversary date of the tenancy of the certified household occupying a restricted rental unit, following proper notice provided to the occupant household pursuant to N.J.S.A. 2A:18-61.1.f, the rent may be increased to an amount commensurate with the annual percentage increase in the Consumer Price Index

for All Urban Consumers (CPI-U), specifically U.S. Bureau of Labor Statistics Series CUUR0100SAH, titled "Housing in Northeast urban, all urban consumers, not seasonally adjusted." Rent increases for units constructed pursuant to Low-Income Housing Tax Credit regulations shall be indexed pursuant to the regulations governing Low-Income Housing Tax Credits.

§33-15.10 Affirmative Marketing

- a. The municipality shall adopt, by resolution, an Affirmative Marketing Plan, subject to approval of the Superior Court, compliant with N.J.A.C. 5:80-26.16, as may be amended and supplemented.
- b. The Affirmative Marketing Plan shall be a regional marketing strategy designed to attract buyers and/or renters of all majority and minority groups, regardless of race, creed, color, national origin, ancestry, marital or familial status, gender, affectional or sexual orientation, disability, age, or number of children, to housing units which are being marketed by a developer, sponsor or owner of affordable housing. The Affirmative Marketing Plan is intended to target those potentially eligible persons who are least likely to apply for affordable units in that region. It is a continuing program that directs all marketing activities toward Housing Region 1 and is required to be followed throughout the period of deed restriction.
- c. The Affirmative Marketing Plan provides the following preferences, provided that units that remain unoccupied after these preferences are exhausted may be offered to households without regard to these preferences.
 1. Where the municipality has entered into an agreement with a developer or residential development owner to provide a preference for very-low-, low-, and moderate-income veterans who served in time of war or other emergency, pursuant to N.J.S.A. 52:27D-311.j, there shall be a preference for veterans for up to 50 percent of the restricted rental units in a particular project.
 2. There shall be a regional preference for all households that live and/or work in Housing Region 1 comprising Hudson, Bergen, Passaic, and Sussex Counties.
 3. Subordinate to the regional preference, there shall be a preference for households that live and/or work in New Jersey.
 4. With respect to existing affordable units undergoing approved rehabilitation for the purpose of preservation or to affordable units newly created to replace existing affordable units undergoing demolition, a preference for the very-low-, low-, and moderate-income households that are displaced by the rehabilitation or demolition and replacement.
- d. The municipality has the ultimate responsibility for adopting the Affirmative Marketing Plan and for the proper administration of the Affirmative Marketing Process, including the marketing of initial sales and rentals and resales and re-rentals. The Administrative Agent designated by the municipality shall implement the Affirmative Marketing Process to ensure the Affirmative Marketing of all affordable units, with the exception of affordable programs that are exempt from Affirmative Marketing as noted herein.
- e. The Affirmative Marketing Process shall describe the media to be used in advertising and publicizing the availability of housing. In implementing the Affirmative Marketing Process, the Administrative Agent shall consider the use of language translations where appropriate.
- f. Applications for affordable housing or notices thereof, if offered online, shall be available in several locations, including, at a minimum, the County Administration Building and/or the County Library for each county within the housing region; the municipal administration building and municipal library in the municipality in which the units are located; and the developer's rental or sales office. The developer shall mail applications to prospective applicants upon request and shall make applications available through a secure online website address.
- g. In addition to other Affirmative Marketing strategies, the Administrative Agent shall provide specific notice of the availability of affordable housing units on the New Jersey Housing Resource Center website. Any other entities, including developers or persons or companies retained to implement the Affirmative Marketing Process, shall comply with this paragraph.
- h. In implementing the Affirmative Marketing Process, the Administrative Agent shall provide a list of counseling services to low- and moderate-income applicants on

subjects such as budgeting, credit issues, mortgage qualification, rental lease requirements, and landlord/tenant law.

- i. The Affirmative Marketing Process for available affordable units shall begin at least four months (120 days) prior to the expected date of occupancy.
- j. The cost to affirmatively market the affordable units shall be the responsibility of the developer, sponsor or owner, with the exception of Affirmative Marketing for resales. All land use board resolutions of approval for projects that include affordable units shall include this as a condition.

§33-15.11 Selection of Occupants of Affordable Housing Units and Occupancy Standards

- a. The Administrative Agent shall use a random selection process to select occupants of very low-, low- and moderate-income housing.
- b. A pool of interested households will be maintained in accordance with the provisions of N.J.A.C. 5:80-26.16.
- c. In referring certified households to specific affordable units, to the extent feasible, and without causing an undue delay in occupying the unit, the Administrative Agent shall strive to:
 - 1. Ensure each bedroom is occupied by at least one person, except for age-restricted and supportive and special needs housing units;
 - 2. Provide a bedroom for every two adult occupants;
 - 3. With regard to occupants under the age of 18, accommodate the household's requested arrangement, except that such arrangement may not result in more than two occupants under the age of 18 occupying any bedroom; and
 - 4. Avoid placing a one-person household into a unit with more than one bedroom.

Article XVI. Control Periods and Price Restrictions for Restricted Ownership Units

§33-16. Control Periods for Restricted Ownership Units

- a. Control periods for restricted ownership units shall be in accordance with N.J.A.C. 5:80- 26.6, as may be amended and supplemented, and each restricted ownership unit shall remain subject to the controls on affordability for a period of at least 30 years subject to the requirements of N.J.A.C. 5:80-26.6, as may be amended and supplemented.
- b. Rehabilitated housing units that are improved to code standards shall be subject to affordability controls for a period of not less than 10 years (crediting towards present need only).
- c. The affordability control period for a restricted ownership unit shall commence on the date the initial certified household takes title to the unit. The date of commencement shall be identified in the deed restriction.
- d. If existing affordability controls are being extended, the extended control period for a restricted ownership unit commences on the effective date of the extension, which is the end of the original control period.
- e. After the end of any control period, the restricted ownership unit remains subject to the affordability controls set forth in this subchapter until the owner gives notice of their intent to make an exit sale, at which point:
 - 1. If the municipality exercises the right to extend the affordability controls on the unit, no exit sale occurs and a new control period commences; or
 - 2. If the municipality does not exercise the right to extend the affordability controls on the unit, the affordability controls terminate following the exit sale.
- f. Prior to the issuance of any building permit for the construction/rehabilitation of restricted ownership units, the developer/owner and the municipality shall record a preliminary instrument provided by the Administrative Agent.
- g. Prior to the issuance of the initial certificate of occupancy for a restricted ownership unit and upon each successive sale during the period of restricted

ownership, the Administrative Agent shall determine the restricted price for the unit and shall also determine the nonrestricted, fair market value of the unit based on either an appraisal or the unit's equalized assessed value without the restrictions in place.

- h. At the time of the initial sale of the unit and upon each successive price-restricted sale, the initial purchaser shall execute and deliver to the Administrative Agent a recapture note obliging the purchaser, as well as the purchaser's heirs, successors, and assigns, to repay, upon the first non-exempt sale after the unit's release from the restrictions set forth in this Ordinance, an amount equal to the difference between the unit's non-restricted fair market value and its restricted price, and the recapture note shall be secured by a recapture lien evidenced by a duly recorded mortgage on the unit.
- i. The affordability controls set forth in this Ordinance shall remain in effect despite the entry and enforcement of any judgment of foreclosure with respect to price-restricted ownership units.

§33-16.1 Price Restrictions for Restricted Ownership Units and Resale Prices

- a. Price restrictions for restricted ownership units shall be in accordance with N.J.A.C. 5:80-26.7, as may be amended and supplemented, including:
 - 1. The initial purchase price and affordability percentage for a restricted ownership unit shall be set by the Administrative Agent.
 - 2. The Administrative Agent shall approve all resale prices, in writing and in advance of the resale, to assure compliance with the standards set forth in N.J.A.C 5:80-26.7.
 - 3. If the resale occurs prior to the one-year anniversary of the date on which title to the unit was transferred to a certified household, the maximum resale price for a is the most recent non-exempt purchase price.
 - 4. If the resale occurs on or after such anniversary date, the maximum resale price is the most recent non-exempt purchase price increased to reflect the cumulative annual percentage increases to the regional median income, effective as of the same date as the regional median income calculated pursuant to N.J.A.C. 5:80-26.3
 - 5. The owners of restricted ownership units may apply to the Administrative Agent to increase the maximum sales price for the unit on the basis of anticipated capital improvements. Eligible capital improvements shall be:
 - (a) Those that render the unit suitable for a larger household or the addition of a bathroom.
 - (b) The maximum resale price may be further increased by an amount up to the cumulative dollar value of approved capital improvements made after the last non-exempt sale for improvements and/or upgrades to the unit, excluding capital improvements paid for by the entity favored on the recapture note and recapture lien described at N.J.A.C. 5:80-26.6(d);
 - (c) No increase for capital improvements is permitted if the maximum resale price prior to adjusting for capital improvements already exceeds whatever initial purchase price the unit would have if it were being offered for purchase for the first time at the initial affordability percentage. All adjustments for capital improvements are subject to 10-year, straight-line depreciation.
- b. Upon the resale of a restricted ownership unit, all items of property that are permanently affixed to the unit or were included when the unit was initially restricted (for example, refrigerator, range, washer, dryer, dishwasher, wall-to-wall carpeting) shall be included in the maximum allowable resale price. Other items may be sold to the purchaser at a reasonable price that has been approved by the Administrative Agent at the time of the signing of the agreement to purchase but shall be separate and apart from any contract of sale for the underlying real estate. The purchase of central air conditioning installed subsequent to the initial sale of the unit and not included in the base price may be made a condition of the unit resale provided the price of the air conditioning equipment, which shall be subject to 10-year, straight-line depreciation, has been approved by the Administrative Agent. Unless otherwise approved by the Administrative Agent, the purchase of any property other than central air conditioning shall not be made a condition of the unit resale. The seller and the purchaser shall personally certify at the time of closing that no unapproved transfer of funds for the purpose of selling and receiving property has taken place at the time of or as a condition of resale.

§33-16.2 Buyer Income Eligibility.

- a. Buyer income eligibility for restricted ownership units shall be established pursuant to N.J.A.C. 5:80-26.17, as may be amended and supplemented, such that very low-income ownership units shall be reserved for occupancy by households with a gross household income less than or equal to 30% of median income, low-income ownership units shall be reserved for occupancy by households with a gross household income less than or equal to 50% of median income and moderate-income ownership units shall be reserved for occupancy by households with a gross household income less than 80% of median income.
- b. Notwithstanding the foregoing, the Administrative Agent may, upon approval by the municipality, and subject to the Division's approval, permit a moderate-income purchaser to buy a low-income unit if and only if the Administrative Agent can demonstrate that there is an insufficient number of eligible low-income purchasers in the housing region to permit prompt occupancy of the unit and all other reasonable efforts to attract a low-income purchaser, including pricing and financing incentives, have failed. Any such low-income unit that is sold to a moderate-income household shall retain the required pricing and pricing restrictions for a low-income unit. Similarly, the administrative agent may permit low-income purchasers to buy very-low-income units in housing markets where, as determined by the Division, units are reserved for very-low-income purchasers, but there is an insufficient number of very-low-income purchasers to permit prompt occupancy of the units. In such instances, the purchased unit shall be maintained as a very-low-income unit and sold at a very-low-income price point such that on the next resale the unit will still be affordable to very-low-income households and able to be purchased by a very-low-income household. A very-low-income unit that is seeking bonus credit pursuant to N.J.S.A. 52:27D-311.k(9) shall first be advertised exclusively as a very-low-income unit according to the Affirmative Marketing requirements at N.J.A.C. 5:80-26.16, then advertised as a very-low-income or low-income unit for at least 30 additional days prior to referring any low-income household to the unit.
- c. A certified household that purchases a restricted ownership unit shall occupy it as the certified household's principal residence and shall not lease the unit; provided, however, that the Administrative Agent may permit the owner of a restricted ownership unit, upon application and a showing of hardship, to lease the affordable unit to another certified household for a period not to exceed one year.
- d. The Administrative Agent shall certify a household as eligible for a restricted ownership unit when the household is a low-income household or a moderate-income household, as applicable to the unit, and the estimated monthly housing cost for the particular unit (including principal, interest, property taxes, homeowner and private mortgage insurance and condominium or homeowner association fees, as applicable) does not exceed 35 percent of the household's eligible monthly income; provided, however, that this limit may be exceeded if one or more of the following circumstances exists:
 1. The household currently pays more than 35% (40% for households eligible for age-restricted units) of its gross household income for housing expenses, and the proposed housing expenses will reduce its housing costs;
 2. The household has consistently paid more than 35% (40% for households eligible for age-restricted units) of eligible monthly income for housing expenses in the past and has proven its ability to pay; or
 3. The household is currently in substandard or overcrowded living conditions;
 4. The household documents the existence of assets, within the asset limitation otherwise applicable, with which the household proposes to supplement the rent payments

§33-16.3 Limitations on Indebtedness Secured by Ownership Unit; Subordination.

- a. Prior to incurring any indebtedness to be secured by a restricted ownership unit, the owner shall apply to the Administrative Agent for a determination in writing that the proposed indebtedness complies with the provisions of this Section, and the Administrative Agent shall issue such determination prior to the owner incurring such indebtedness.
- b. With the exception of original purchase money mortgages, neither an owner nor a lender shall at any time during the control period cause or permit the total indebtedness secured by a restricted ownership unit to exceed 95% of the maximum allowable resale price of that unit, as such price is determined by the Administrative Agent in accordance with N.J.A.C. 5:80-26.7(c).

Article XVII. Control Periods and Rent Restrictions for Restricted Rental Units.

§33-17 Control Periods.

- a. Control periods for units that meet the definition of prior round units shall be pursuant to the 2001 UHAC rules originally adopted October 1, 2001, 33 N.J.R. 3432, and amended December 20, 2004, 36 N.J.R. 5713 and shall remain subject to the requirements of this ordinance for a period of at least 30 years, unless otherwise indicated.
- b. Other than for prior round units, control periods for restricted rental units shall be in accordance with N.J.A.C. 5:80-26.12, as may be amended and supplemented, and each restricted rental unit shall remain subject to the requirements of this Ordinance for a period of at least 40 years. Restricted rental units created as part of developments receiving 9% Low-Income Housing Tax Credits shall comply with a control period of not less than a 30-year compliance period plus a 15-year extended use period for a total of 45 years.
- c. The affordability control period for a restricted rental unit shall commence on the first date that a unit is issued a certificate of occupancy following the execution of the deed restriction or, if affordability controls are being extended, on the effective date of the extension, which is the end of the original control period.
- d. Rehabilitated renter-occupied housing units that are improved to code standards shall be subject to affordability controls for a period of not less than 10 years.
- e. Prior to the issuance of any building permit for the construction/rehabilitation of restricted rental units, the developer/owner and the municipality shall record a preliminary instrument provided by the Administrative Agent.
- f. Deeds of all real property that include restricted rental units shall contain deed restriction language. The deed restriction shall have priority over all mortgages on the property. The deed restriction shall be recorded by the developer with the county records office, and provided as filed and recorded, to the Administrative Agent within 30 days of the receipt of a certificate of occupancy.
- g. A restricted rental unit shall remain subject to the affordability controls of this Ordinance despite the occurrence of any of the following events:
 1. Sublease or assignment of the lease of the unit;
 2. Sale or other voluntary transfer of the ownership of the unit;
 3. The entry and enforcement of any judgment of foreclosure on the property containing the unit; or
 4. The end of the control period, until the occupant household vacates the unit, or is certified as over-income and the controls are released in accordance with UHAC.

§33-17.1 Rent Restrictions for Rental Units; Leases and Fees.

- a. The initial rent for a restricted rental unit shall be set by the Administrative Agent.
- b. A written lease shall be required for all restricted rental units, except for units in an assisted living residence, and tenants shall be responsible for security deposits and the full amount of the rent as stated on the lease. A copy of the current lease for each restricted rental unit shall be retained on file by the Administrative Agent.
- c. No additional fees, operating costs, or charges shall be added to the approved rent (except, in the case of units in an assisted living residence, to cover the customary charges for food and services) without the express written approval of the Administrative Agent. Operating costs, for the purposes of this section, include certificate of occupancy fees, move-in fees, move-out fees, mandatory internet fees, mandatory cable fees, mandatory utility submetering fees, and for developments with more than one and a half off-street parking spaces per unit, parking fees for one parking space per household.
- d. Any fee structure that would remove or limit affordable unit occupant access to any amenities or services that are required or included for market-rate unit occupants is prohibited. Application fees (including the charge for any credit check) shall not exceed 5% of the monthly rent of the applicable affordable unit to be applied to the costs of administering the controls applicable to the unit as set forth in this Ordinance.
- e. Fees for unit-specific, non-communal items that are charged to market-rate unit tenants on an optional basis, such as pet fees for tenants with pets, storage

spaces, bicycle-share programs, or one-time rentals of party or media rooms, may also be charged to affordable unit tenants, if applicable.

- f. Pet fees may not exceed \$30.00 per month and associated one-time payments for optional fees pertaining to pets, such as a pet cleaning fee, are prohibited.
- g. Fees charged to affordable unit tenants for other optional, unit-specific, non-communal items shall not exceed the amounts charged to market-rate tenants.
- h. For any prior round rental unit leased before December 20, 2024, elements of the existing fee structure that are consistent with prior rules, but inconsistent with 5:80-26.13(c)1, may continue until the occupant household's current lease term expires or that occupant household vacates the unit, whichever occurs later.

§33-17.2 Tenant Income Eligibility.

- a. Tenant income eligibility shall be determined pursuant to N.J.A.C. 5:80-26.14, as may be amended and supplemented, and shall be determined as follows:
 - 1. Very low-income rental units shall be reserved for households with a gross household income less than or equal to 30% of the regional median income by household size.
 - 2. Low-income rental units shall be reserved for households with a gross household income less than or equal to 50% of the regional median income by household size.
 - 3. Moderate-income rental units shall be reserved for households with a gross household income less than 80% of the regional median income by household size.
- b. The Administrative Agent shall certify a household as eligible for a restricted rental unit when the household is a very low-income, low-income or moderate-income household, as applicable to the unit, and the rent proposed for the unit does not exceed 35% (40% for age-restricted units) of the household's eligible monthly income as determined pursuant to N.J.A.C. 5:80-26.17, as may be amended and supplemented; provided, however, that this limit may be exceeded if one or more of the following circumstances exists:
 - 1. The household currently pays more than 35% (40% for households eligible for age-restricted units) of its gross household income for rent, and the proposed rent will reduce its housing costs;
 - 2. The household has consistently paid more than 35% (40% for households eligible for age-restricted units) of eligible monthly income for rent in the past and has proven its ability to pay;
 - 3. The household is currently in substandard or overcrowded living conditions;
 - 4. The household documents the existence of assets with which the household proposes to supplement the rent payments; or
 - 5. The household documents reliable anticipated third-party assistance from an outside source such as a family member in a form acceptable to the Administrative Agent and the owner of the unit.
- c. The applicant shall file documentation sufficient to establish the existence of any of the circumstances in -b.1 through -b.5 above with the Administrative Agent, who shall counsel the household on budgeting.

Article XVIII. Development Fees

§33-18 Development Fees

§33-18.1 Purpose and Affordable Housing Trust Fund.

- a. Purpose. This section establishes standards for the collection, maintenance, and expenditure of development fees that are consistent with the amended Fair Housing Act (P.L.2024, c.2), N.J.A.C. 5:99, and the Statewide Non-Residential Development Fee Act (N.J.S.A. 40:55D-8.1 through 8.7). Fees collected pursuant to this Ordinance shall be used for the sole purpose of providing very low-, low- and moderate-income housing in accordance with a Court-approved Spending Plan.
- b. Inception and Affordable Housing Trust Fund. The City of Bayonne established a Development Fee regulation in Ordinance No. O-05-33 as part of its 2005 Third Round Housing Element and Fair Share Plan (HEFSP), which also created the Affordable Housing Trust Fund within the accounts of the municipality. Nothing herein shall be construed to interrupt the ability of the municipality to continue to collect such fees for deposit into the Affordable Housing Trust Fund in accordance

with the operative administrative rules or court order at the time of the approval of its Spending Plan(s) during the pendency of its Housing Element and Fair Share Plan of the Affordable Housing Round in which it seeks approval of Superior Court, provided the municipality strictly follows the Fair Housing Act and associated administrative rules or court directives to obtain approval of its pending HEFSP, including its Spending Plan, and obtains such approval.

§33-18.2 Development Fees

a. Residential Development Fees Required.

1. Residential developers, except for developers of the types of development specifically exempted below, shall pay a fee of 1.5% of the equalized assessed value for residential development, provided no increased density is permitted. Development fees shall also be imposed and collected when an additional dwelling unit is added to an existing residential structure; in such cases, the fee shall be calculated based on the increase in the equalized assessed value of the property due to the additional dwelling unit.
2. When an increase in residential density is permitted pursuant to a "d" variance granted under N.J.S.A. 40:55D-70d(5), developers shall be required to pay a "bonus" development fee of 6.0% of the equalized assessed value for each additional unit that may be realized, except that this provision shall not be applicable to a development that will include affordable housing. If the zoning on a site has changed during the two-year period preceding the filing of such a variance application, the base density for the purposes of calculating the bonus development fee shall be the highest density permitted by right during the two-year period preceding the filing of the variance application.
Example: If an approval allows four units to be constructed on a site that was zoned for two units, the fees could equal 1.5% of the equalized assessed value on the first two units; and the specified higher percentage of 6% of the equalized assessed value for the two additional units, provided zoning on the site has not changed during the two-year period preceding the filing of such a variance application.
3. Eligible exactions, ineligible exactions and exemptions for residential development.
 - (a) Affordable housing developments, developments where the developer is providing for the construction of affordable units elsewhere in the municipality, and developments where the developer has made an eligible payment in lieu of on-site construction of affordable units, if permitted by ordinance, or by agreement with the municipality and if approved by a municipality prior to the statutory elimination of payments in-lieu on March 20, 2024 per P.L.2024, c.2, shall be exempt from development fees.
 - (b) Developments that have received preliminary or final site plan approval prior to the adoption of this ordinance and any preceding ordinance permitting the collection of development fees shall be exempt from the payment of development fees, unless the developer seeks a substantial change in the original approval. Where a site plan approval does not apply, the issuance of a zoning and/or building permit shall be synonymous with preliminary or final site plan approval for the purpose of determining the right to an exemption. In all cases, the applicable fee percentage shall be determined based upon the development fee ordinance in effect on the date that the construction permit is issued.
 - (c) Development fees shall be imposed and collected when an existing structure undergoes a change to a more intense use, is demolished and replaced, or is expanded, if the expansion is not otherwise exempt from the development fee requirement. The development fee shall be calculated on the increase in the equalized assessed value of the improved structure.
 - (d) No development fee shall be collected for the demolition and replacement of a residential building resulting from a fire or natural disaster.

b. Non-Residential Development Fees Required.

1. Within all zoning districts, non-residential developers, except for developers of the types of development specifically exempted, shall pay a fee equal to 2.5% of the equalized assessed value of the land and improvements, for all new non-residential construction on an unimproved lot or lots.
2. Within all zoning districts, non-residential developers, except for developers of the types of development specifically exempted, shall also pay a fee equal to 2.5% of the increase in equalized assessed value resulting from any

- additions to existing structures to be used for non-residential purposes.
3. Development fees shall be imposed and collected when an existing structure is demolished and replaced. The development fee of 2.5% shall be calculated on the difference between the equalized assessed value of the pre-existing land and improvements and the equalized assessed value of the newly improved structure; i.e., land and improvements; and such calculation shall be made at the time a final certificate of occupancy is issued. If the calculation required under this section results in a negative number, the non-residential development fee shall be zero.
- (a) Eligible exactions, ineligible exactions and exemptions for non-residential development.
- (1) The non-residential portion of a mixed-use inclusionary or market-rate development shall be subject to a 2.5% development fee, unless otherwise exempted below.
- (2) The 2.5% fee shall not apply to an increase in equalized assessed value resulting from alterations, change in use within existing footprint, reconstruction, renovations and repairs.
- (3) Non-residential developments shall be exempt from the payment of non-residential development fees in accordance with the exemptions required pursuant to the Statewide Non-Residential Development Fee Act (N.J.S.A. 40:55D-8.1 through -8.7), as specified in Form N-RDF "State of New Jersey Non-Residential Development Certification/Exemption." Any exemption claimed by a developer shall be substantiated by that developer.
- (b) A developer of a non-residential development exempted from the non-residential development fee pursuant to the Statewide Non-Residential Development Fee Act shall be subject to the fee at such time as the basis for the exemption no longer applies, and shall make the payment of the non-residential development fee, in that event, within three years after that event or after the issuance of the final certificate of occupancy of the non-residential development, whichever is later.
- (c) If a property that was exempted from the collection of a non-residential development fee thereafter ceases to be exempt from property taxation, the owner of the property shall remit the fees required pursuant to this section within 45 days of the termination of the property tax exemption. Unpaid non-residential development fees under these circumstances may be enforceable by the municipality as a lien against the real property of the owner.

§33-18.3 Collection Procedures

- a. Upon the granting of a preliminary, final or other applicable approval for a development, the applicable approving authority shall direct its staff to notify the construction official responsible for the issuance of a building permit.
- b. For non-residential developments only, the developer shall also be provided with a copy of Form N-RDF, "State of New Jersey Non-Residential Development Certification/ Exemption", to be completed by the developer as per the instructions provided in the Form N-RDF. The construction official shall verify the information submitted by the non-residential developer as per the instructions provided on Form N-RDF. The tax assessor shall verify exemptions and prepare estimated and final assessments as per the instructions provided in Form N-RDF.
- c. The construction official responsible for the issuance of a building permit shall notify the tax assessor of the issuance of the first construction permit for a development that is subject to a development fee.
- d. Within 90 days of receipt of that notice, the tax assessor shall provide an estimate, based on the plans filed, of the equalized assessed value of the development.
- e. The construction official responsible for the issuance of a final certificate of occupancy shall notify the tax assessor of any and all requests for the scheduling of a final inspection on property that is subject to a development fee.
- f. Within 10 business days of a request for the scheduling of a final inspection, the tax assessor shall confirm or modify the previously estimated equalized assessed value of the improvements associated with the development; calculate the development fee; and thereafter notify the developer of the amount of the fee.
- g. Should the municipality fail to determine or notify the developer of the amount of the development fee within 10 business days of the request for final inspection, the developer may estimate the amount due and pay that estimated amount consistent with the dispute process set forth in N.J.S.A. 40:55D-8.6.

- h. Fifty percent (50%) of the development fee shall be collected at the time of issuance of the construction permit. The remaining portion shall be collected at the time of issuance of the certificate of occupancy. The developer shall be responsible for paying the difference between the fee calculated at the time of issuance of the construction permit and that determined at the time of issuance of certificate of occupancy.

§33-18.4 Appeal of Development Fees

- a. A developer may challenge residential development fees imposed by filing a challenge with the County Board of Taxation. Pending a review and determination by that board, collected fees shall be placed in an interest-bearing escrow account by the municipality. Appeals from a determination of the board may be made to the Tax Court in accordance with the provisions of the State Tax Uniform Procedure Law, R.S. 54:48-1 et seq., within 90 days after the date of such determination. Interest earned on amounts escrowed shall be credited to the prevailing party.
- b. A developer may challenge non-residential development fees imposed by filing a challenge with the director of the Division of Taxation. Pending a review and determination by the director, which shall be made within 45 days of receipt of the challenge, collected fees shall be placed in an interest-bearing escrow account by the municipality. Appeals from a determination of the director may be made to the Tax Court in accordance with the provisions of the State Tax Uniform Procedure Law, R.S. 54:48-1 et seq., within 90 days after the date of such determination. Interest earned on amounts escrowed shall be credited to the prevailing party.

§33-18.5 Affordable Housing Trust Fund

- a. A separate, interest-bearing Municipal Affordable Housing Trust Fund, to be known as the City of Bayonne Affordable Housing Trust Fund, shall be maintained by the chief financial officer of the municipality for the purpose of depositing development fees collected from residential and non-residential developers and proceeds from the sale of units with extinguished controls. Funds within the affordable housing trust fund shall be used for no other purpose than to finance the provision and improvement of affordable housing development and dwellings, and the administration of programs benefiting such provision as set forth in the approved HEFSP and Spending Plan and as further set forth in §33-18.7.
- b. The following additional funds shall be deposited in the affordable housing trust fund and shall at all times be identifiable by source and amount:
 - 1. Payments in lieu of on-site construction of an affordable unit, where previously permitted by ordinance or by agreement with the municipality and if approved by a municipality prior to the statutory elimination of payments in-lieu on March 20, 2024 per P.L.2024, c.2;
 - 2. Funds contributed by developers to make 10% of the adaptable entrances in a townhouse or other multistory attached dwelling unit development accessible;
 - 3. Rental income from municipally operated units;
 - 4. Repayments from affordable housing program loans;
 - 5. Recapture funds;
 - 6. Proceeds from the sale of affordable units; and
 - 7. Any other funds collected in connection with the municipal affordable housing program including but not limited to interest earned on fund deposits.
- c. The municipality shall provide the Division with written authorization, in the form of a tri-party escrow agreement(s) between the municipality, the Division and the financial institution in which the municipal affordable housing trust fund has been established to permit the Division to direct the disbursement of the funds as provided for in N.J.A.C. 5:99-2.1, et seq.
- d. Occurrence of any of the following deficiencies may result in the Division requiring the forfeiture of all or a portion of the funds in the municipal Affordable Housing Trust Fund:
 - 1. Failure to meet deadlines for information required by the Division in its review of a development fee ordinance;

2. Failure to commit or expend development fees within four years of the date of collection in accordance with N.J.A.C. 5:99-5.5;
 3. Failure to comply with the requirements of the Non-Residential Development Fee Act and N.J.A.C. 5:99-3;
 4. Failure to submit accurate monitoring reports pursuant to this subchapter within the time limits imposed by the Act, this chapter, and/or the Division;
 5. Expenditure of funds on activities not approved by the Superior Court or otherwise permitted by law;
 6. Revocation of compliance certification or a judgment of compliance and repose;
 7. Failure of a municipal housing liaison or administrative agent to comply with the requirements set forth at N.J.A.C. 5:99-6, 7, and 8;
 8. Other good cause demonstrating that municipal affordable housing funds are not being used for an approved purpose.
- e. All interest accrued in the housing trust fund shall only be used on eligible affordable housing purposes approved by the Court.

§33-18.6 Use of Funds

- a. The expenditure of all funds shall conform to a Spending Plan approved by Superior Court. Funds deposited in the municipal Affordable Housing Trust Fund may be used for any activity approved by the Court to address the fair share obligation and may be set up as a grant or revolving loan program. Such activities include, but are not limited to: preservation or purchase of housing for the purpose of maintaining or implementing affordability controls; housing rehabilitation; new construction of affordable housing units and related costs; accessory apartments; a market-to-affordable program; conversion of existing non-residential buildings to create new affordable units; green building strategies designed to be cost-saving and in accordance with accepted national or state standards; purchase of land for affordable housing; improvement of land to be used for affordable housing; extensions or improvements of roads and infrastructure to affordable housing sites; financial assistance designed to increase affordability; administration necessary for implementation of the Housing Element and Fair Share Plan; and/or any other activity permitted by Superior Court and specified in the approved Spending Plan.
- b. Funds shall not be expended to reimburse the municipality or activities that occurred prior to the authorization of a municipality to collect development fees.
- c. At least a portion of all development fees collected and interest earned shall be used to provide affordability assistance to very low-, low- and moderate-income households in affordable units included in the municipal Fair Share Plan. A portion of the development fees which provide affordability assistance shall be used to provide affordability assistance to very low-income households.
- d. Affordability assistance programs may include down payment assistance, security deposit assistance, low-interest loans, rental assistance, assistance with homeowners association or condominium fees and special assessments, infrastructure assistance, and assistance with emergency repairs. The specific programs to be used for affordability assistance shall be identified and described within the Spending Plan.
- e. Affordability assistance for very low income households may include producing very low-income units or buying down the cost of low- or moderate-income units in the municipal Fair Share Plan to make them affordable to households earning 30% or less of median income.
- f. No more than 20% of all affordable housing trust funds, exclusive of those collected to fund an RCA prior to July 17, 2008, shall be expended on administration, including, but not limited to, salaries and benefits for municipal employees or consultants' fees necessary to develop or implement a new construction program, prepare and implement a Housing Element and Fair Share Plan, administer an Affirmative Marketing Program and for compliance with the Superior Court and the Program including the costs to the municipality of resolving a challenge.

§33-18.7 Ongoing Collection of Fees

- a. The ability to impose, collect and expend development fees shall continue so long as the municipality retains authorization from the Court in the form of Compliance Certification or the good faith effort to obtain it.

- b. If the municipality fails to renew its ability to impose and collect development fees prior to the expiration of its Judgment of Compliance, it may be subject to forfeiture of any or all funds remaining within its Affordable Housing Trust Fund. Any funds so forfeited shall be deposited into the New Jersey Affordable Housing Trust Fund established pursuant to section N.J.S.A. 52:27D-320.

§33-18.8 Emergent Affordable Housing Opportunities. Requests to expend affordable housing trust funds on emergent affordable housing opportunities not included in the municipal fair share plan shall be made to the Division and shall be in the form of a governing body resolution. Any request shall be consistent with N.J.A.C. 5:99-4.1.

Section 5. Continuation. In all other respects, the Unified Development Ordinance of the City of Bayonne shall remain unchanged.

Section 6. Severability. If any portion of this Ordinance is for any reason held to be unconstitutional or invalid by a court of competent jurisdiction, such decision shall not affect the validity of this Ordinance as a whole, or any other part thereof. Any invalidation shall be confined in its operation to the section, paragraph, sentence, clause, phrase, term, or provision or part thereof directly involved in the controversy in which such judgment shall have been rendered.

Section 7. Interpretation. If the terms of this Ordinance shall be in conflict with those of another Ordinance of the Code of the City of Bayonne, then the restriction which imposes the greater limitation shall be enforced.

Section 8. Repealer. All ordinances or parts of ordinances which are inconsistent with the provisions of this Ordinance are hereby repealed to the extent of such inconsistency only.

Section 9. Enactment. This Ordinance shall take effect upon the filing thereof with the Hudson County Planning Board after final passage, adoption, and publication by the City Clerk of the City of Bayonne in the manner prescribed by law.

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, STATE OF NEW JERSEY ADDRESSING THE REQUIREMENTS OF THE FAIR HOUSING ACT AND THE UNIFORM HOUSING AFFORDABILITY CONTROLS” just introduced, do now pass a first reading and that a meeting of this Council to be held Wednesday, April 15, 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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16. 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

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

From MAGDY MOHAMED filing notice of claim alleging damage to his car when it was struck by a snowplow while parked.

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

From WENDY SUAREZ filing notice of claim alleging injuries sustained resulting from a slip and fall on 22nd Street and Broadway.

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

From Brandon Broderick, Esq., filing notice of claim on behalf of GICELA PINALES alleging injuries sustained resulting from a slip and fall on West 16th Street.

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

From CHELSEA ACETI filing notice of claim alleging property damage resulting from a water main break at West 27th Street.

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

From Peter Davis, Esq. filing notice of claim on behalf of JOSE MARTINEZ-MARTINEZ alleging injuries sustained 30th Street & Rte 440.

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

From EGBERTA MARTE filing notice of claim alleging property damage which resulted from a broken water line in front of her home at 120 West 12th Street.

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

From Norberto Garcia, Esq., filing notice of claim on behalf of MARISOL SANTIAGO alleging injuries sustained resulting from a slip and fall at 1026 Avenue C.

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24. 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 IBRAHIM MAJEED vs. City of Bayonne.

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25. 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 KESHARI REALTY, LLC vs. City of Bayonne.

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26. 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 DWECK INC. vs. City of Bayonne.

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27. 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 471 BROADWAY, LLC. vs. City of Bayonne.

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28. 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 PSE&G CO CORP PROPERTIES vs. City of Bayonne.

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29. 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 BAYVIEW JV LLC vs. City of Bayonne.

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30. 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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31. 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.

City of Bayonne
Municipal Council Meeting - March 18, 2025
Ratify Confirm Schedule

Checking Account	Check #	Check Date	Vendor Name	PO #	Description	Amount
01 CLEARING	35626	2/19/2026	SAFEWARE INC.	26-00598	RADIO MAINT AGREEMENT 2026	262,000.00
01 CLEARING	35627	2/24/2026	LOUIS SOTOS RIOS	PD-00276	PAYROLL DEDUCTIONS	190.00
01 CLEARING	35628	2/27/2026	AFSCME - NJ COUNCIL 63	26-00475	2026 PAYROLL DEDUCTIONS	10,686.48
01 CLEARING	35629	2/27/2026	BAYONNE CITY EMPLOYEES FEDERAL	26-00481	2026 PAYROLL DEDUCTIONS	105,638.76
01 CLEARING	35630	2/27/2026	BAYONNE FIREFIGHTERS EMERALD	26-00474	2026 PAYROLL DEDUCTIONS	104.00
01 CLEARING	35631	2/27/2026	BFSA	26-00480	2026 PAYROLL DEDUCTIONS	7,700.00
01 CLEARING	35632	2/27/2026	BMSA	26-00482	2026 PAYROLL DEDUCTION	340.00
01 CLEARING	35633	2/27/2026	BPSA UNION	26-00476	2026 PAYROLL DEDUCTIONS	2,440.00
01 CLEARING	35634	2/27/2026	BPSA UNION	26-00477	2026 PAYROLL DEDUCTIONS PBA	4,507.02
01 CLEARING	35635	2/27/2026	FIRE MUSEUM OF BAYONNE	26-00483	2026 PAYROLL DEDUCTION	46.00
01 CLEARING	35636	2/27/2026	FMBA	26-00478	2026 PAYROLL DEDUCTIONS	12,139.60
01 CLEARING	35637	2/27/2026	PBA UNION	26-00479	2026 PAYROLL DEDUCTIONS	13,830.96
01 CLEARING	35638	3/6/2026	CITY OF BAYONNE, CURRENT FUND	26-00491	2026 PAYROLL DEDUCTIONS	172.99
01 CLEARING	35639	3/6/2026	LOUIS SOTOS RIOS	26-00492	2026 PAYROLL DEDUCTIONS	190.00
01 CLEARING	35640	3/6/2026	OFFICER EDWARD J. AJAMIAN	26-00494	2026 PAYROLL DEDUCTIONS	1,927.39
01 CLEARING	35641	3/6/2026	OFF. THEODORE JOHNSON TRUST AC	26-00508	2026 PAYROLL DEDUCTIONS	590.95
01 CLEARING	35642	3/6/2026	SHERIFF'S OFFICE OF HUDSON	26-00495	2026 PAYROLL DEDUCTIONS	578.19
01 CLEARING	35643	3/9/2026	SPARTAN-ERV	25-00802	2025 spartan metro star 1500	197,662.00
01 CLEARING	35644	3/11/2026	AMERIFLEX	26-00314	COBRA AND DIRECT BILL	1,380.00
01 CLEARING	35645	3/11/2026	BAYONNE CITY EMPLOYEES FEDERAL	26-00225	POLICE CAR LEASE PAYMENTS	5,161.90
01 CLEARING	35646	3/11/2026	JOSEPH SCIBETTA	26-00001	Access Easement Agreement	15,000.00
01 CLEARING	35647	3/11/2026	MUNICIPAL CAPITAL CORP.	26-00222	COPIER LEASE PAYMENTS	5,219.00
01 CLEARING	35648	3/11/2026	WELLS FARGO VENDOR FINANCIAL	26-00223	COPIER LEASE PAYMENTS	389.00
01 CLEARING	35649	3/12/2026	QB JV HOLDINGS, LLC	26-00462		1,500.00
01 CLEARING	35650	3/16/2026	BAKER & TAYLOR	25-00082	BOOKS & PUBLICATIONS	492.42
01 CLEARING	35650	3/16/2026	BAKER & TAYLOR	25-03498	BOOKS AND PUBLICATIONS	750.96
01 CLEARING	35651	3/17/2026	BOSTON MUTUAL	26-00487	2026 PAYROLL DEDUCTIONS	89.90
01 CLEARING	35652	3/17/2026	METROPOLITAN LIFE. INS. CO	26-00490	2026 PAYROLL DEDUCTIONS	2,570.00
01 CLEARING	35653	3/17/2026	POLICE & FIREFIGHTERS ASSOC.	26-00485	2026 PAYROLL DEDUCTIONS	1,273.54
01 CLEARING	35654	3/17/2026	PREPAID LEGAL SERVICES INC.	26-00489	2026 PAYROLL DEDUCTIONS	18.95
01 CLEARING	35655	3/17/2026	PRIMERICA SHAREHOLDER SERVICES	26-00484	2026 PAYROLL DEDUCTIONS	275.00
01 CLEARING	35656	3/17/2026	VOYA INSTITUTIONAL TRUST CO.	26-00486	2026 PAYROLL DEDUCTIONS	50.00
01 CLEARING	35657	3/17/2026	VOYA RETIREMENT INS. & ANNUITY	26-00488	2026 PAYROLL DEDUCTIONS	17.34
CURRENT FUND	925287	2/20/2026	AETNA LIFE INSURANCE CO.	26-00309	CLAIMS	54,448.83
CURRENT FUND	925288	2/20/2026	AETNA HEALTH MANAGEMENT,LLC	26-00311	INSURANCE PREMIUM	628,688.88

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 Revld: 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
ACHAR005		AC HARDWARE					
26-00377	01/14/26	SUPPLIES FOR TRAFFIC UNIT	Open	\$219.71	\$0.00		
26-00574	02/11/26	TOOLS, AND TOOL BOX	Open	\$77.97	\$0.00		
26-00742	02/28/26	TRAFFIC UNIT/STAPLES BATTERIES	Open	\$114.28	\$0.00		
		Vendor Total:		\$411.96			
ADAMW005		ADAM WOZNAK					
26-00690	03/02/26	SEND CHECK TO SUE M.REIMBURSET	Open	\$202.70	\$0.00		
ADVAN065		ADVANCED CARD SYSTEMS &					
26-00685	02/27/26	PARKING PERMIT SYSTEM SOFTWARE	Open	\$26,320.00	\$0.00		B
ADVAN085		ADVANCE MAGAZINE PUBLISHERS					
26-00723	01/31/26	legal advertisement	Open	\$211.02	\$0.00		
AGLIN005		AGL INHALATION THERAPY INC.					
26-00737	02/28/26	OXYGEN MEDICAL Feb'26	Open	\$178.52	\$0.00		
AGLWE005		AGL WELDING SUPPLY					
26-00816	02/28/26	Acetylene	Open	\$35.44	\$0.00		
AIRBR005		AIR BRAKE EQUIPMENT					
26-00615	02/06/26	Plow Blades for 379 and 387	Open	\$2,964.12	\$0.00		
26-00799	02/17/26	ID# 384	Open	\$1,595.88	\$0.00		
		Vendor Total:		\$4,560.00			
AIRPU005		AIR PURIFIERS INC.					
26-00832	03/12/26	ANCHOR PLATE FOR ENGINE 7	Open	\$331.00	\$0.00		
26-00840	03/03/26	630 Ave C, 6"High Temp Hose	Open	\$460.00	\$0.00		
		Vendor Total:		\$791.00			
ALDIS005		A & L DISPOSAL,LLC					
26-00409	02/06/26	RECYCLING COLLECTION	Open	\$107,197.77	\$0.00		B
ALLAM020		ALL AMERICAN FORD OF PARAMAUS					
26-00635	02/25/26	FORD F600 ROLL BACK	Open	\$113,260.00	\$0.00		
ALLHA005		ALL HANDS FIRE EQUIPMENT LLC					
26-00525	03/05/26	CHEMGUARD NON FLUORINATED FOF	Open	\$115,358.31	\$0.00		
ALYSS005		ALYSSA MARMORATO					
26-00787	03/09/26	Zumba/Pilo SpN Feb-Mar'26	Open	\$290.00	\$0.00		
AMAYA005		AMAYA HOY					
26-00795	03/09/26	Elem. B&B Money Collect	Open	\$15.00	\$0.00		
AMAZO010		AMAZON CAPITAL SERVICES					

Vendor # P.O. #	PO Date	Name Description	Status	Amount	Void Amount	Contract	PO Type
AMAZ0010		AMAZON CAPITAL SERVICES	Account Continued				
26-00715	03/10/26	POLICE NOTEBOOKS	Open	\$112.75	\$0.00		
AMER1280		BRADY INDUSTRIES LLC					
26-00006	01/14/26	JANITORIAL SUPPLIES	Open	\$5,746.80	\$0.00		B
AMER1290		AMERICAN LIBRARY ASSOCIATION					
26-00629	02/13/26	OTHER PROFESSIONAL SERVICES	Open	\$566.00	\$0.00		
26-00643	02/26/26	OTHER PROFESSIONAL SERVICES	Open	\$450.00	\$0.00		
		Vendor Total:		\$1,036.00			
ANABE005		ANABELLA CESPEDES					
26-00644	02/21/26	Spanish Story Time Feb-Mar'26	Open	\$300.00	\$0.00		
APRUZ005		APRUZZESE, MCDERMOTT, MASTRO,					
25-00023	01/15/25	SPECIAL LABOR ATTORNEY FEES	Open	\$294.00	\$0.00		B
ASSOC030		ASSOCIATED CREDIT SERVICES INC					
26-00665	03/12/26	56th St Sr Ctr Water Past Due	Open	\$822.72	\$0.00		
ATLAN060		ATLANTIC SALT CO INC					
26-00632	02/28/26	Salt	Open	\$67,348.74	\$0.00		
ATLAN065		ATLANTIC TACTICAL INC.					
26-00330	11/18/25	10 BULLET RESISTANT VESTS	Open	\$15,680.00	\$0.00		
ATTMO005		AT&T MOBILITY					
26-00596	02/05/26	Acct 287305312118 Jan-Feb'26	Open	\$38.24	\$0.00		
AUGUS005		AUGUSTIN MORALES					
26-00691	03/02/26	REIMBURSEMENT WOODEN LATH	Open	\$61.90	\$0.00		
BAYON080		BAYONNE EXTERMINATING CO.					
26-00630	02/11/26	Pest Control Feb'26	Open	\$159.47	\$0.00		
26-00851	03/03/26	Quarterly Bill Q1'26	Open	\$2,387.50	\$0.00		
		Vendor Total:		\$2,546.97			
BAYON330		BAYONNE VETERINARY MEDICAL CEN					
26-00578	02/09/26	K9 5 VETERINARY EXAM /VACCINA	Open	\$423.00	\$0.00		
26-00662	01/09/26	K9 6 VETERINARY MEDICAL EXAM	Open	\$142.00	\$0.00		
26-00663	02/24/26	K9 6 VET / X RAY	Open	\$375.86	\$0.00		
		Vendor Total:		\$940.86			
BEACO015		BEACON ATHLETICS LLC					
26-00870	03/09/26	ODS PRO-STYLE HOME PLATE	Open	\$368.21	\$0.00		

Vendor # P.O. #	PO Date	Name Description	Status	Amount	Vold Amount	Contract	PO Type
BOOKA005		BOOKAZINE CO., INC.					
26-00532	02/04/26	BOOKS AND PUBLICATIONS	Open	\$2,108.19	\$0.00		
26-00871	01/28/26	Books & Subscriptions	Open	\$7,674.03	\$0.00		
		Vendor Total:		\$9,782.22			
BRICK005		BRICK MARKERS USA					
26-00771	02/18/26	*26 Buddy BBall Pavers	Open	\$1,374.00	\$0.00		
BRIDG005		BRIDGE AWARDS & TROPHIES LLC					
26-00563	01/30/26	*26 Elem Ball Trophies	Open	\$855.00	\$0.00		
26-00564	01/30/26	var. 2026 Medals	Open	\$300.00	\$0.00		
		Vendor Total:		\$955.00			
BRIGH015		BRIGHT STAR CHILDREN'S THEATRE					
26-00641	01/05/26	Theater Prfmc 04/23/26	Open	\$1,220.00	\$0.00		
BUYWI005		BUY WISE WHOLESALE AUTO PARTS					
26-00017	01/14/26	PARTS/SUPPLIES FOR CITY FLEET	Open	\$4,239.30	\$0.00		B
CABLE020		CABLEVISION					
26-00631	02/16/26	Acct 07804031398019 Feb-Mar'26	Open	\$254.45	\$0.00		
CABLE030		CABLEVISION					
26-00540	02/13/26	# 50851 Fbr-City Hall & Fire	Open	\$11,047.53	\$0.00		B
CAMPB015		CAMPBELL SUPPLY CO. INC.					
25-00178	01/16/25	AUTO PARTS FOR CITY FLEET	Open	\$4,071.65	\$0.00		B
26-00020	01/14/26	PARTS/SUPPLIES FOR CITY FLEET	Open	\$3,111.77	\$0.00		B
		Vendor Total:		\$7,183.42			
CARME005		CARMEL FURNITURE INC.					
26-00119	03/05/26	LAMINATE UTILITY TABLE 3 SIZES	Open	\$6,265.44	\$0.00		
CENTR025		CENTRAL PAINT					
26-00247	01/21/26	PAINTING SUPPLIES FOR CITY BLD	Open	\$1,305.96	\$0.00		B
CENTU020		CENTURY WASTE SERVICES LLC					
26-00031	01/15/26	SOLID WASTE DISPOSAL	Open	\$166,500.00	\$0.00		B
CHAND005		CHANDELIER RESTAURANT					
26-00573	01/31/26	JANUARY PRISONER MEALS 2026	Open	\$256.90	\$0.00		
26-00744	03/01/26	FEBRUARY 2026 PRISONERS MEALS	Open	\$198.00	\$0.00		
		Vendor Total:		\$454.90			
CHIEF005		CHIEFS OF POLICE ASSOCIATION O					
26-00741	03/05/26	2026 DUES ROBERT KUBERT	Open	\$300.00	\$0.00		
CHRIS075		CHRISTOPHER CERBONE					
26-00786	03/09/26	Floor Hockey Offcl Feb-Mar'26	Open	\$420.00	\$0.00		
CHRIS085		CHRISTOPHER TAYLOR					

Vendor # P.O. #	PO Date	Name Description	Status	Amount	Void Amount	Contract	PO Type
CHRIS085		CHRISTOPHER TAYLOR	Account Continued				
26-00792	03/09/26	Elem BBall Offcl	Open	\$90.00	\$0.00		
CINTA010		CINTAS CORPORATION #205					
26-00260	01/21/26	UNIFORM RENTALS	Open	\$765.61	\$0.00		B
CLIFF005		CLIFFSIDE BODY CORP.					
26-00558	02/10/26	ID# 386 Fwnder Hangers	Open	\$170.58	\$0.00		
COLLC005		IMPERIAL BAG & PAPER CO.,LLC					
26-00263	01/21/26	JANITORIAL SUPPLIES FOR CITY	Open	\$1,192.14	\$0.00		B
26-00665	10/25/25	VB Tissue 2 Ply	Open	\$646.70	\$0.00		
		Vendor Total:		\$1,838.84			
COLUM005		COLUMBIA MATTRESS & FURNITURE					
26-00768	03/06/26	Emerg Asst H.Ramos	Open	\$350.00	\$0.00		
COMM035		NEW JERSEY MOTOR VEHICLE COMMI					
26-00751	03/04/26	DUPLICATE TITLE UNIT 1302	Open	\$60.00	\$0.00		
CONTI005		CONTINENTAL FIRE & SAFETY INC.					
26-00601	02/18/26	SCBA FILL VALVE REPAIR	Open	\$213.74	\$0.00		
CONTI010		CONTINENTAL TRADING & HARDWARE					
26-00348	01/22/26	PARTS FOR BATTERY BACKUP	Open	\$382.37	\$0.00		
26-00801	03/04/26	Stock	Open	\$226.36	\$0.00		
26-00845	03/11/26	Vets Stadium	Open	\$720.79	\$0.00		
		Vendor Total:		\$1,329.52			
CRANE005		CRANEYS INTEPRETING SERVICES					
26-00005	01/14/26	TRANSLATION & INTERPRETING SVC	Open	\$2,355.00	\$0.00		B
CUSTO005		CUSTOM BANDAG INC.					
26-00014	01/14/26	STOCK TIRES FOR CITY FLEET	Open	\$4,187.28	\$0.00		B
DATAM005		DATA MEMORY					
26-00378	02/24/26	PRINTABLE CD & DVD DAN BCI	Open	\$1,301.40	\$0.00		
DECOR005		RILEIGHS OUTDOOR LLC					
26-00473	11/28/25	HOLIDAY DECOR 25 UEZ	Open	\$17,580.00	\$0.00		
DELLA005		AMY DELLABELLA					
26-00730	03/04/26		Open	\$868.96	\$0.00		
DELLM005		DELL MARKETING L.P.					
26-00673	01/29/26	PC's	Open	\$9,848.29	\$0.00		
DILWO005		DILWORTH PAXSON LLP					
26-00645	02/26/26	BOND COUNSEL LEGAL FEES	Open	\$8,835.00	\$0.00		B
DOLAN010		DOLAN CONSULTING GROUP LLC					
26-00606	01/19/26	SUPRV LIABILITY LAW ENFORCEMEN	Open	\$175.00	\$0.00		

Vendor # P.O. #	PO Date	Name Description	Status	Amount	Void Amount	Contract	PO Type
DOLAN010		DOLAN CONSULTING GROUP LLC	Account Continued				
DTAYL005 26-00535	02/12/26	D. TAYLOR LLC Pilates Classes Mar-May'26	Open	\$300.00	\$0.00		
DUFFY005 26-00565	02/17/26	MARK DUFFY Tuition Reimbursement	Open	\$745.00	\$0.00		
DYNAM005 26-00841	03/09/26	DYNAMIC TESTING SERVICES, INC. Monthly Testing-Drug/Alcohol	Open	\$675.00	\$0.00		
ECONT005 26-00693	02/04/26	E CONTROL SERVICES LLC EMERGENCY SNOW REMOVAL SERV/K	Open	\$319,200.00	\$0.00		
EDMUN005 25-02080	06/27/25	EDMUNDS GOVTECH SOFTWARE 9/1/25-8/31/26	Open	\$6,083.26	\$0.00		B
EMERG020 26-00376	01/20/26	EMERGI-CLEAN INC. DECONTAMINATION 01-20-2026	Open	\$242.00	\$0.00		
26-00686	02/26/26	DECONTAMINATION SERV 2-25-26	Open	\$242.00	\$0.00		
26-00743	03/02/26	DECONTAMINATION SERV. 3-2-26	Open	\$242.00	\$0.00		
Vendor Total:				\$726.00			
EXPL005 26-00640	01/22/26	EXPLORATION STATIONS LLC Exploration Stations Jan-Mar'26	Open	\$750.00	\$0.00		
FANWO005 26-00261	01/21/26	FANWOOD CRUSHED STONE CO. STONE, SAND, GRAVEL SUPPLY	Open	\$784.00	\$0.00		B
FEDEX210 26-00392	12/22/25	FEDEX Acct 254435058 R Scott King ES	Open	\$53.51	\$0.00		
26-00571	02/02/26	Acct 2530-1877-1, Honeywell	Open	\$65.53	\$0.00		
26-00721	01/26/26	Acct 254435058 Camara Mintz ES	Open	\$375.49	\$0.00		
26-00795	02/16/26	#253018771 to Teledyne	Open	\$36.93	\$0.00		
Vendor Total:				\$533.46			
FERR005 26-00817	03/09/26	VINCENT FERRONE 4th St Concert	Open	\$200.00	\$0.00		
FF1PR005 26-00053	02/26/26	FF1 APPARATUS LLC FLOW/SERVICE CHECK SCBA MASKS	Open	\$3,297.86	\$0.00		
FIREP015 26-00413	02/19/26	FIRE PROTECTION PUBLICATIONS FF MARINE FIRE FIGHTING BOOKS	Open	\$3,104.00	\$0.00		
FSTIR005 26-00010	01/14/26	F & S TIRE CORP.INC. STOCK TIRES FOR CITY FLEET	Open	\$2,051.36	\$0.00		B
FUEL0005 25-00201	01/16/25	MAJORA FUEL HEATING OIL FOR CITY BUILDINGS	Open	\$5,521.03	\$0.00		B
26-00266	01/21/26	HEATING OIL FOR CITY BUILDINGS	Open	\$5,320.30	\$0.00		B
Vendor Total:				\$10,841.33			

Vendor # P.O. #	PO Date	Name Description	Status	Amount	Void Amount	Contract	PO Type
FUEL0005		MAJORA FUEL	Account Continued				
FUNEX005 26-00534	02/09/26	FUN EXPRESS, LLC, Children's Crafts Pgm.	Open	\$1,026.38	\$0.00		
GENEL005 26-00567	02/18/26	GEN-EL SAFETY & INDUSTRIAL PRO CALIBRATION BATTERY PACK	Open	\$251.89	\$0.00		
GENER040 26-00262	01/21/26	GENERAL PLUMBING SUPPLY PLUMBLING SUPPLIES FOR CITY	Open	\$82.78	\$0.00		B
GLENN005 26-00791	03/09/26	GLENN MAZZIOTA Elem. BBall	Open	\$135.00	\$0.00		
GOLDS005 26-00343	01/09/26	GOLD'S CAR WASH, INC. Car Washes BPU Dec'25	Open	\$20.00	\$0.00		
26-00846	02/15/26	Car Washes DPW Jan'26	Open	\$59.00	\$0.00		
		Vendor Total:		\$79.00			
GRAIN005 26-00007	01/14/26	W.W. GRAINGER, INC JANITORIAL SUPPLIES	Open	\$918.80	\$0.00		B
GREEN035 26-00664	02/17/26	GREEN LEAF PET RESORT & HOTEL BOARDING & GROOMING K9 5 Feb'26	Open	\$515.00	\$0.00		
GRIFF010 26-00864	11/01/25	GRIFFIN 1, INC.DBA TRUCK AUTO 1 Diagnostic Scanner	Open	\$10,750.00	\$0.00		
GROFF005 26-00612	02/06/26	GROFF TRACTOR MID ATLANTIC,LLC #348	Open	\$347.11	\$0.00		
HERBE005 26-00572	02/04/26	HERBERT'S ARMY & NAVY STORE CAPS & VESTS - PD	Open	\$549.80	\$0.00		
HINTZ005 26-00174	01/16/25	CLARKE CATON HINTZ COAH CONSULTANT	Open	\$9,265.00	\$0.00		B
HONCO005 26-00067	02/27/26	THE HON COMPANY NEW FURNITURE - Police	Open	\$11,394.25	\$0.00		
26-00069	02/27/26	NEW FURNITURE - PD	Open	\$6,768.46	\$0.00		
		Vendor Total:		\$18,162.71			
HUBBA005 26-00538	02/07/26	SETTEMBRINO ARCHITECTS ARCHITECTUAL SERVICES Feb'26	Open	\$2,000.00	\$0.00		
HUDSO070 26-00660	10/29/25	HUDSON COMMUNITY ENTERPRISES OCT.20th 2025 SHREDDING	Open	\$1,020.50	\$0.00		
26-00661	02/17/26	FEBRUARY 12th 2026 SHREDDING	Open	\$1,066.00	\$0.00		
		Vendor Total:		\$2,086.50			

Vendor # P.O. #	PO Date	Name Description	Status	Amount	Void Amount	Contract	PO Type
HUDSO110		HUDSON PLAZA MOTEL	Account Continued				
HUDSO135 26-00021	01/14/26	HUDSON COUNTY IMPROVEMENT AUTH SOLID WASTE DISPOSAL / TIPPING	Open	\$269,450.32	\$0.00		B
HUDSO205 26-00616	02/10/26	HUDSON COUNTY MOTORS INC Ladder 1	Open	\$133.65	\$0.00		
HUMME005 26-00653	02/26/26	STEVEN R. HUMMELL,ESQ MUNICIPAL COURT PROSECUTOR FEE	Open	\$5,700.00	\$0.00		B
26-00704	02/10/26	Muni Prosecutor POAA Jan'26	Open	\$1,200.00	\$0.00		
26-00748	03/03/26	Muni Prosecutor POAA Feb'26	Open	\$1,200.00	\$0.00		
		Vendor Total:		\$8,100.00			
HYEPE005 26-00707	03/03/26	HYE PETROLEUM FUEL FOR PARKING UTILITY CARS	Open	\$52.60	\$0.00		B
IHARP005 26-00575	02/10/26	I. HALPER PAPER & SUPPLIES,INC PAPER AND SUPPLIES	Open	\$890.50	\$0.00		
26-00592	02/11/26	PAPER AND SUPPLIES	Open	\$118.80	\$0.00		
26-00763	03/05/26	FIREHOUSES PAPER AND SUPPLIES	Open	\$927.90	\$0.00		
		Vendor Total:		\$1,937.20			
INSER010 26-00772	02/10/26	INSERRA SUPERMAKET STORES Cooking Event-Ability Pgm	Open	\$33.17	\$0.00		
26-00774	02/05/26	Ability Play DOH Activity	Open	\$32.40	\$0.00		
		Vendor Total:		\$65.57			
INSIG005 26-00610	01/21/26	INSIGHT PUBLIC SECTOR INC. TECHNOLOGY FOR COMMUNICATION	Open	\$144,555.59	\$0.00		
INSTI000 26-00626	12/03/26	INSTITUTE FOR PROFESSIONAL DEV Webinars	Open	\$100.00	\$0.00		
26-00627	02/04/26	Ethics "Golden Oldies" Webinar	Open	\$200.00	\$0.00		
		Vendor Total:		\$300.00			
INSTI020 26-00711	02/27/26	INSTITUTE FOR FORENSIC PSYCHOL FIT FOR DUTY (2/20/26) KD	Open	\$3,000.00	\$0.00		
INTEG010 25-00150	01/16/25	INTEGRATED TECHNICAL SYSTEMS I IRIS SOFTWARE/MAINTENACE/SUPPT	Open	\$810.00	\$0.00		B
26-00693	02/27/26	IRIS SOFTWARE FOR 13 T2 METERS	Open	\$2,730.00	\$0.00		B
		Vendor Total:		\$3,640.00			
INTEG015 26-00656	02/26/26	INTEGRATED MICRO SYSTEMS IT PROCUREMENT SERVICES	Open	\$12,499.00	\$0.00		B
26-00657	02/26/26	IT MAINTENANCE SUPPORT LABOR	Open	\$24,215.00	\$0.00		B
		Vendor Total:		\$36,714.00			
INTER090 26-00264	01/21/26	Interstate Waste Services SOLID WASTE DISPOSAL FEES	Open	\$306.91	\$0.00		B

Vendor # P.O. #	PO Date	Name Description	Status	Amount	Void Amount	Contract	PO Type
JANET005 26-00584 26-00705	02/13/26 02/27/26	JANET BOSI Muni Judge 02/13/26 Muni Judge 02/27/26	Open Open	\$400.00 \$400.00	\$0.00 \$0.00		
Vendor Total:				\$800.00			
JANPR005 26-00030	01/15/26	JAN PRO OF NORTHERN NJ POLICE DEPT CLEANING SERVICES	Open	\$6,087.00	\$0.00		B
JERRY020 26-00769	03/06/26	JERRY'S DRUG & SURGICAL SUPPLY Emerg Asst G.Vasquez	Open	\$68.93	\$0.00		
JERSE100 26-00703	03/02/26	JERSEY ELEVATOR LLC ELEVATOR MAINTENANCE & REPAIR	Open	\$2,044.23	\$0.00		B
JEWEL005 26-00265 26-00349	01/21/26 02/12/26	JEWEL ELECTRIC SUPPLY CO. ELECTRICAL SUPPLIES FOR CITY Emercy Battery Prts E-Comm Ctr	Open Open	\$3,955.03 \$2,751.89	\$0.00 \$0.00		B
Vendor Total:				\$6,706.92			
JHARR005 26-00605	02/04/26	J. HARRIS ACADEMY OF POLICE TR ONLINE DEVELOPING STO PROGRAM	Open	\$99.00	\$0.00		
JJPRJ005 26-00369 26-00382 26-00530 26-00588 26-00589 26-00759 26-00762 26-00844	02/27/26 02/07/26 02/12/26 02/07/26 02/07/26 02/27/26 02/27/26 02/07/26	J&J PRINTING CO. RMP INSPECTION SHEETS NO PARKING SIGNS SATISFACTORY PLACARDS SAFE STOP BROCHURES FIRE PREVENTION ENVELOPES BUSINESS CARDS JS, RK CG Business Cards S.Corrigan	Open Open Open Open Open Open Open Open	\$420.00 \$1,735.00 \$1,900.00 \$240.00 \$280.00 \$660.00 \$170.00 \$85.00	\$0.00 \$0.00 \$0.00 \$0.00 \$0.00 \$0.00 \$0.00 \$0.00		
Vendor Total:				\$5,490.00			
JOBRJ005 26-00781	03/10/26	J. O'BRIEN CO. ABC FARGO COLOR /TRANS RIBBON	Open	\$1,054.22	\$0.00		
JOHNH010 26-00812	03/09/26	JOHN HLADIK Open Gym BBall Admin	Open	\$280.00	\$0.00		
JOHNJ005 26-00814	03/09/26	JOHN JOSEPH HLADIK Open Gym BBall Oficl	Open	\$280.00	\$0.00		
JOHNL005 26-00682	02/27/26	JOHN L. SCETTINO, ESQ. RENT CONTROL BOARD ATTORNEY	Open	\$5,336.50	\$0.00		B
JOSEP130 26-00689	03/02/26	JOSEPH SCERBO REPLENISH PETTY CASH	Open	\$1,500.00	\$0.00		
KENNE010 26-00587	12/01/25	KENNEDY EVENT SERVICES INC Tree lighting 11/25/25	Open	\$11,862.40	\$0.00		

Vendor #	Name						
P.O. #	PO Date	Description	Status	Amount	Void Amount	Contract	PO Type
KENNE040		KENNETH JAROS					
26-00581	02/17/26	VELCRO FOR COMMAND VEHICLE	Open	\$59.96	\$0.00		
26-00582	02/17/26	SURGE PROTECTORS	Open	\$107.98	\$0.00		
		Vendor Total:		\$167.94			
KMCON005		KM CONSTRUCTION CORP.					
23-02079	06/29/23	IMPROVEMENTS TO NEW HOOK ROAD	Open	\$612,866.02	\$0.00	B	
LAWSO005		LAWSON PRODUCTS INC.					
26-00617	02/13/26	Shop Supplies	Open	\$1,579.74	\$0.00		
LIBER035		LIBERTY LOCKSMITHS & SECURITY					
26-00736	01/22/26	DUP KEY UNIT99/RECODE LK 1402	Open	\$354.00	\$0.00		
LIBRA030		LIBRARYWORKS INC					
26-00536	02/12/26	Seminars-Challenging Convers.	Open	\$98.00	\$0.00		
LIFES010		LIFE SAVERS INC.					
26-00566	02/19/26	CPR TRAINING VIDEOS	Open	\$111.95	\$0.00		
LIFTS005		HOFFMAN LIFTS					
26-00559	02/09/26	Lift Inspections	Open	\$1,740.00	\$0.00		
LINDE015		LINDE GAS & EQUIPMENT INC.					
26-00843	02/22/26	Chemicals & Gases Jan-Feb/26	Open	\$353.42	\$0.00		
LORCO005		LORCO PETROLEUM SERV					
26-00854	02/09/26	Used Oil Removal	Open	\$330.00	\$0.00		
LOWES005		LOWES					
25-03232	10/23/25	LED Lights	Open	\$228.08	\$0.00		
25-03312	10/31/25	LED Lights	Open	\$165.26	\$0.00		
26-00557	10/23/25	Parks Supplies	Open	\$79.70	\$0.00		
26-00581	12/08/25	Rec. Supplies	Open	\$207.04	\$0.00		
26-00618	02/17/26	Central Garage Supplies	Open	\$142.05	\$0.00		
26-00800	02/20/26	Building Maint	Open	\$1,814.43	\$0.00		
		Vendor Total:		\$2,636.56			
MACKA005		MACKAY METERS INC.					
25-00149	01/16/25	METER FEES AND REPAIRS	Open	\$19,223.75	\$0.00	B	
26-00692	03/02/26	METER WEB HOSTING AND REPAIRS	Open	\$6,573.10	\$0.00	B	
		Vendor Total:		\$25,796.85			
MAMAR010		MAMA ROSA					
26-00828	02/28/26	LAX Event-Spec N.	Open	\$80.00	\$0.00		
MARKS010		MARK SPORTSWEAR SCREEN PRINT					
26-00773	03/05/26	Ability Parade Sweatshirts	Open	\$499.00	\$0.00		
26-00778	03/05/26	2026 Buddy BBall Bags	Open	\$1,160.00	\$0.00		
		Vendor Total:		\$1,659.00			

Vendor #	Name						
P.O. #	PO Date	Description	Status	Amount	Void Amount	Contract	PO Type
MCMAN005		MCMANIMON & SCOTLAND LLC					
25-00028	01/15/25	SPECIAL REDEV/LAND ATTORNEY	Open	\$64,899.29	\$0.00		B
25-01124	03/26/25	WATER SEWER LEGAL SERVICES	Open	\$4,983.19	\$0.00		B
26-00674	02/27/26	SPCL REDEV/LAND USE ATTORNEY	Open	\$8,634.11	\$0.00		B
26-00681	02/27/26	WATER/SEWER LEGAL FEES	Open	\$11,047.50	\$0.00		B
26-00881	02/27/26	120-122 West 33rd Street	Open	\$10,901.30	\$0.00		
		Vendor Total:		\$100,465.39			
MELOD005		MELODY A. SCAGNELLI-TOWNLEY					
26-00642	02/26/26	OTHER PROFESSIONAL SERVICES	Open	\$342.27	\$0.00		
MIDWE010		MIDWEST TAPE					
26-00533	02/09/26	BOOKS AND PUBLICATIONSS	Open	\$2,677.73	\$0.00		
26-00622	02/12/26	BOOKS AND PUBLICATIONS	Open	\$4,374.73	\$0.00		
26-00624	02/10/26	BOOKS AND PUBLICATIONS	Open	\$77.22	\$0.00		
26-00648	02/24/26	BOOKS AND PUBLICATIONS	Open	\$1,753.04	\$0.00		
		Vendor Total:		\$8,882.72			
MILLB005		MILLBURN PHOTO CORPORATION					
26-00735	02/27/26	REPAIR NIKON P950 DAN BCI	Open	\$320.00	\$0.00		
MOBIL025		MOBILE TECHTRONICS, INC.					
26-00607	01/21/26	RADIO RELOCATION COMM CENTER	Open	\$17,796.10	\$0.00		
MOBIL045		MOBILE PAYMENT PROCESSING SYS.					
25-00151	01/16/25	PARKING PAYMENT SYSTEM	Open	\$2,777.80	\$0.00		B
26-00739	02/02/26	MPPS Transactopn Fees Jan'26	Open	\$2,448.20	\$0.00		
26-00750	03/02/26	MPPS Transactopn Fees Feb'26	Open	\$1,374.60	\$0.00		
		Vendor Total:		\$6,600.60			
MOMAR005		MOMAR					
26-00838	03/10/26	Supplies	Open	\$611.16	\$0.00		
MORRI020		MORRIS COUNTY PUBLIC SAFETY TR					
26-00714	02/26/26	SEARCH WARRENT CDW UPDATE	Open	\$200.00	\$0.00		
MORTO010		MORTON SALT INC					
25-00176	01/16/25	ROCK SALT FOR CITY STREETS	Open	\$43,563.28	\$0.00		B
26-00717	03/03/26	ROCK SALT FOR CITY STREETS	Open	\$23,361.10	\$0.00		B
		Vendor Total:		\$66,924.38			
MRMIL005		M & R MILLER AUTO GEAR					
26-00019	01/14/26	PARTS/SUPPLIES FOR CITY FLEET	Open	\$5,214.39	\$0.00		B
26-00658	02/24/26	50LB BAGS OF CALCIUM	Open	\$900.00	\$0.00		
		Vendor Total:		\$6,114.39			
NAPAA005		NAPA AUTO PARTS					
26-00018	01/14/26	PARTS/SUPPLIES FOR CITY FLEET	Open	\$2,769.06	\$0.00		B
NATAL010		NATALIE VISIONE					

Vendor #	P.O. #	PO Date	Name Description	Status	Amount	Void Amount	Contract	PO Type
NATAL010			NATALIE VISIONE	Account Continued				
	26-00790	03/09/26	Floor Hockey Offcl Feb'26	Open	\$70.00	\$0.00		
NEWEG005			NEWEGG BUSINESS					
	26-00638	02/27/26	Monitors	Open	\$583.00	\$0.00		
NEWJE045			NEW JERSEY DEPARTMENT OF ENVIR					
	26-00556	01/27/26	ID 0906-12-0015.1 Bayonne MUA	Open	\$1,855.00	\$0.00		
	26-00804	02/03/26	Military Ocean Terminal	Open	\$550.00	\$0.00		
	26-00805	02/06/26	5th Street Connection	Open	\$2,540.00	\$0.00		
			Vendor Total:		\$4,945.00			
NEWJE235			NEW JERSEY DOOR WORKS LLC					
	26-00009	01/14/26	DOOR REPAIRS & REPLACEMENTS	Open	\$507.00	\$0.00		B
NICOL005			NICOLE KOBRYN					
	26-00813	03/09/26	Open Gym BBall Chckn Feb-Mar26	Open	\$280.00	\$0.00		
NJDEP050			NJ DEPT OF HEALTH & SR SRVCS					
	26-00722	03/04/26	DOG REPORTS Dec'25-Feb'26	Open	\$876.00	\$0.00		
NJHUM005			NJ HUMANE SOCIETY,LLC					
	26-00702	03/02/26	ANIMAL CONTROL & SHELTERING	Open	\$19,000.00	\$0.00		B
NJIAA015			NJ-IAAO					
	26-00583	02/17/26	Tax Appeal Seminar 3/5	Open	\$570.00	\$0.00		
NORTH170			NORTHAMERICAN SCRAP TIRES &					
	26-00842	03/09/26	Tire Recycling	Open	\$312.00	\$0.00		
NWFIN005			NW FINANCIAL GROUP, LLC					
	25-00172	01/07/25	FINANCIAL ADVISORY SERVICES	Open	\$7,500.00	\$0.00		B
OPFAS005			OP FAST FILM, LLC					
	26-00880	03/13/26	Security Refunds	Open	\$2,500.00	\$0.00		
OPTIM005			OPTIMUM BUSINESS					
	26-00541	02/13/26	INTERNET FOR CITY HALL, PD, FD	Open	\$20,140.42	\$0.00		B
OPTIM006			OPTIMUM					
	26-00547	02/13/26	07804031452021 TV TRFC-HOOK RD	Open	\$29.16	\$0.00		B
	26-00548	02/13/26	07804036575028 TV CH BREAK RM	Open	\$56.42	\$0.00		B
	26-00549	02/13/26	07804044353018 TV VETS STM DPW	Open	\$151.88	\$0.00		B
	26-00550	02/13/26	0780403599901 ITNT PD TECH SVC	Open	\$329.80	\$0.00		B
	26-00551	02/13/26	07804026685017 TV FD HOOK RD	Open	\$147.92	\$0.00		B
	26-00552	02/13/26	07804039171011 TV FD CFW	Open	\$143.90	\$0.00		B
	26-00553	02/13/26	07804026567017 TV MAYOR'S OFFC	Open	\$80.48	\$0.00		B
	26-00554	02/13/26	078040320015018 TV PD CHIEF	Open	\$262.52	\$0.00		B
	26-00586	02/18/26	07804030551014 PD INTERNET	Open	\$470.32	\$0.00		B
			Vendor Total:		\$1,672.40			
PABCO005			PABCO INDUSTRIES					

Vendor #	Name						
P.O. #	PO Date	Description	Status	Amount	Void Amount	Contract	PO Type
PABCO005		PABCO INDUSTRIES	Account Continued				
26-00267	01/21/26	JANITORIAL SUPPLIES FOR CITY	Open	\$2,687.50	\$0.00		B
PARSO005		PARSONS ENVIRONMENT & INFRASTR					
26-00803	03/05/26	NJ Emissions Program	Open	\$72.54	\$0.00		
PETER005		BILL PETERSEN					
26-00740	01/02/26	BAGPIPER JAN 8, 2026	Open	\$250.00	\$0.00		
PITNE005		PITNEY BOWES INC					
26-00276	01/22/26		Open	\$1,869.54	\$0.00		B
PRIME015		PRIMEPOINT,LLC.					
25-02359	07/29/25	PAYROLL AND HR MGMT SOFTWARE	Open	\$16,450.25	\$0.00		B
PROAC010		PROACT, INC					
26-00224	01/20/26	PRESCRIPTION PREMIUM	Open	\$379,042.19	\$0.00		B
PROFE025		PROFESSIONAL ACCOUNT INSTITUTE					
26-00733	01/29/26	ZOOM TRAINING - MM	Open	\$100.00	\$0.00		
PROJE015		PROJECT LIFESAVERS INTERNATION					
26-00597	02/26/26	BATTERIES & BANDS	Open	\$915.59	\$0.00		
PROPH005		PROPHOENIX CORP.					
26-00609	01/23/26	PROPHOENIX ANL MAINT 4/26-4/27	Open	\$32,311.49	\$0.00		
PSEG0005		PSE&G					
25-00628	01/01/25	Acct 1301408700 2025	Open	\$98,501.62	\$0.00		B
25-01060	01/01/25	Acct 1301408603 2025	Open	\$43,943.68	\$0.00		B
26-00509	02/10/26	ACCT 13 014 081 07	Open	\$19,073.18	\$0.00		B
26-00510	02/10/26	ACCT 13 014 082 04	Open	\$20,549.41	\$0.00		B
26-00511	02/10/26	ACCT 13 014 086 03	Open	\$46,045.14	\$0.00		B
26-00512	02/10/26	ACCT 13 014 087 00	Open	\$100,176.85	\$0.00		B
26-00513	02/10/26	ACCT 13 014 088 08	Open	\$283.01	\$0.00		B
26-00514	02/10/26	ACCT 13 014 090 06	Open	\$5,725.05	\$0.00		B
26-00718	02/10/26	Acct 1301408301 Var Parking Lt	Open	\$934.03	\$0.00		
26-00866	01/28/26	Acct 1301408905 Nov-Dec'25	Open	\$8,722.48	\$0.00		
26-00867	02/27/26	Acct 1301408905 Dec'25-Jan'26	Open	\$8,832.40	\$0.00		
Vendor Total:				\$352,786.85			
RACHL005		RACHLES/MICHELE'S OIL COMPANY					
26-00015	01/14/26	DIESEL FUEL FOR CITY FLEET	Open	\$25,804.45	\$0.00		B
26-00016	01/14/26	UNLEADED FUEL FOR CITY FLEET	Open	\$36,439.48	\$0.00		B
Vendor Total:				\$62,243.93			
RADIO020		RadioTronics, Inc DBA AceK9					
26-00688	01/02/26	K9 ACE WATCH DOG 1 YR TERM	Open	\$280.00	\$0.00		
RAPID005		RAPID RESPONSE CO					
26-00784	02/26/26	SOFTWARE LICENSE SUBSCRIPTION	Open	\$2,905.20	\$0.00		

Vendor #	Name						
P.O. #	PO Date	Description	Status	Amount	Void Amount	Contract	PO Type
READY005		READY REFRESH					
26-00516	02/10/26	0441205655 WATER SVC FIN DEPT	Open	\$210.88	\$0.00		B
ROBBI005		ROBBINS REEF YACHT CLUB					
26-00603	12/04/25	ANL FIRE BOAT FOOTGE FEE 26-27	Open	\$1,300.00	\$0.00		
ROBER085		ROBERT DRAGO					
26-00796	03/09/26	Elem BBall Admin Feb'26	Open	\$35.00	\$0.00		
ROCHE020		ROCHENY PHOTOGRAPHY					
26-00710	02/27/26	COMMAND STAFF PHOTOS & PRINTS	Open	\$440.00	\$0.00		
RODNE005		RODNEY WILSON					
26-00793	03/09/26	Elem. BBall Offcl	Open	\$45.00	\$0.00		
RTSP0005		RTSP UNION, LLC					
26-00383	01/22/26	LEO UNION RANGE RENTAL	Open	\$3,000.00	\$0.00		
RUDROTH5		RUDERMAN & ROTH,LLC.					
25-00022	01/15/25	LABOR ATTORNEY LEGAL FEES	Open	\$4,389.00	\$0.00		B
26-00650	02/26/26	LABOR ATTORNEY LEGAL FEES	Open	\$2,854.50	\$0.00		B
		Vendor Total:		\$7,243.50			
RUTGE070		RUTGERS, THE STATE UNIVERSITY					
26-00077	01/16/26	Course Registration	Open	\$2,094.00	\$0.00		
SAMAN015		SAMANTHA MAZZUCOLA					
26-00786	03/09/26	Floor Hockey Watchm Jan-Feb'26	Open	\$240.00	\$0.00		
SANDS005		SAND'S ART					
26-00815	03/04/26	Spec Needs/Ability Painter	Open	\$500.00	\$0.00		
SEANG010		SEAN GASIOROWSKI					
26-00789	03/09/26	Floor Hockey Offcl Feb-Mar'26	Open	\$300.00	\$0.00		
SESAC005		SESAC, INC.					
26-00779	01/01/26	2026 Summer Sounds License	Open	\$2,081.00	\$0.00		
SHAUG005		SHAUGER PROPERTY SERVICES INC					
25-03447	11/12/25	Lead Service Line - Phase I	Open	\$367,782.46	\$0.00		B
SKYLA005		SKYLANDS AREA FIRE EQUIPMENT					
25-02977	03/10/26	FF KANGAROO LEATHER GLOVES	Open	\$2,900.00	\$0.00		
SOMED005		SOMEDAYS PRODUCTIONS, INC.					
26-00634	02/24/26	FILM SECURITY RETURN	Open	\$1,500.00	\$0.00		
STACK005		STACK COOLAHAN & STACK,LLC.					
26-00667	02/27/26	REAL ESTATE APPRAISAL SERVICES	Open	\$17,000.00	\$0.00		B
STAPL010		STAPLES, INC.					

Vendor #	Name						
P.O. #	PO Date	Description	Status	Amount	Void Amount	Contract	PO Type
STAPL010		STAPLES, INC.	Account Continued				
26-00059	02/11/26	TONER	Open	\$1,191.77	\$0.00		
26-00243	02/07/26	FOLDERS	Open	\$57.35	\$0.00		
26-00595	02/21/26	PRINTER INK	Open	\$133.47	\$0.00		
26-00608	02/26/26	APPLE USB CABLE	Open	\$56.27	\$0.00		
26-00611	02/26/26	Summer Employee Paper 2026	Open	\$69.16	\$0.00		
26-00738	03/08/26	OFFICE SUPPLIES	Open	\$375.76	\$0.00		
		Vendor Total:		\$1,883.78			
STATE040		STATE LINE FIRE & SAFETY INC.					
26-00568	02/02/26	CRASH RECOVERY SOFTWARE	Open	\$465.00	\$0.00		
STEPH030		STEPHEN RUSSELL					
26-00794	03/09/26	Elem BBall Admin	Open	\$35.00	\$0.00		
STEVE005		STEVENS JERSEY CITY FORD					
26-00008	01/14/26	VEHICLE PARTS & SUPPLIES	Open	\$4,407.27	\$0.00		B
STORR005		STORR TRACTOR CO					
26-00811	02/19/26	ID# 3251	Open	\$759.77	\$0.00		
SUNRA005		SUNRAY POWER OPCO V LLC					
26-00555	02/13/26	SOLAR PANALS CITY HALL	Open	\$2,233.76	\$0.00		B
SUNSH005		SUNSHINE CAR WASH, LLC					
26-00570	02/01/26	CAR WASHES PD Jan'26	Open	\$49.50	\$0.00		
26-00604	02/01/26	CAR WASHES PD Jan'26	Open	\$986.50	\$0.00		
		Vendor Total:		\$1,036.00			
SUNSP005		SUNSPIRE CAFE LLC					
26-00537	02/13/26	OTHER PROFESSIONAL SERVICES	Open	\$1,100.00	\$0.00		
TAPIN005		TAPINTO LLC					
26-00755	07/01/25	UEZ ADVERTISING 7/1/25	Open	\$1,100.00	\$0.00		
26-00756	08/01/25	UEZ ADVERTISING 8/1/25	Open	\$1,100.00	\$0.00		
26-00757	09/01/25	UEZ ADVERTISING 9/1/25	Open	\$1,100.00	\$0.00		
26-00758	10/01/25	UEZ ADVERTISING 10/1/25	Open	\$1,100.00	\$0.00		
26-00760	11/01/25	UEZ ADVERTISING 11/1/25	Open	\$1,100.00	\$0.00		
26-00761	12/01/25	UEZ ADVERTISING 12/1/25	Open	\$1,100.00	\$0.00		
		Vendor Total:		\$6,600.00			
TARAR005		TARA RYAZANSKY					
26-00421	02/09/26	Tarot Classes Jan-Feb'26	Open	\$750.00	\$0.00		
TEAML005		TEAM LIFE INC					
26-00666	02/27/26	ADULT DEFIB PADS AND BATTERY	Open	\$698.00	\$0.00		
TELED005		TELEDYNE FLIR DEFENSE, INC.					
26-00281	02/11/26	REPAIRS FIDO KIT AND CASE	Open	\$1,368.55	\$0.00		
TIMMOR05		TIMOTHY J.MORIARTY, ESQ.					
26-00652	02/26/26	MUNICIPAL COURT PROSECUTOR FEE	Open	\$11,200.00	\$0.00		B

Vendor #	Name						
P.O. #	PO Date	Description	Status	Amount	Void Amount	Contract	PO Type
TIMMOR05		TIMOTHY J.MORIARTY, ESQ.	Account Continued				
26-00708	03/02/26	Muni Prosecutor POAA Feb'26	Open	\$400.00	\$0.00		
		Vendor Total:		\$11,600.00			
TOWIN020		TUMINO'S TOWING					
26-00619	01/20/26	TOWING-POLICE VHCLS Jan-Feb'26	Open	\$150.00	\$0.00		
26-00621	01/29/26	RELOCATE FOR SNOW REMOVAL	Open	\$600.00	\$0.00		
26-00745	03/02/26	TOWING for PD	Open	\$343.75	\$0.00		
		Vendor Total:		\$1,093.75			
TRAIN025		TRAINING SPECIALTIES INC					
25-02960	02/03/26	50FT HOSE AND COUPLINGS	Open	\$6,805.76	\$0.00		
TRANE005		TRANE U.S. INC.					
25-02081	06/27/25	INSTALL & MAINT OF HVAC SYSTEM	Open	\$200,302.45	\$0.00		B
TRANS045		TRANSUNION RISK ALTERNATIVE DA					
26-00375	02/01/26	Acct 242343 Data Access Jan'26	Open	\$746.95	\$0.00		
26-00712	03/01/26	Acct 242343 Data Access Feb'26	Open	\$590.95	\$0.00		
		Vendor Total:		\$1,337.90			
TRIMA005		TRIMALAWN EQUIPMENT					
26-00613	02/04/26	ID# 3190 & 3036	Open	\$197.39	\$0.00		
TRIUS010		TRIUS INC.					
26-00602	03/05/26	Shoe Assy	Open	\$650.74	\$0.00		
TULPE005		TULPEHOCKEN SPRING WATER INC					
26-00384	01/15/26	WATER PD HOOK RD Jan'26	Open	\$70.85	\$0.00		
ULINE005		ULINE					
26-00754	03/05/26	UEZ STORAGE	Open	\$1,412.22	\$0.00		
UNITE110		UNITED SITE SERVICES					
26-00268	01/21/26	PORTABLE BATHROOM RENTALS	Open	\$525.13	\$0.00		B
26-00590	02/13/26	PT R/R Hook RD PD Feb-Mar'26	Open	\$212.00	\$0.00		
		Vendor Total:		\$737.13			
VANHY005		VAN HYDRAULICS					
26-00614	02/11/26	Bobcat	Open	\$1,977.08	\$0.00		
VANMA010		VAN MARTIN PRODUCTIONS LLC					
26-00777	11/09/25	Vet's Day Band 2025	Open	\$900.00	\$0.00		
VERAL005		V E RALPH & SON INC.					
26-00283	01/30/26	PPE NITRILE GLOVES	Open	\$2,428.80	\$0.00		
VERIZ005		VERIZON BUSINESS					
26-00542	02/13/26	#93282293 LONG DISTANCE PHONE	Open	\$295.78	\$0.00		B
VERIZ020		VERIZON					
26-00543	02/13/26	# 251285631000158 201-858-6083	Open	\$279.26	\$0.00		B

Vendor #	Name						
P.O. #	PO Date	Description	Status	Amount	Void Amount	Contract	PO Type
VERIZ020		VERIZON	Account Continued				
26-00546	02/13/26	250787710000125 2026 Var Lns	Open	\$224.59	\$0.00		B
26-00659	02/15/26	Acct 750717365000190 Feb-Mar26	Open	\$19.65	\$0.00		
		Vendor Total:		\$523.50			
VERIZ045		VERIZON					
26-00593	02/06/26	Acct 151937649000114 Feb-Mar26	Open	\$154.99	\$0.00		
VERIZ075		VERIZON WIRELESS					
26-00544	02/13/26	#786747072-01 CELL DPW/BA/PZ	Open	\$1,339.00	\$0.00		B
26-00545	02/13/26	#642003467 CELL HTH/UEZ/CLK/RC	Open	\$815.52	\$0.00		B
26-00576	01/23/26	Acct 242078130-00001 De25-Ja26	Open	\$1,318.93	\$0.00		
26-00577	01/25/26	Acct 382696480-00001 De25-Ja26	Open	\$2,144.49	\$0.00		
26-00579	02/01/26	Acct 682559572-00001 Jan'26	Open	\$2,845.31	\$0.00		
26-00639	02/26/26	286793355-01 Jan ver building	Open	\$797.90	\$0.00		
26-00720	02/01/26	#242623003-00001 Jan'26 BPU	Open	\$1,723.00	\$0.00		
26-00734	02/21/26	#685477848-00001 Jan-Feb'26	Open	\$87.94	\$0.00		
26-00833	02/23/26	Acct 242078130-00002 Jan-Feb26	Open	\$1,281.08	\$0.00		
		Vendor Total:		\$12,353.17			
WBMAS010		WB MASON CO. INC.					
26-00242	01/30/26	FOLDERS	Open	\$195.36	\$0.00		
26-00246	01/21/26	COPIER PAPER FOR CITY HALL	Open	\$1,893.68	\$0.00		B
26-00248	01/23/26	office supplies	Open	\$448.01	\$0.00		
26-00277	01/29/26	Office Supplies-Court	Open	\$220.75	\$0.00		
26-00327	02/02/26	File Folders BPU	Open	\$62.12	\$0.00		
26-00380	02/09/26	IT Supplies	Open	\$334.80	\$0.00		
26-00385	02/09/26	OFFICE SUPPLIES	Open	\$325.65	\$0.00		
26-00560	02/17/26		Open	\$322.40	\$0.00		
26-00620	02/25/26	Office Supplies	Open	\$369.78	\$0.00		
26-00623	02/25/26	EPSON INK 802XL/CANON 128 BLK	Open	\$275.98	\$0.00		
26-00625	02/25/26	ALL DEPARTMENT RESTOCK SUPPLIE	Open	\$246.30	\$0.00		
26-00633	02/25/26	Office Supplies - Law	Open	\$144.03	\$0.00		
26-00731	03/08/26	Office supplies	Open	\$51.19	\$0.00		
26-00749	03/06/26	OFFICE SUPPLIES	Open	\$240.64	\$0.00		
26-00782	03/11/26	OFFICE SUPPLIES FOR THE RANGE	Open	\$161.18	\$0.00		
26-00831	03/12/26	OFFICE SUPPLIES RESTOCK ITEMS	Open	\$85.88	\$0.00		
		Vendor Total:		\$5,367.75			
WEJCO005		WEJCONSULTING, LLC					
26-00600	02/26/26	MOTOROLA BATTERY APX	Open	\$1,490.00	\$0.00		
XEROX020		XEROX CORPORATION					
26-00628	02/05/26	Copiers Base & Usage Ja-Feb'26	Open	\$514.36	\$0.00		
YACKE005		YACKER GLATT LLC					
26-00655	02/26/26	PUBLIC DEFENDER LEGAL FEES	Open	\$4,800.00	\$0.00		B
Total Purchase Orders: 334 Total P.O. Line Items: 0 Total List Amount: \$4,063,906.77 Total Void Amount: \$0.00							

Totals by Year-Fund					
Fund Description	Fund	Budget Total	Revenue Total	G/L Total	Total
CURRENT FUND	5-01	\$349,656.88	\$0.00	\$0.00	\$349,656.88
PARKING FUND	5-05	\$22,931.55	\$0.00	\$0.00	\$22,931.55
	Year Total:	\$372,588.43	\$0.00	\$0.00	\$372,588.43
CURRENT FUND	6-01	\$1,804,174.48	\$0.00	\$0.00	\$1,804,174.48
PARKING FUND	6-05	\$42,305.59	\$0.00	\$0.00	\$42,305.59
	Year Total:	\$1,846,480.07	\$0.00	\$0.00	\$1,846,480.07
GENERAL CAPITAL FU	C-04	\$983,093.08	\$0.00	\$0.00	\$983,093.08
Water/Sewer Utility Fur	C-08	\$367,782.46	\$0.00	\$0.00	\$367,782.46
	Year Total:	\$1,350,875.54	\$0.00	\$0.00	\$1,350,875.54
FEDERAL AND STATE	G-02	\$17,680.00	\$0.00	\$0.00	\$17,680.00
TRUST-OTHER	T-12	\$484,505.43	\$0.00	\$0.00	\$484,505.43
DOG TRUST	T-13	\$876.00	\$0.00	\$0.00	\$876.00
REDEVELOPMENT ESC	T-27	\$10,901.30	\$0.00	\$0.00	\$10,901.30
	Year Total:	\$496,282.73	\$0.00	\$0.00	\$496,282.73
Total Of All Funds:		\$4,083,906.77	\$0.00	\$0.00	\$4,083,906.77

P.O. Type: All
Range: First
Format: Condensed
Vendors: All
Rcvd Batch Id Range: First to Last

Include Project Line Items: Yes
to Last
First Enc Date Range: First to 12/31/26
Include Non-Budgeted: Y

Open: N
Rcvd: N
Bid: Y
Paid: N
Held: N
State: Y
Other: Y
Exempt: Y

Vendor #	Name	PO #	PO Date	Description	Status	Amount	Void Amount	Contract	PO Type
ADVAN085	ADVANCE MAGAZINE PUBLISHERS	26-00890	03/16/26	LEGAL AD DISPLAY 1/9/26	Open	140.40	0.00		
APPRO005	APPROVED FIRE PROTECTION	26-00381	02/19/26	REFILL 14 FIRE EXTINGUISHER	Open	947.16	0.00		
BAYON365	BAYONNE ECONOMIC OPPORTUNITY F	26-00232	01/20/26	1217 SR TRANS SALARYFRINGE	Open	3,464.24	0.00	B	
		26-00233	01/20/26	1217 SENIOR TRANS INSURANCE	Open	366.88	0.00	B	
						3,831.12			
BAYON345	BAYONNE YOUTH CENTER	26-00886	03/16/26	1223 COMMUNITY OUTREACH LO-MOD	Open	9,152.66	0.00	B	
		26-00887	03/16/26	1203 COVID WELLNESS INITIATIVE	Open	9,291.68	0.00	B	
						18,444.34			
CHURC015	CHURCH WORLD SERVICE	26-00884	03/16/26	1230 EMPLOYMENT COACH SALARIES	Open	504.00	0.00	B	
FEDEX210	FEDEX	26-00907	12/29/25	Acct 253018771 Teledyne Rpr	Open	73.31	0.00		
GREEN035	GREEN LEAF PET RESORT & HOTEL	26-00905	03/06/26	BOARDING & GROOMING K9 4	Open	436.00	0.00		
HUDSO080	HUDSON COUNTY REGISTER'S OFFIC	26-00726	03/04/26	RECORD MORTGAGE JEFF LOMBARDI	Open	13.00	0.00		
PICER005	PICERNO-GIORDANO CONSTRUCTION,	26-00894	03/17/26	IMPROV TO RUSSELL GOLDING PARK	Open	327,096.71	0.00	B	
STARF005	STAR FIRE PROTECTION CO. INC.	26-00891	03/17/26	1236 HEAD START SPRINKLER FIX	Open	4,914.60	0.00		
STATE090	STATE TOXICOLOGY LABORATORY	26-00901	12/31/25	SERVICE DATE 10-29-2025	Open	900.00	0.00		
SUNSH005	SUNSHINE CAR WASH, LLC	26-00902	03/01/26	CAR WASHES PO Feb'26	Open	755.50	0.00		
THENAD005	THE WATERFRONT PROJECT, INC.	26-00888	03/16/26	1227 HOUSING/LEGAL COUNSELING	Open	17,683.56	0.00	B	
VERIZ075	VERIZON WIRELESS	26-00899	02/23/26	Acct 242078130-00001 Jan-Feb26	Open	1,318.97	0.00		

Vendor #	Name	PO #	PO Date	Description	Status	Amount	Void Amount	Contract	PO Type
VERIZ075	VERIZON WIRELESS	26-00900	02/25/26	Acct 382696480-00001 Jan-Feb26	Open	2,197.69	0.00		
						3,516.66			
VICTO005	VICTORY HALL INC	26-00883	03/16/26	1225 RAINBOW THURSDAYS SALARY	Open	1,600.00	0.00	B	
XEROX020	XEROX CORPORATION	26-00889	03/16/26	JANUARY METER FEES	Open	466.84	0.00		
Total Purchase Orders: 19					Total P.O. Line Items: 0	Total List Amount: 381,323.20	Total Void Amount: 0.00		

March 18, 2026 03:38 PM	Bayonne City Purchase Order Listing By Vendor Name				Page No: 3
Totals by Year-Fund Fund Description	Fund	Budget Total	Revenue Total	G/L Total	Total
CURRENT FUND	5-01	973.31	0.00	0.00	973.31
CURRENT FUND	6-01	4,708.16	0.00	0.00	4,708.16
GENERAL CAPITAL FUND	C-04	327,096.71	0.00	0.00	327,096.71
CDBG	T-03	47,597.86	0.00	0.00	47,597.86
TRUST-OTHER	T-12	947.16	0.00	0.00	947.16
Year Total:		48,545.02	0.00	0.00	48,545.02
Total Of All Funds:		381,323.20	0.00	0.00	381,323.20

BE IT RESOLVED, that the Municipal Council of the City of Bayonne hereby consents to and confirms the foregoing vendor payment list.

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

From Amy Dellabella, Purchasing Agent reporting on bids received for a LOADMASTER ELITE (or equivalent) on March 4, 2026. (1 Bidder)

* * * * *

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

From Amy Dellabella, Purchasing Agent reporting on bids received for IMPROVEMENTS TO VETERANS PARK on March 11, 2026. (2 bidders)

* * * * *

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

From Amy Dellabella, Purchasing Agent reporting on bids received for IMPROVEMENTS TO 16TH ST MINI GOLF COURSE on March 11, 2026. (1bidder)

* * * * *

35. 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

* * * * *

36. 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, February 18, 2026 be and the same are hereby approved.

* * * * *

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

RESOLVED, That the official minutes of the council caucus meeting held Wednesday, February 11, 2026, be and the same are hereby approved.

* * * * *

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

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

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

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

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

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

BLOCK	LOT	PAYEE	AMOUNT
94	7	VINCENT & MARIE J. DOWNS	2,233.44
142	22 C0002	759-761 AVENUE A	279.03
159	34	INTACT TITLE AGENCY	2,967.84
183	13	YAKOV BURAKOVSKY	18,431.19
186	30 C0105	CRAIG BUONOMO	1,654.95
190	6	YAKOV & IRINA BURKOVSKY	3,608.15
190	7	YAKOV & IRINA BURKOVSKY	1,525.00
194	1	HOUSING AUTHORITY OF BAYONNE	10,932.40
194	2	HOUSING AUTHORITY OF BAYONNE	9,632.91
211	16	VENTURE, MIESOWITZ, TRUST ACCT	20,359.16
212	13	YAKOV BURAKOVSKY	13,512.89
233	1	21-23 BAYONNE LLC	2,755.31
233	2	21-23 BAYONNE LLC	4,403.57
267	9	JIMMY M. CASTRO	304.00
267	25	275 BROADWAY REALTY LLC	16,683.20
286	18	231 AVE C LLC	3,294.00
TOTAL:			\$112,775.04

* * * * *

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

Whereas, by Deed dated November 3, 2025, certain real property reflected in the Tax Records of the City of Bayonne as Block 194 Lots 1 and 2 were deeded to the Housing Authority of the City of Bayonne; and

Whereas, N.J.S.A. 40A:12A-36 provides that all properties of a Housing Authority are deemed to be devoted to an essential public and governmental function and exempt from all taxes;

Now therefore be it resolved as follows:

1. Any and all open taxes on Block 194 Lots 1 and 2 are hereby cancelled effective November 3, 2025, with the Tax Collector being authorized to note her accounts and records accordingly with the Tax Assessor being also authorized to note her records accordingly. The Tax Collector is further authorized to calculate any resulting overpayment of the tax bills from that date to the date of passage of this resolution. (estimated at a refund of approximately \$20,565.31 (\$10,932.40 for Lot 1 and \$9,632.91 for Lot 2) EXPRESSLY SUBJECT TO the Tax Collector's records and calculations based on the final tax rate and the amount of tax actually billed and paid for the period to which the cancelation of taxes approved by this resolution applies.
2. The Tax Collector, Tax Assessor and City Treasurer are authorized to take any and all appropriate action to effectuate this resolution.
3. This resolution shall take effect immediately.

* * * * *

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

WHEREAS, the Director of Public Safety has established a need to procure Thirty (30) bullet resistant vests for new hires and current officers for the Police Department; ("Vests"); and

WHEREAS, Atlantic Tactical, 14 Worlds Fair Drive, Somerset, NJ 08873 is capable of supplying said Vests under State Contract #17-FLEET-00787; and

WHEREAS, the Director of Public Safety is in receipt of Sales Quote #SQ-80831401 dated November 26, 2025 for the aforesaid Vests in the amount of \$47,040.00; and

WHEREAS, funds in the amount of \$43,229.73 are certified as available in Account: G-02-41-693-2024-199; 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 amount of \$3,810.27 in the CY2026 temporary and permanent budgets in Account #6-01-25-240-0000-058; now, therefore, be it

RESOLVED, by the Municipal Council as follows:

1. The Purchasing Agent of the City of Bayonne is hereby authorized to execute any and all documents and take any and all actions necessary to effectuate the purchase of the aforesaid Vests from Atlantic Tactical, 14 Worlds Fair Drive, Somerset, NJ 08873 pursuant to Sales Quote #SQ-80831401 dated November 26, 2025 through State Contract #17-FLEET-00787 for the amount of \$47,040.00.
2. Funds shall be chargeable to Accounts: G-02-41-693-2024-199 (\$43,229.73) and #6-01-25-240-0000-058 (\$3,810.27).
3. Pursuant to N.J.A.C. 5:30-5.5(e), the award of the contract shall be subject to the availability and appropriation of funds in the amount of \$3,810.27 in the CY2026 temporary and permanent budgets in Account #6-01-25-240-0000-058.

* * * * *

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

WHEREAS, the Director of Public Works has established a need for ONE (1) Case 621G Wheel Loader Tractor for use by the City of Bayonne; and

WHEREAS, the City of Bayonne is a member of the Sourcewell Cooperative Purchasing Program, Account #011723; and

WHEREAS, Mid Atlantic LLC, 8404 Kelso Drive, Essex, Maryland 21221, an authorized dealer of Case 621G Wheel Loader Tractors, is capable of providing ONE (1)

Case 621G Wheel Loader Tractor through the Sourcewell Cooperative Purchasing Program Contract #011723-CNH for a total cost of \$208,195.00; and

WHEREAS, funds are certified as available in Account No. C-04-55-986-2467-994; and

RESOLVED, by the Municipal Council as follows:

1. The Purchasing Agent is hereby authorized to procure the aforesaid Case 621G Wheel Loader Tractor from Mid Atlantic LLC, 8404 Kelso Drive, Essex, Maryland 21221, an authorized dealer of Case 621G Wheel Loader Tracto through the Sourcewell Cooperative Purchasing Program Contract #011723-CNH for a total cost of \$208,195.00.
2. Funds shall be charged to Account No. C-04-55-986-2467-994.
3. Notice of this action shall be printed once in a newspaper of general circulation within the boundaries of the City of Bayonne.

* * * * *

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

WHEREAS, the Director of Public Safety has established a need for the purchase of seven (7) Scott brand self-contained breathing air packs and fourteen (14) breathing air bottles for the Bayonne Fire Department (“Air Packs and Air Bottles”); and

WHEREAS, New Jersey Fire Equipment Co., 119-131 Route 22 East, Green Brook, NJ 08812 is capable of supplying said Air Packs and Air Bottles under State Contract #24-FLEET-61850; and

WHEREAS, the Director of Public Safety is in receipt of Quote #32580 dated February 24, 2026 from New Jersey Fire Equipment Co. for the aforesaid Air Packs and Air Bottles in the amount of \$70,757.05; and

WHEREAS, funds in the amount of \$70,000.00 are certified as available in Account: G-02-41-721-2025-199; and

WHEREAS, funds in the amount of \$757.05 are certified as available in Account #6-01-25-265-0000-058; now, therefore, be it

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 amount of \$757.05 in the CY2026 temporary and permanent budgets in Account #6-01-25-265-0000-058; now, therefore, be it

RESOLVED, by the Municipal Council as follows:

1. The Purchasing Agent of the City of Bayonne is hereby authorized to execute any and all documents and take any and all actions necessary to effectuate the purchase of the aforesaid Air Packs and Air Bottles from New Jersey Fire Equipment Co., 119-131 Route 22 East, Green Brook, NJ 08812 pursuant to New Jersey Fire Equipment Co.’s Quote #32580 dated February 24, 2026 through State Contract #24-FLEET-61850 for the amount of \$70,757.05.
2. Funds shall be chargeable to Accounts: G-02-41-721-2025-199 (\$70,000.00) and Account #6-01-25-265-0000-058 (\$757.05).
3. Pursuant to N.J.A.C. 5:30-5.5(e), the award of the contract shall be subject to the availability and appropriation of funds in the amount of \$757.05 in the CY2026 temporary and permanent budgets in Account #6-01-25-265-0000-058.

* * * * *

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

WHEREAS, the Chief of the Bayonne Fire Department has established a need to procure Maritime Firefighting Response Level Training (Harbor Incident Response) sessions for Bayonne Firefighters (“Firefighter Training”) and

WHEREAS, the Tri-State Maritime Safety Association, 425 Carl Miller Boulevard, Camden, NJ 08104 (“Tri-State Maritime”) is capable of providing said Firefighter Training for a total amount of \$18,900.00; and

WHEREAS, Tri-State Maritime has provided the Chief of the Bayonne Fire Department with an invoice dated January 16, 2026 totaling \$18,900.00 for said Firefighter Training; and

WHEREAS, funds in the amount of \$18,000.00 are certified as available in Account: G-02-41-693-2024-199; and

WHEREAS, funds in the amount of \$900.00 are certified as available in Account #6-01-25-240-0000-058; 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 amount of \$900.00 in the CY2026 temporary and permanent budgets in Account #6-01-25-240-0000-058; now, therefore, be it

RESOLVED, by the Municipal Council as follows:

1. The Chief of the Bayonne Fire Department and or any other appropriate City official are hereby authorized to take any and all actions and execute any and all documents to procure the aforesaid Maritime Firefighting Response Level Training (Harbor Incident Response) sessions for Bayonne Firefighters from the Tri-State Maritime Safety Association, 425 Carl Miller Boulevard, Camden, NJ 08104 for the total amount of \$18,900.00 pursuant to the invoice dated January 16, 2026.
2. Funds shall be chargeable to Accounts: G-02-41-693-2024-199 (\$18,000.00) and #6-01-25-240-0000-058 (\$900.00).
3. Pursuant to N.J.A.C. 5:30-5.5(e), the award of the contract shall be subject to the availability and appropriation of funds in the amount of \$900.00 in the CY2026 temporary and permanent budgets in the Account #6-01-25-240-0000-058.

* * * * *

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

WHEREAS, the Director of Public Works has established a need to procure various lawn maintenance equipment pieces including one (1) GATOR XUV 845M (Model Year 2026) Crossover Utility Vehicle and one (1) GATOR XUV 845M with HVAC (Model Year 2026) Crossover Utility Vehicle, as well as two (2) Ex-Mark Lazer Z S-Series Lawn Mowers; and

WHEREAS, the City of Bayonne is a member of the Sourcewell Grounds Maintenance Cooperative Purchasing Program, Account #112624-DAC; and

WHEREAS, the City of Bayonne has been a member of the OMNIA Partners (formerly National IPA) Public Sector Cooperative Pricing System since October 2, 2012; and

WHEREAS, Power Place, Inc., 297 Route 22 East, Whitehouse Station, New Jersey 08889 (“Power Place”) is capable of supplying said GATOR XUV 845M (Model Year 2026) Crossover Utility Vehicle and GATOR XUV 845M with HVAC (Model Year 2026) Crossover Utility Vehicle through the aforesaid Sourcewell Grounds Maintenance Cooperative Purchasing Program, Account #112624-DAC; and is also capable of supplying for two (2) Ex-Mark Lazer Z S-Series Lawn Mowers through the aforesaid OMNIA Partners (formerly National IPA) Public Sector Cooperative Pricing System, OMNIA Contract #20469; and

WHEREAS, the Director of Public Works is in receipt of three (3) Quotes from Power Place, all dated February 20, 2026, including Quote ID #1655308 for GATOR XUV 845M (Model Year 2026) Crossover Utility Vehicle for the amount of \$33,603.24; Quote ID #1655075 for GATOR XUV 845M with HVAC (Model Year 2026) Crossover Utility Vehicle for the amount of \$36,020.74, both vehicles prices are supplied to the City through the Sourcewell Grounds Maintenance Cooperative Purchasing Program, Account #112624-DAC; and Quote ID #1655975 for two (2) Ex-Mark Lazer Z S-Series Lawn Mowers for the amount of \$22,370.00, through the aforesaid OMNIA Partners (formerly National IPA) Public Sector Cooperative Pricing System, OMNIA Contract #20469; and

WHEREAS, N.J.S.A. 40A:11-3(a), allows for the award of a contract without the necessity of public advertising for bids where the municipality has a Qualified Purchasing Agent, and when the cost or price does not exceed \$53,000.00; and

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

RESOLVED, by the Municipal Council as follows:

1. The Purchasing Agent is hereby authorized to procure the aforesaid lawn maintenance equipment pieces from Power Place, Inc., 297 Route 22 East, Whitehouse Station, New Jersey 08889, including the GATOR XUV 845M (Model Year 2026) Crossover Utility Vehicle for the amount of \$33,603.24; the GATOR XUV 845M with HVAC (Model Year 2026) Crossover Utility Vehicle for the amount of \$36,020.74, both vehicles supplied to the City through the Sourcewell Grounds Maintenance Cooperative Purchasing Program, Account #112624-DAC; and the Purchasing Agent shall also procure two (2) Ex-Mark Lazer Z S-Series Lawn Mowers for the amount of \$22,370.00, through the OMNIA Partners (formerly National IPA) Public Sector Cooperative Pricing System, OMNIA Contract #20469.
2. Funds shall be charged to Accounts #C-04-55-986-2467-994.

* * * * *

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

WHEREAS, by way of Resolution number 22-04-20-112 adopted by the Municipal Council on April 20, 2022, the City entered into Agreement No. CY22-060 with Russell's Auto Body, LLC, 487-493 Avenue C, Bayonne, New Jersey 07002 for Vehicle Collision Repairs for a three (3) year period commencing May 1, 2022 through April 30, 2025 with a provision allowing for two mutually agreed upon one year extensions through April 30, 2027 for an amount not to exceed \$50,000.00 annually for a total amount not to exceed \$150,000.00 for the three (3) year period payable pursuant to the Price Schedule attached hereto as Schedule A and that the contract be executed in the name of the City of Bayonne by the proper city officials.

WHEREAS, the City exercised its first one (1) year option to renew said Agreement CY22-060 with Russell's Auto Body, LLC under the same terms and conditions for the period commencing May 1, 2025 through April 30, 2026; and

WHEREAS, the City desires to exercise its second (2nd) one (1) year option to renew said Agreement CY22-060 with Russell's Auto Body, LLC under the same terms and conditions for the period commencing May 1, 2026 through April 30, 2027; and

WHEREAS, pursuant to N.J.A.C. 5:30-5.5(e), the award of the contract shall be subject to the availability and appropriation of funds in the CY2026 temporary and permanent budgets in account #T-12-56-825-0000-199; now, therefore, be it

RESOLVED, by the Municipal Council as follows:

1. The Mayor, City Clerk and/or any other appropriate City official is/are hereby authorized to take any and all actions and execute any and all documents necessary, including, but not limited to an Amendment to said Agreement No. CY22-060, to enable the City to exercise its second one (1) year option to renew Agreement No. CY22-060 with Russell's Auto Body, LLC for the aforesaid Vehicle Collision Repairs under the same terms and conditions for the period commencing May 1, 2026 through April 30, 2027 for an amount not to exceed \$50,000.00.
2. A notice of this action shall be printed once in a newspaper of general circulation within the boundaries of the City of Bayonne.
3. Funds shall be chargeable to account # T-12-56-825-0000-199.
4. Pursuant to N.J.A.C. 5:30-5.5(e), the award of the contract shall be subject to the availability and appropriation of funds in the CY2026 temporary and permanent budgets in account # T-12-56-825-0000-199.

* * * * *

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

WHEREAS, the City of Bayonne is the recipient of Community Development Block Grant (CDBG) Funds from the U.S. Department of Housing and Urban Development to benefit the City's low- and moderate-income families, or to aid in the prevention or elimination of slums and blight; and

WHEREAS, the Bayonne Economic Opportunity Foundation (the “BEOF”), 555 Kennedy Blvd., Bayonne, NJ 07002, is a non-profit organization dedicated to assisting and to providing social services to low- and moderate-income families; and

WHEREAS, the BEOF is the administrator of the City’s Community Development Block Grant Program (the “City’s CDBG Administrator”); and

WHEREAS, the BEOF submitted a formal written application for CDBG funds to cover the cost of a broken sprinkler pipe that had burst due to severe low temperatures at the BEOF’s Head Start III facility located at 7 West 9th Street in Bayonne, NJ 07002; and

WHEREAS, there was an urgent need to replace the broken sprinkler pipe at the BEOF’s Head Start III facility located at 7 West 9th Street in Bayonne, NJ 07002 to ensure fire safety prevention systems were working properly; and

WHEREAS, the City’s Building Code Official inspected the broken pipe and confirmed that said replacement was necessary; and

WHEREAS, the functioning of the fire sprinkler system is essential for the health, safety, and welfare of the employees and children of the BEOF; and

WHEREAS, Star Fire Protection Co., Inc., 2 Klimback Court, West Caldwell, NJ 07006 (the “Contractor”) provided the BEOF with Quote #21226 dated February 12, 2026 for the amount of \$4,914.00 for the replacement the broken sprinkler pipe (the “Work”); and

WHEREAS, due to exigent circumstances the Executive Director of the City’s CDBG Administrator authorized the Contractor to perform the Work prior to obtaining approval from this body; and

WHEREAS, funds were available in Account No. T-03-56-108-0000-199; now, therefore, be it

RESOLVED, by the Municipal Council of the City of Bayonne as follows:

1. The actions of the Executive Director of the City’s CDBG Administrator in authorizing the Work are hereby ratified and affirmed.
2. The Mayor and City Clerk are hereby authorized to execute an agreement with the BEOF for the amount of \$4,914.00 in order to provide CDBG funds for payment for said replacement of the broken sprinkler pipe pursuant to Quote #21226 dated February 12, 2026 submitted by the Contractor.
3. Funds shall be charged to Account No. T-03-56-108-0000-199.

* * * * *

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

WHEREAS, the City of Bayonne is in need of renovations to the unisex ADA compliant bathroom located at the 4th Street Senior Citizens Center, including but not limited to new bathroom fixtures, plumbing upgrades and related improvements; and

WHEREAS, J.P. Plumbing & Heating Corp., 116 Linnett Street, Bayonne, NJ 07002 has submitted to the City of Bayonne a formal written proposal for said construction and plumbing improvements for an amount of \$52,850.00; and

WHEREAS, J.P. Plumbing & Heating Corp. is qualified, ready and able to provide said services; and

WHEREAS, the City desires to retain the services of J.P. Plumbing & Heating Corp. for the aforesaid renovations to the unisex ADA compliant bathroom at the 4th Street Senior Citizens Center; and

WHEREAS, N.J.S.A. 40A:11-3(a), allows for the award of a contract and/or purchases in the aggregate without the necessity of public advertising for bids where the municipality has a Qualified Purchasing Agent, and when the cost or price does not exceed \$53,000.00; and

WHEREAS, this contract and/or purchases in the aggregate is/are being authorized pursuant to the Non-fair and Open process pursuant to the provisions of N.J.S.A. 19:44A-20.5; and

WHEREAS, funds are certified as available in Account #T-03-56-108-000-199 (IDIS), now, therefore, be it

RESOLVED, by the Municipal Council of the City of Bayonne as follows:

1. The Mayor and the City Clerk are hereby authorized and directed to execute an agreement with J.P. Plumbing & Heating Corp., 116 Linnett Street, Bayonne, NJ 07002 for renovations to the unisex ADA compliant bathroom including but not limited to new bathroom fixtures, plumbing upgrades and related improvements at the 4th Street Senior Citizens Center for an amount of \$52,850.00.
2. Funds shall be charged to Account #T-03-56-108-000-199 (IDIS).
3. A notice of this award shall be published on the website of the City of Bayonne and once in a newspaper of general circulation within the boundaries of the City of Bayonne.

* * * * *

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

WHEREAS, the Director of Public Works has established a need for the purchase one (1) 2027 Western Star 47X Truck Chassis (“Truck Chassis”) for use by the Public Works Department; and

WHEREAS, Hudson County Motors, 290 Secaucus Road, Secaucus, NJ 07094, is capable of providing said Truck Chassis through the Bergen County - New Jersey Cooperative Purchasing Alliance, Co-Op Contract #24-06 (“Bergen County - NJ Coop”) for the amount of \$161,724.00; and

WHEREAS, the Director of Public Works is in receipt of a Price Quotation from Hudson County Motors dated January 21, 2026, in the amount of \$161,724.00 for the aforesaid 2027 Western Star 47X Truck Chassis; and

WHEREAS, funds for said Truck Chassis for the amount of \$161,724.00 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 is hereby authorized to procure the aforesaid 2024 Western Star 47X Truck Chassis for use by the Public Works Department from Hudson County Motors through the Bergen County - New Jersey Cooperative Purchasing Alliance, Co-Op Contract #24-06 for the amount of \$161,724.00
2. Funds for the purchase of said Truck Chassis in the total amount of \$161,724.00 shall be charged to Account #C-04-55-986-2467-994.

* * * * *

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

WHEREAS, by way of Resolution No. 17-02-15-050 adopted by the Municipal Council on February 15, 2017, the City of Bayonne entered into Cooperative Pricing Agreement No. 65MCESCCPS with the Educational Services Commission of New Jersey (the “Co-op”) formerly the Middlesex Regional Educational Services Commission) (the “Cooperative Pricing Agreement”) pursuant to N.J.S.A. 40A:11-1(5); and

WHEREAS, the Director of Public Works has established a need for the purchase of a MAXX90220L Tire Changer for use by the Public Works Department; and

WHEREAS, Hoffman Services, Inc. 55-57 East Bigelow Street, Newark, NJ 07114 (“Hoffman”) is capable of providing said MAXX90220L Tire Changer through the aforesaid Cooperative Pricing Agreement #ESCNJ 24/25-14; and

WHEREAS, the Director of Public Works is in receipt of Estimate #12947 from Hoffman dated February 26, 2026 for said MAXX90220L Tire Changer for the amount of \$31,161.19; and

WHEREAS, funds are certified as available in Account #C-04-55-986-2467-994 for the amount of \$31,161.19; now, therefore, be it

RESOLVED, by the Municipal Council as follows:

1. The Purchasing Agent is hereby authorized to take any and all actions and execute any and all documents necessary to effectuate the procurement of the aforesaid MAXX90220L Tire Changer from Hoffman pursuant to Estimate #12947 dated February 26, 2026 for the amount of \$31,161.19 through the Cooperative Pricing Agreement #ESCNJ 24/25-14.
2. Funds shall be charged to Account #C-04-55-986-2467-994 for the amount of \$31,161.19.

* * * * *

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

WHEREAS, by way of Resolution No. 20-07-15-051 adopted by the Municipal Council on July 15, 2020, the City entered into the New Jersey Cooperative Purchasing Alliance (“Cooperative Purchasing Alliance”); and

WHEREAS, the Director of Public Works has established there is a need for the procurement of one (1) 2026 Ford Transit 250 MR Cargo RWD vehicle; and

WHEREAS, All American Fleet, a Division of Paramus Ford, Inc. d/b/a All American Ford of Paramus, 375 Route 17 South, Paramus, New Jersey 07652 (“All American Fleet”), is capable of supplying said 2026 Ford Transit 250 MR Cargo RWD vehicle through the aforesaid Cooperative Purchasing Alliance through Co-Op Contract #CK04, pursuant to Bid #BC-Bid 24-43; and

WHEREAS, through the aforesaid Cooperative Purchasing Alliance, All American Fleet has provided the Director of Public Works an invoice dated February 18, 2026 for said 2026 Ford Transit 250 MR Cargo RWD vehicle in the amount of \$51,531.33; and

WHEREAS, the funds are certified as available in the CY2026 budget in account #C-04-55-986-2467-994; 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 a 2026 Ford Transit 250 MR Cargo RWD vehicle from All American Fleet, a Division of Paramus Ford, Inc. d/b/a All American Ford of Paramus, 375 Route 17 South, Paramus, New Jersey 07652 for the amount of \$51,531.33 pursuant to the aforesaid proposal dated February 18, 2026 through the New Jersey Cooperative Purchasing Alliance, Co-Op Contract #CK04, pursuant to Bid #BC-Bid 24-43.
2. Funds shall be chargeable to account #C-04-55-986-2467-994.

* * * * *

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

WHEREAS, on February 18, 2026 this Municipal Council passed Resolution No. 26-02-18-101 authorizing the purchase of a Tire Changer and Wheel Balancer for the Department of Public Works through a State Contract from Mohawk Lifts, LLC; and

WHEREAS, the Director of Public Works has advised this Municipal Council that he no longer desires to purchase said Tire Changer and Wheel Balancer from Mohawk Lifts, LLC; now, therefore, be it

RESOLVED, by the Municipal Council as follows:

1. Resolution No. 26-02-18-101 is hereby rescinded and rendered null and void.

* * * * *

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

WHEREAS, by way of Resolution number 24-11-13-060 adopted by the Municipal Council on November 13, 2024, the City entered into Agreement No. CY25-005 with Richard N. Campisano as Zoning Board attorney for the City of Bayonne at all meetings and to defend any and all actions and other matters impacting on the Zoning Board for the period commencing January 1, 2025 and ending December 31, 2025 for an amount of \$18,000 payable at the rate of \$1,500 per month for all legal and administrative duties associated with his function as Board attorney and \$185.00 per hour in the event the Zoning Board is involved in litigation, said amount not to exceed \$10,000 for a total contract amount not to exceed \$28,000; and

WHEREAS, the Planning and Zoning Director has advised that it is necessary to increase the Agreement by an additional \$2,395.00 for the period commencing January 1, 2025 through December 31, 2025 to cover the cost of all legal and administrative duties associated with his function as Zoning Board attorney on behalf of the City payable pursuant to Campisano's response to the City's Request for Proposals/Qualifications; and

WHEREAS, pursuant to N.J.A.C. 5:30-5.5(e), the increase in the contract amount shall be subject to the availability and appropriation of funds in the CY2026 temporary and permanent budgets in Account #5-01-21-185-0000-028; now, therefore, be it

RESOLVED, by the Municipal Council as follows:

1. The Mayor and City Clerk are hereby authorized to take any and all actions and execute an amendment to the aforementioned Agreement CY25-005 with Richard N. Campisano, 1081 Avenue C, Bayonne, NJ 07002 increasing same in the amount of \$2,395.00 for the period commencing January 1, 2025 through December 31, 2025 to cover the costs for all legal and administrative duties associated with his function as Zoning Board attorney on behalf of the City, thereby making the total contract amount not to exceed \$30,395.00 inclusive of the initial contract term.
2. Funds shall be chargeable to Account #5-01-21-185-0000-028.
3. Pursuant to N.J.A.C. 5:30-5.5(e), the award of the increase in the contract amount shall be subject to the availability and appropriation of funds in the CY2026 temporary and permanent budgets in Account #5-01-21-185-0000-028.

* * * * *

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

WHEREAS, by way of Resolution number 25-03-19-081 adopted by the Municipal Council on March 19, 2025, the City entered into Agreement No. CY25-045 with Clarke Caton, Hintz, 100 Barrack Street, 3rd Floor, Trenton, NJ 08608 ("Clarke Caton Hintz"), to provide professional planning services to act as the City's town planning consultant for the period commencing January 1, 2025 and ending December 31, 2025 for an amount not to exceed \$25,000.00; and

WHEREAS, the Director of Planning, Zoning and Development has advised that it is necessary to increase the Agreement by an additional \$3,103.00 for the period commencing January 1, 2025 through December 31, 2025 to cover the costs which Clarke Caton Hintz provides to the City as town planning consultant; and

WHEREAS, pursuant to N.J.A.C. 5:30-5.5(e), the increase in the contract amount shall be subject to the availability and appropriation of funds in the CY2026 temporary and permanent budgets in Account #5-01-22-200-0000-028; now, therefore, be it

RESOLVED, by the Municipal Council as follows:

1. The Mayor and City Clerk are hereby authorized to take any and all actions and execute an amendment to the aforementioned Agreement CY25-045 with Clarke Caton, Hintz, 100 Barrack Street, 3rd Floor, Trenton, NJ 08608 increasing same in the amount of \$3,103.00 for the period commencing January 1, 2025 through December 31, 2025 to cover the

costs which Clarke Caton Hintz provides to the City as town planning consultant, thereby making the total contract amount not to exceed \$28,103.00 inclusive of the initial contract term.

- 2. Funds shall be chargeable to Account #5-01-22-200-0000-028.
- 3. Pursuant to N.J.A.C. 5:30-5.5(e), the award of the increase in the contract amount shall be subject to the availability and appropriation of funds in the CY2026 temporary and permanent budgets in Account #5-01-22-200-0000-028.

* * * * *

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

WHEREAS, by way of Resolution number 25-03-19-084 adopted by the Municipal Council on March 19, 2025, the City entered into Agreement No. CY25-018 with Watermen LLC, 3107 Atlantic Avenue, Allenwood, New Jersey, 08720 (“Watermen”), to provide professional engineering services to the City of Bayonne for the period commencing May 16, 2025 and ending December 31, 2025 for an amount not to exceed \$150,000.00; and

WHEREAS, the Director of Planning, Zoning and Development has advised that it is necessary to increase the Agreement by an additional \$30,434.00 for the period commencing May 16, 2025 through December 31, 2025 to cover the costs of professional engineering services which Watermen provides to the City; and

WHEREAS, pursuant to N.J.A.C. 5:30-5.5(e), the increase in the contract amount shall be subject to the availability and appropriation of funds in the CY2025 temporary and permanent budgets in Account #5-01-20-165-0000-020; now, therefore, be it

RESOLVED, by the Municipal Council as follows:

- 1. The Mayor and City Clerk are hereby authorized to take any and all actions and execute an amendment to the aforementioned Agreement CY25-018 with Watermen LLC, 3107 Atlantic Avenue, Allenwood, New Jersey, 08720 increasing same in the amount of \$30,434.00 for the period commencing May 16, 2025 through December 31, 2025 to cover the costs of professional engineering services which Watermen provides to the City, thereby making the total contract amount not to exceed \$180,434.00 inclusive of the initial contract term.
- 2. Funds shall be chargeable to Account #5-01-20-165-0000-020.
- 3. Pursuant to N.J.A.C. 5:30-5.5(e), the award of the increase in the contract amount shall be subject to the availability and appropriation of funds in the CY2025 temporary and permanent budgets in Account #5-01-20-165-0000-020.

* * * * *

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

WHEREAS, by way of Resolution number 24-12-18-102 adopted by the Municipal Council on December 18, 2024, the City entered into Agreement No. CY25-033 with law firm of McManimon, Scotland & Baumann, LLC, 75 Livingston Avenue, 2nd Fl., Roseland, NJ 07068 as Special Redevelopment/Land Use Attorney for the City of Bayonne for the period commencing January 1, 2025 and ending December 31, 2025 for an amount not to exceed \$50,000 payable at hourly rates as set forth in the response to the Request for Qualifications/Proposals; and

WHEREAS, the Director of Planning, Zoning and Development has advised that it is necessary to increase the Agreement by an additional \$116,242.42 for the period commencing January 1, 2025 through December 31, 2025 to cover the costs of legal services which McManimon, Scotland & Baumann, LLC provides to the City as Special Redevelopment/Land Use Attorney; and

WHEREAS, pursuant to N.J.A.C. 5:30-5.5(e), the increase in the contract amount shall be subject to the availability and appropriation of funds in the CY2025 temporary and permanent budgets in Account #5-01-22-200-0000-028; now, therefore, be it

RESOLVED, by the Municipal Council as follows:

- 1. The Mayor and City Clerk are hereby authorized to take any and all actions and execute an amendment to the aforementioned Agreement CY25-033 with McManimon, Scotland & Baumann, LLC, 75 Livingston Avenue, 2nd Fl., Roseland, NJ 07068 increasing same in the amount of \$116,242.42 for the period commencing January 1, 2025 through December 31, 2025 to cover the costs of legal services which McManimon, Scotland & Baumann, LLC provides to the City as Special Redevelopment/Land Use Attorney, thereby making the total contract amount not to exceed \$166,242.42 inclusive of the initial contract term.
- 2. Funds shall be chargeable to Account #5-01-22-200-0000-028.
- 3. Pursuant to N.J.A.C. 5:30-5.5(e), the award of the increase in the contract amount shall be subject to the availability and appropriation of funds in the CY2026 temporary and permanent budgets in Account #5-01-22-200-0000-028.

* * * * *

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

TEMPORARY EMERGENCY	CY2026-3			
3/18/2026				
CURRENT FUND				
Account#	Description	From	To	Increased By
20-100	Rent Control OE	16,800.00	20,000.00	3,200.00
20-101	Business Administration OE	30,500.00	75,000.00	44,500.00
20-120	City Clerk OE	12,600.00	26,000.00	13,400.00
20-122	Elections OE	120,000.00	123,000.00	3,000.00
20-130	Finance OE	23,700.00	35,000.00	11,300.00
20-145	Tax Collector OE	2,200.00	12,200.00	10,000.00
20-150	Tax Assessor OR	55,710.00	155,000.00	99,290.00
20-156	Law Contracts OE	67,000.00	165,000.00	98,000.00
20-165	Engineering Services OE	200,000.00	365,000.00	165,000.00
21-185	Zoning Board OE	8,600	15,000.00	6,400.00
23-210	General Liability OE	1,157,000	1,600,000.00	443,000.00
23-215	Workers Compensation OE	196,000	250,000.00	54,000.00
23-220	Employee Group Insurance OE	13,758,000	15,000,000.00	1,242,000.00
25-240	Police OE	640,000	740,000.00	100,000.00
25-065	Fire OE	127,400	200,000.00	72,600.00
25-275	Municipal Prosecutor OE	42,000	72,000.00	30,000.00
26-290	Streets & Road Maintenance OE	32,000	50,000.00	18,000.00
26-310	Buildings & Grounds OE	118,930	150,000.00	31,070.00
26-315	Vehicle Maintenance OE	168,000	300,000.00	132,000.00
27-330	Public Health Services OE	60,000	140,000.00	80,000.00
27-331	Municipal Services OE	45,300	80,000.00	34,700.00
28-372	Parks & Playgrounds (Recreation) OE	37,700	65,000.00	27,300.00
28-375	Park Maintenance OE	35,000	50,000.00	15,000.00
30-420	Celebration of Public Holidays OE	15,400	55,000.00	39,600.00
31-430	Utilities OE	420,000	1,100,000.00	680,000.00
31-440	Telecommunications OE	70,000	125,000.00	55,000.00
43-490	Municipal Court OE	28,000	50,000.00	22,000.00
43-495	Public Defender OE	23,800	40,000.00	16,200.00
45-925	Payment of Notes OE	956,120	957,000.00	880.00
	Total:			3,547,440.00

* * * * *

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

CY-2025 Appropriation Reserve Transfer #2

RESOLVED, that the Appropriation Reserve transfers as set forth below pertaining to the CY2025 appropriations be and the same are hereby authorized, and be it further

RESOLVED, that the Chief Financial Officer be, and is hereby authorized and directed to make the said transfers in accordance herewith:

ACCOUNT	ACCOUNT DESCRIPTION	FROM	TO
5-01-23-220-0000-098	Employee Group Health Insurance	\$521,250	
5-01-20-101-0000-028	Business Administration OE		\$100,000
5-01-20-165-0000-020	Engineering OE		\$ 75,000
5-01-22-200-0000-028	Planning & Zoning OE		\$116,250
5-01-33-464-0000-029	Tipping Fees OE		\$230,000
	TOTAL CURRENT FUND:	\$521,250	\$521,250

* * * * *

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

WHEREAS, by way of Resolution number 22-07-20-050 adopted by the Municipal Council on July 20, 2022, the City entered into Agreement No. CY22-071 with Municipal Inspection Corp., 183 West 4th Street, Bayonne, NJ 07002 as the City's On Site Agency Acting As Elevator Sub-Code Official for the period starting September 1, 2022 through August 25, 2025, with a mutually agreed upon two year extension through August 31, 2027; and

WHEREAS, the City desires to exercise its first one (1) year option to renew said Agreement CY22-071 with Municipal Inspection Corp. under the same terms and conditions for the period commencing September 1, 2025, through August 31, 2026; and

WHEREAS, Municipal Inspection Corp. submitted a Fee Schedule specifying the amount charged to the owner/agent will be ninety (90%) percent of State Controlled rates ("N.J.D.C.A. Fees"); and

WHEREAS, of said ninety (90%) percent N.J.D.C.A. Fee, Municipal Inspection Corp. will pay to the City a twenty (20%) percent administrative fee; and

WHEREAS, said twenty (20%) percent administrative fees payable to the City shall be credited to Account No. 0252-69; now, therefore, be it

RESOLVED, by the Municipal Council as follows:

1. The Mayor, City Clerk and/or any other appropriate City official is/are hereby authorized to take any and all actions and execute any and all documents necessary, including, but not limited to an Amendment to said Agreement No. CY22-071, to enable the City to exercise its first one (1) year option to renew Agreement No. CY22-071 with Municipal Inspection Corp. 183 West 4th Street, Bayonne, NJ 07002 as the City's On Site Agency Acting As Elevator Sub-Code Official under the same terms and conditions for the period commencing September 1, 2025, through August 31, 2026.
2. Municipal Inspection Corp. will pay to the City a twenty (20%) percent administrative fee, which shall be credited to Account No. 0252-69.

* * * * *

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

WHEREAS, on July 19, 2023, by way of Resolution No. 23-07-19-065, this Municipal Council authorized the Mayor and Clerk to enter an Agreement with the New Jersey Department of Transportation for the implementation of the Constable Hook

Comprehensive Infrastructure Study (the “Project”), and to execute any and all documents necessary to effectuate said project; and

WHEREAS, subsequent thereto, the Mayor and Clerk entered into said Agreement; and

WHEREAS, said Agreement needed to be extended for a period not to exceed six months from the date thereof in order to allow for the award of professional contracts in furtherance of said study; and

WHEREAS, on October 15, 2025, by way of Resolution No. 25-10-15-034, this Municipal Council extended the Agreement for an additional six months from the date thereof in order to allow for the award of professional contracts in furtherance of said study; and

WHEREAS, said Agreement now needs to be extended for a final time until June 30, 2026, from the date hereof in order to allow for the award of professional contracts in furtherance of said study; now, therefore, be it

RESOLVED, that the Mayor and Clerk are hereby authorized to request a final extension until June 30, 2026 of the existing Agreement with the New Jersey Department of Transportation for the implementation of the Constable Hook Comprehensive Infrastructure Study (the “Project”).

* * * * *

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

WHEREAS, by way of Resolution No. 17-02-15-050 the City of Bayonne entered into Cooperative Pricing Agreement No. 65MCESCCPS with the Educational Services Commission of New Jersey (“ESCNJ”), (formerly the Middlesex Regional Educational Services Commission) (the “Cooperative Pricing Agreement”) pursuant to N.J.S.A. 40A:11-1(5); and

WHEREAS, the Director of Public Works has established a need for the purchase parts and supplies for various city vehicles throughout Calendar Year 2026; and

WHEREAS, Hudson County Motors, 290 Secaucus Road, Secaucus, NJ 07094 is capable of providing said parts and supplies for various city vehicles through the aforesaid Cooperative Pricing Agreement bid #ESCNJ 20/21-55; and

WHEREAS, the Director of Public Works anticipates the cost of said parts and supplies will not exceed \$50,000.00; and

WHEREAS, pursuant to N.J.A.C. 5:30-5.5(e), the award of the authorization for these purchases shall be subject to the availability and appropriation of funds in the CY2026 budget in Account #6-01-26-315-0000-030; now, therefore, be it

RESOLVED, by the Municipal Council as follows:

1. The Purchasing Agent is hereby authorized to purchase parts and supplies for various city vehicles throughout Calendar Year 2026 from Hudson County Motors, 290 Secaucus Road, Secaucus, NJ 07094 through the aforesaid Cooperative Pricing Agreement bid ESCNJ 20/21-55 for a total amount not to exceed \$50,000.00.
2. Funds shall be charged to the following Account #6-01-26-315-0000-030.
3. Pursuant to N.J.A.C. 5:30-5.5(e), the award of the authorization for these purchases shall be subject to the availability and appropriation of funds in the CY2026 budget in Account #6-01-26-315-0000-030.

* * * * *

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

RESOLVED, That the application of the below listed organizations for RAFFLE LICENSE be granted:

LICENSEE	RAFFLE #
Dante Alighieri Society of Jersey City	RL: 9686

Women’s Aux

RL: 9687
RL: 9688

* * * * *

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

WHEREAS, there exists a need for professional engineering services in connection with the City of Bayonne for the period commencing January 1, 2026 and ending December 31, 2026; and

WHEREAS, the City of Bayonne advertised a Request for Qualifications/Proposals for the aforesaid professional services under the Fair & Open Contracting Requirements pursuant to N.J.S.A. 19:44A:20.4 and 5; and

WHEREAS, Watermen LLC, 3107 Atlantic Avenue, Allenwood, New Jersey, 08720 (“Watermen”), has submitted to the City of Bayonne a formal, written response to the City’s Request for Qualifications/Proposals for said services; and

WHEREAS, Watermen is ready, willing and able to perform said services for the period commencing January 1, 2026 and ending December 31, 2026 pursuant to the fee schedule as set forth in the response to the City’s Request for Qualifications/Proposals; and

WHEREAS, this professional services contract was determined under the Fair & Open Contracting Requirements pursuant to N.J.S.A. 19:44A-20.4.5; and

WHEREAS, this contract constitutes a “Professional Service” contract under the provisions of the Local Public Contracts Law because the service is a recognized profession, licensed and regulated by the State of New Jersey, and therefore, may be awarded without competitive bidding pursuant to N.J.S.A. 40A:11-1, et seq.; and

WHEREAS, the Local Public Contract Law (N.J.S.A. 40A:11-1, et seq.) requires that the resolution authorizing the award of contracts for “Professional Services” without competitive bids and the contract itself must be available for public inspection;

WHEREAS, the City of Bayonne desires to retain Watermen for Professional Engineering Services for the period of one year commencing January 1, 2026 and ending December 31, 2026 for a total contract amount not to exceed \$250,000.00; and

WHEREAS, the City of Bayonne desires that Watermen work on the following projects, including administrative items related to said projects:

- 1) MOTBY Ferry Development,
- 2) Hook Road LFIF project,
- 3) Avenue A drainage project,
- 4) 16th Street Green Acres,
- 5) Veterans Park Green Acres,
- 6) South Cove Pedestrian Bridge,
- 7) MOTBY Walkways,
- 8) Pulaski Street LFIF,
- 9) United Way Oak Street Project,
- 10) Constable Hook Infrastructure Study,
- 11) Brownfield Development Area application preparation, and
- 12) Long Term Control Plan implementation and review.

WHEREAS, pursuant to N.J.A.C. 5:30-5.5(e), the award of the contract shall be subject to the availability and appropriation of funds in the CY2026 temporary and permanent budgets in account #6-01-20-165-0000-020; now, therefore, be it

RESOLVED, by the Municipal Council of the City of Bayonne as follows:

- 1. The recitals as stated above are incorporated into this Resolution.
- 2. The Mayor and the City Clerk are hereby authorized and directed to execute an agreement with Watermen LLC, 3107 Atlantic Avenue, Allenwood, New Jersey, 08720 for the aforementioned professional engineering services in connection with the City related work for the period commencing January 1, 2026 and ending December 31, 2026 for a total contract amount not to exceed \$250,000.00 payable pursuant to the fee schedule set forth in its response to the City’s Request for Proposals/Qualifications.

- 3. Funds shall be chargeable to accounts #6-01-20-165-0000-020.
- 4. A notice of this action shall be printed once in a newspaper of general circulation within the boundaries of the City of Bayonne.
- 5. Pursuant to N.J.A.C. 5:30-5.5(e), the award of the contract shall be subject to the availability and appropriation of funds in the CY2026 temporary and permanent budgets in account #6-01-20-165-0000-020.

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

* * * * *

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

RESOLUTION AUTHORIZING THE MAYOR AND CITY CLERK TO ENTER INTO AN AGREEMENT WITH WATERMEN, LLC 6 INDUSTRIAL WAY WEST, SUITE E 16 EATONTOWN, NJ 07724 FOR PROFESSIONAL SPECIAL PROJECTS ENGINEERING SERVICES IN CONNECTION WITH DEVELOPERS AND REDEVELOPERS FOR THE PERIOD COMMENCING FEBRUARY 18, 2026 AND ENDING DECEMBER 31, 2026 FOR AN AMOUNT NOT TO EXCEED \$500,000 PAYABLE AT HOURLY RATES SET FORTH IN THE RESPONSE TO THE CITY’S REQUEST FOR QUALIFICATIONS/PROPOSALS PURSUANT TO THE FAIR AND OPEN PROCESS

WHEREAS, there exists a need for professional engineering services to act as the City’s special projects engineers in connection with Developers and Redevelopers for the period commencing February 18, 2026 and ending December 31, 2026; and

WHEREAS, the City of Bayonne advertised a Request for Qualifications/Proposals for the aforesaid professional services under the Fair & Open Contracting Requirements pursuant to N.J.S.A. 19:44A:20.4 and .5; and

WHEREAS, WATERMEN, LLC 6 Industrial Way West, Suite E 16 Eatontown, NJ 07724, has submitted to the City of Bayonne a formal, written response to the City’s Request for Qualifications/Proposals for general engineering services; and

WHEREAS, WATERMEN, LLC is ready, willing and able to perform said services for the period commencing February 18, 2026 and ending December 31, 2026 for an amount not to exceed \$500,000.00 payable pursuant to the fee schedule as set forth in the response to the City’s Request for Qualifications/Proposals; and

WHEREAS, this professional services contract was determined under the Fair & Open Contracting Requirements pursuant to N.J.S.A. 19:44A-20.4 and .5; and

WHEREAS, this contract constitutes a “Professional Service” contract under the provisions of the Local Public Contracts Law because the service is a recognized profession, licensed and regulated by the State of New Jersey, and therefore, may be awarded without competitive bidding pursuant to N.J.S.A. 40A:11-1, et seq.; and

WHEREAS, the Local Public Contract Law (N.J.S.A. 40A:11-1, et seq.) requires that the resolution authorizing the award of contracts for “Professional Services” without competitive bids and the contract itself must be available for public inspection; and

WHEREAS, the City has qualified WATERMEN, LLC in its General Municipal Engineering Services Pool.

WHEREAS, the City of Bayonne desires to retain the services of WATERMEN, LLC for the aforesaid professional engineering services in connection with Developers and Redevelopers for a period of one year commencing February 18, 2026 and ending December 31, 2026; and

WHEREAS, the City estimates the total amount necessary to cover the costs of said professional engineering services in connection with Developers and Redevelopers for said period commencing February 18, 2026 and ending December 31, 2026 to be approximately \$500,000.00; now, therefore, be it

RESOLVED, by the Municipal Council of the City of Bayonne as follows:

- 1. The Mayor and the City Clerk are hereby authorized and directed to execute an agreement with WATERMEN, LLC 6 Industrial Way West, Suite E 16 Eatontown, NJ 07724 for the aforementioned professional engineering services for the period

commencing February 18, 2026 and ending December 31, 2026 for a total contract amount not to exceed \$500,000.00 payable at hourly rates as set forth in the response to the City's Request for Qualifications/Proposals.

2. Notice of the action shall be printed on the website of the City of Bayonne and once in a newspaper of general circulation within the boundaries of the City of Bayonne.

3. Funds shall be chargeable to various Developers' and Redevelopers' Escrow Accounts.

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

* * * * *

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

WHEREAS, there exists a need for professional engineering services in connection with the City of Bayonne for the period commencing January 1, 2026 and ending December 31, 2026; and

WHEREAS, the City of Bayonne advertised a Request for Qualifications/Proposals for the aforesaid professional services under the Fair & Open Contracting Requirements pursuant to N.J.S.A. 19:44A:20.4 and.5; and

WHEREAS, Arcadis U.S., Inc., 17-17 Route 208 North, Fair Lawn, New Jersey 07410 ("Arcadis"), has submitted to the City of Bayonne a formal, written response to the City's Request for Qualifications/Proposals for said services; and

WHEREAS, Arcadis is ready, willing and able to perform said services for the period commencing January 1, 2026 and ending December 31, 2026 pursuant to the fee schedule as set forth in the response to the City's Request for Qualifications/Proposals; and

WHEREAS, this professional services contract was determined under the Fair & Open Contracting Requirements pursuant to N.J.S.A. 19:44A-20.4.5; and

WHEREAS, this contract constitutes a "Professional Service" contract under the provisions of the Local Public Contracts Law because the service is a recognized profession, licensed and regulated by the State of New Jersey, and therefore, may be awarded without competitive bidding pursuant to N.J.S.A. 40A:11-1, et seq.; and

WHEREAS, the Local Public Contract Law (N.J.S.A. 40A:11-1, et seq.) requires that the resolution authorizing the award of contracts for "Professional Services" without competitive bids and the contract itself must be available for public inspection;

WHEREAS, the City of Bayonne desires to retain Arcadis for Professional Engineering Services for the period of one year commencing January 1, 2026 and ending December 31, 2026 for a total contract amount not to exceed \$25,000.00; and

WHEREAS, pursuant to N.J.A.C. 5:30-5.5(e), the award of the contract shall be subject to the availability and appropriation of funds in the CY2026 temporary and permanent budgets in account #6-01-20-165-0000-020; now, therefore, be it

RESOLVED, by the Municipal Council of the City of Bayonne as follows:

1. The Mayor and the City Clerk are hereby authorized and directed to execute an agreement with Arcadis U.S., Inc., 17-17 Route 208 North, Fair Lawn, New Jersey 07410 ("Arcadis"), for the aforementioned professional engineering services for the City of Bayonne for the period commencing January 1, 2026 and ending December 31, 2026 for a total contract amount not to exceed \$25,000.00 payable pursuant to the fee schedule set forth in its response to the City's Request for Proposals/Qualifications.

2. Funds shall be chargeable to accounts #6-01-20-165-0000-020.

3. A notice of this action shall be printed once in a newspaper of general circulation within the boundaries of the City of Bayonne.

4. Pursuant to N.J.A.C. 5:30-5.5(e), the award of the contract shall be subject to the availability and appropriation of funds in the CY2026 temporary and permanent budgets in account #6-01-20-165-0000-020.

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

* * * * *

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

RESOLUTION AUTHORIZIN THE MAYOR AND CITY CLERK TO ENTER INTO AN AGREEMENT WITH ARCADIS U.S., INC. 630 PLAZA DRIVE, SUITE 200 HIGHLANDS RANCH, CO 80129 FOR PROFESSIONAL SPECIAL PROJECT ENGINEERING SERVICES IN CONNECTION WITH DEVELOPERS AND REDEVELOPERS FOR THE PERIOD COMMENCING MARCH 16, 2026 AND ENDING DECEMBER 31, 2026 FOR AN AMOUNT NOT TO EXCEED \$75,000 PAYABLE AT HOURLY RATES SET FORTH IN THE RESPONSE TO THE CITY’S REQUEST FOR QUALIFICATIONS/PROPOSALS PURSUANT TO THE FAIR AND OPEN PROCESS

WHEREAS, there exists a need for professional engineering services to act as the City’s special project engineers in connection with Developers and Redevelopers for the period commencing March 18, 2026 and ending December 31, 2026; and

WHEREAS, the City of Bayonne advertised for Request for Qualifications/Proposals for the aforesaid professional services under the Fair & Open Contracting Requirements pursuant to N.J.S.A. 19:44A-20.4 and .5; and

WHEREAS, ARCADIS U.S. INC. 630 Plaza Drive, Suite 200 Highlands Ranch, CO 80129, has submitted to the City of Bayonne a formal, written response to the City’s Request for Qualifications/Proposal for general engineering services; and

WHEREAS, ARCADIS U.S. INC. is ready, willing and able to perform said services for the period commencing March 18, 2026 and ending December 31, 2026 for an amount not to exceed \$75,000.00 payable pursuant to the fee schedule as set forth in the response to the City’s Request for Qualifications/Proposals; and

WHEREAS, this professional services contract was determined under the Fair & Open Contracting Requirements pursuant to N.J.S.A. 19:44A-20.4 and . 5; and

WHEREAS, this contract constitutes a “Professional Service” contract under the provisions of the Local Public Contract Laws because the service is a recognized profession, licensed and regulated by the Stat of New Jersey, and therefore, may be awarded without competitive bidding pursuant to N.J.S.A. 40A:11-1, et seq/; and

WHEREAS the Local Public Contract Law (N.J.S.A. 40A:11-1, et seq.) requires that the resolution authorizing the award of contracts for “Professional Services” without competitive bids and the contract itself must be available for public inspection; and

WHEREAS, the City has qualified ARCADIS U.S. INC. in its General Municipal Engineering Services Pool. And

WHEREAS, the City of Bayonne desires to retain the services of ARCADIS U.S. INC. for the aforesaid professional engineering services in connection with Developers and Redevelopers for a period of one year commencing March 18, 2026 and ending December 31, 2026; and

WHEREAS, the Chief Financial Officer estimates that the total amount necessary to cover the costs of said professional engineering services in connection with Developers and Redevelopers for said period commencing March 18, 2026 and ending December 31, 2026 to be approximately \$75,000.00’ now, therefore, be it

RESOLVED, by the Municipal Council of the City of Bayonne as follows:

- 1. The Mayor and City Clerk are hereby authorized and directed to execute an agreement with ARCADIS U.S. INC. 630 Plaza Drive, Suite 200 Highlands Ranch, CO 80129 for the aforementioned professional engineering services for the period commencing March 18, 2026 and ending December 31, 2026 for a total contract amount not to exceed \$75,000 payable at hourly rates as set forth in the response to the City’s Request for Qualifications/Proposals.
- 2. A notice of this action shall be printed once in a newspaper of general circulation with the boundaries of the City of Bayonne.

3. Funds shall be chargeable to various Developers and Redevelopers’ Escrow Account.

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

* * * * *

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

WHEREAS, there exists a need for professional environmental engineering services in connection with the City of Bayonne for the period commencing January 1, 2026 and ending December 31, 2026; and

WHEREAS, the City of Bayonne advertised a Request for Qualifications/Proposals for the aforesaid professional services under the Fair & Open Contracting Requirements pursuant to N.J.S.A. 19:44A:20.4 and 5; and

WHEREAS, Matrix New World Engineering, 26 Columbia Turnpike, Florham Park, New Jersey, 07932 (“Matrix”), has submitted to the City of Bayonne a formal, written response to the City’s Request for Qualifications/Proposals for said services; and

WHEREAS, Matrix is ready, willing and able to perform said services for the period commencing January 1, 2026 and ending December 31, 2026 pursuant to the fee schedule as set forth in the response to the City’s Request for Qualifications/Proposals; and

WHEREAS, this professional services contract was determined under the Fair & Open Contracting Requirements pursuant to N.J.S.A. 19:44A-20.4.5; and

WHEREAS, this contract constitutes a “Professional Service” contract under the provisions of the Local Public Contracts Law because the service is a recognized profession, licensed and regulated by the State of New Jersey, and therefore, may be awarded without competitive bidding pursuant to N.J.S.A. 40A:11-1, et seq.; and

WHEREAS, the Local Public Contract Law (N.J.S.A. 40A:11-1, et seq.) requires that the resolution authorizing the award of contracts for “Professional Services” without competitive bids and the contract itself must be available for public inspection;

WHEREAS, the City of Bayonne desires to retain Matrix for Professional Environmental Engineering Services for the period of one year commencing January 1, 2026 and ending December 31, 2026 for a total contract amount not to exceed \$25,000.00; and

WHEREAS, pursuant to N.J.A.C. 5:30-5.5(e), the award of the contract shall be subject to the availability and appropriation of funds in the CY2026 temporary and permanent budgets in account #6-01-20-165-0000-020; now, therefore, be it

RESOLVED, by the Municipal Council of the City of Bayonne as follows:

1. The Mayor and the City Clerk are hereby authorized and directed to execute an agreement with Matrix New World Engineering, 26 Columbia Turnpike, Florham Park, New Jersey, 07932, for the aforementioned professional environmental engineering services for the City of Bayonne for the period commencing January 1, 2026 and ending December 31, 2026 for a total contract amount not to exceed \$25,000.00 payable pursuant to the fee schedule set forth in its response to the City’s Request for Proposals/Qualifications.
2. Funds shall be chargeable to accounts #6-01-20-165-0000-020.
3. A notice of this action shall be printed once in a newspaper of general circulation within the boundaries of the City of Bayonne.
4. Pursuant to N.J.A.C. 5:30-5.5(e), the award of the contract shall be subject to the availability and appropriation of funds in the CY2026 temporary and permanent budgets in account #6-01-20-165-0000-020.

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

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

RESOLUTION AUTHORIZING THE MAYOR AND CITY CLERK TO ENTER INTO AN AGREEMENT WITH NW FINANCIAL GROUP, LLC 2 HUDSON PLACE, 3RD FLOOR, HOBOKEN, NJ 07030 FOR PROFESSIONAL FINANCIAL ADVISORY SERVICES IN CONNECTION WITH DEVELOPERS AND REDEVELOPERS FOR THE PERIOD COMMENCING MARCH 18, 2026 AND ENDING DECEMBER 31, 2026 FOR AN AMOUNT NOT TO EXCEED \$500,000 IN THE RESPONSE TO THE CITY’S REQUEST FOR QUALIFICATIONS/PROPOSALS PURSUANT TO THE FAIR AND OPEN PROCESS

WHEREAS, there exists a need for professional financial services to act as financial advisor in connection with Developers and Redevelopers for the period commencing March 18, 2026 and ending December 31, 2026; and

WHEREAS, the City of Bayonne advertised for Request for Qualifications/Proposals for the aforesaid professional services under the Fair & Open Contracting Requirements pursuant to N.J.S.A. 19:44A-20.4 and .5; and

WHEREAS, NW Financial Group, LLC, 2 Hudson Place, 3rd Floor, Hoboken, NJ 07030, has submitted to the City of Bayonne a formal, written response to the City’s Request for Qualifications/Proposal for general engineering services; and

WHEREAS, NW Financial Group, LLC. is ready, willing and able to perform said services for the period commencing March 18, 2026 and ending December 31, 2026 for an amount not to exceed \$500,000.00 payable pursuant to the fee schedule as set forth in the response to the City’s Request for Qualifications/Proposals or a flat fee of \$10,000 for a financial agreement review; and

WHEREAS, this professional services contract was determined under the Fair & Open Contracting Requirements pursuant to N.J.S.A. 19:44A-20.4 and . 5; and

WHEREAS, this contract constitutes a “Professional Service” contract under the provisions of the Local Public Contract Laws because the service is a recognized profession, licensed and regulated by the Stat of New Jersey, and therefore, may be awarded without competitive bidding pursuant to N.J.S.A. 40A:11-1, et seq/; and

WHEREAS the Local Public Contract Law (N.J.S.A. 40A:11-1, et seq.) requires that the resolution authorizing the award of contracts for “Professional Services” without competitive bids and the contract itself must be available for public inspection; and

WHEREAS, the City of Bayonne desires to retain the services of NW Financial Group, LLC for the aforesaid professional financial advisory services in connection with Developers and Redevelopers for a period of one year commencing March 18, 2026 and ending December 31, 2026; and

WHEREAS, the City estimates that the total amount necessary to cover the costs of said professional financial services in connection with Developers and Redevelopers for said period commencing March 18, 2026 and ending December 31, 2026 to be approximately \$500,000.00, now, therefore, be it

RESOLVED, by the Municipal Council of the City of Bayonne as follows:

1. The Mayor and City Clerk are hereby authorized and directed to execute an agreement with NW Financial Group, LLC, 2 Hudson Place, 3rd Floor, Hoboken, NJ 07030 for the aforementioned professional financial services for the period commencing March 18, 2026 and ending December 31, 2026 for a total contract amount not to exceed \$500,000 as set forth in the response to the City’s Request for Qualifications/Proposals or a flat fee of \$10,000.00 for a financial agreement review.
2. A notice of this action shall be printed once in a newspaper of general circulation with the boundaries of the City of Bayonne.
3. Funds shall be chargeable to various Developers and Redevelopers’ Escrow Account.

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

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

RESOLUTION AUTHORIZIN THE MAYOR AND CITY CLERK TO ENTER INTO AN AGREEMENT WITH CENTER STATE ENGINEERING ASSOCIATES, INC. 481 SPORTSWOOD ENGLISHTOWN ROAD MONROE TOWNSHIP, NJ 08831 FOR PROFESSIONAL SPECIAL PROJECTS ENGINEERING SERVICES IN CONNECTION WITH DEVELOPERS AND REDEVELOPERS FOR THE PERIOD COMMENCING MARCH 16, 2026 AND ENDING DECEMBER 31, 2026 FOR AN AMOUNT NOT TO EXCEED \$75,000 PAYABLE AT HOURLY RATES SET FORTH IN THE RESPONSE TO THE CITY'S REQUEST FOR QUALIFICATIONS/PROPOSALS PURSUANT TO THE FAIR AND OPEN PROCESS

WHEREAS, there exists a need for professional engineering services to act as the City's special project engineers in connection with Developers and Redevelopers for the period commencing March 18, 2026 and ending December 31, 2026; and

WHEREAS, the City of Bayonne advertised for Request for Qualifications/Proposals for the aforesaid professional services under the Fair & Open Contracting Requirements pursuant to N.J.S.A. 19:44A-20.4 and .5; and

WHEREAS, CENTER STATE ENGINEERING ASSOCIATES, INC. 481 Sportswood Englishtown Road, Monroe Township, NJ 08831, has submitted to the City of Bayonne a formal, written response to the City's Request for Qualifications/Proposal for general engineering services; and

WHEREAS, CENTER STATE ENGINEERING ASSOCIATES, INC is ready, willing and able to perform said services for the period commencing March 18, 2026 and ending December 31, 2026 for an amount not to exceed \$75,000.00 payable pursuant to the fee schedule as set forth in the response to the City's Request for Qualifications/Proposals; and

WHEREAS, this professional services contract was determined under the Fair & Open Contracting Requirements pursuant to N.J.S.A. 19:44A-20.4 and . 5; and

WHEREAS, this contract constitutes a "Professional Service" contract under the provisions of the Local Public Contract Laws because the service is a recognized profession, licensed and regulated by the Stat of New Jersey, and therefore, may be awarded without competitive bidding pursuant to N.J.S.A. 40A:11-1, et seq/; and

WHEREAS the Local Public Contract Law (N.J.S.A. 40A:11-1, et seq.) requires that the resolution authorizing the award of contracts for "Professional Services" without competitive bids and the contract itself must be available for public inspection; and

WHEREAS, the City has qualified CENTER STATE ENGINEERING ASSOCIATES, INC in its General Municipal Engineering Services Pool. And

WHEREAS, the City of Bayonne desires to retain the services of CENTER STATE ENGINEERING ASSOCIATES, INC for the aforesaid professional engineering services in connection with Developers and Redevelopers for a period of one year commencing March 18, 2026 and ending December 31, 2026; and

WHEREAS, the City estimates that the total amount necessary to cover the costs of said professional engineering services in connection with Developers and Redevelopers for said period commencing March 18, 2026 and ending December 31, 2026 to be approximately \$500,000.00' now, therefore, be it

RESOLVED, by the Municipal Council of the City of Bayonne as follows:

1. The Mayor and City Clerk are hereby authorized and directed to execute an agreement with CENTER STATE ENGINEERING ASSOCIATES, INC 481 Sportswood Englishtown Road, Monroe Township, NJ 08831 for the aforementioned professional engineering services for the period commencing March 18, 2026 and ending December 31, 2026 for a total contract amount not to exceed \$75,000 payable at hourly rates as set forth in the response to the City's Request for Qualifications/Proposals.
2. A notice of this action shall be printed once in a newspaper of general circulation with the boundaries of the City of Bayonne.
3. Funds shall be chargeable to various Developers and Redevelopers' Escrow Account.

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

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

RESOLUTION AUTHORIZING THE MAYOR AND CITY CLERK TO ENTER INTO AN AGREEMENT WITH CONSULTING AND MUNICIPAL ENGINEERS LLC, A/K/A CME ASSOCIATES, 3141 BORDENTOWN AVENUE, PARLIN, NEW JERSEY 08859 FOR PROFESSIONAL SPECIAL PROJECTS ENGINEERING SERVICES IN CONNECTION WITH DEVELOPERS AND REDEVELOPERS FOR THE PERIOD COMMENCING FEBRUARY 18, 2026 AND ENDING DECEMBER 31, 2026 FOR AN AMOUNT NOT TO EXCEED \$250,000 PAYABLE AT HOURLY RATES SET FORTH IN THE RESPONSE TO THE CITY’S REQUEST FOR QUALIFICATIONS/PROPOSALS PURSUANT TO THE FAIR AND OPEN PROCESS

WHEREAS, there exists a need for professional engineering services to act as the City’s special projects engineers in connection with Developers and Redevelopers for the period commencing February 18, 2026 and ending December 31, 2026; and

WHEREAS, the City of Bayonne advertised a Request for Qualifications/Proposals for the aforesaid professional services under the Fair & Open Contracting Requirements pursuant to N.J.S.A. 19:44A:20.4 and .5; and

WHEREAS, CME ASSOCIATES, 3141 Bordentown Avenue, Parlin, NJ 08859, has submitted to the City of Bayonne a formal, written response to the City’s Request for Qualifications/Proposals for general engineering services; and

WHEREAS, CME ASSOCIATES. is ready, willing and able to perform said services for the period commencing February 18, 2026 and ending December 31, 2026 for an amount not to exceed \$250,000.00 payable pursuant to the fee schedule as set forth in the response to the City’s Request for Qualifications/Proposals; and

WHEREAS, this professional services contract was determined under the Fair & Open Contracting Requirements pursuant to N.J.S.A.19:44A-20.4 and .5; and

WHEREAS, this contract constitutes a “Professional Service” contract under the provisions of the Local Public Contracts Law because the service is a recognized profession, licensed and regulated by the State of New Jersey, and therefore, may be awarded without competitive bidding pursuant to N.J.S.A. 40A:11-1, et seq.; and

WHEREAS, the Local Public Contract Law (N.J.S.A. 40A:11-1, et seq.) requires that the resolution authorizing the award of contracts for “Professional Services” without competitive bids and the contract itself must be available for public inspection; and

WHEREAS, the City has qualified CME ASSOCIATES in its General Municipal Engineering Services Pool,

WHEREAS, the City of Bayonne desires to retain the services of CME ASSOCIATES for the aforesaid professional engineering services in connection with Developers and Redevelopers for a period of one year commencing February 18, 2026 and ending December 31, 2026; and

WHEREAS, the City estimates the total amount necessary to cover the costs of said professional engineering services in connection with Developers and Redevelopers for said period commencing February 18, 2026 and ending December 31, 2026 to be approximately \$250,000.00; now, therefore, be it

RESOLVED, by the Municipal Council of the City of Bayonne as follows:

1. The Mayor and the City Clerk are hereby authorized and directed to execute an agreement with CME ASSOCIATES, 3141 Bordentown Avenue, Parlin, NJ 08859, for the aforementioned professional engineering services for the period commencing February 18, 2026 and ending December 31, 2026 for a total contract amount not to exceed \$250,000.00 payable at hourly rates as set forth in the response to the City’s Request for Qualifications/Proposals.
2. Notice of the action shall be printed on the website of the City of Bayonne and once in a newspaper of general circulation within the boundaries of the City of Bayonne.
3. Funds shall be chargeable to various Developers’ and Redevelopers’ Escrow Accounts.

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

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

RESOLUTION AUTHORIZING THE MAYOR AND CITY CLERK TO ENTER INTO AN AGREEMENT WITH H2M ASSOCIATES, INC. 119 CHERRY HILL ROAD, SUITE 110 PARSIPPANY, NJ 07054 FOR PROFESSIONAL SPECIAL PROJECTS ENGINEERING SERVICES IN CONNECTION WITH DEVELOPERS AND REDEVELOPERS FOR THE PERIOD COMMENCING FEBRUARY 18, 2026 AND ENDING DECEMBER 31, 2026 FOR AN AMOUNT NOT TO EXCEED \$250,000 PAYABLE AT HOURLY RATES SET FORTH IN THE RESPONSE TO THE CITY’S REQUEST FOR QUALIFICATIONS/PROPOSALS PURSUANT TO THE FAIR AND OPEN PROCESS

WHEREAS, there exists a need for professional engineering services to act as the City’s special projects engineers in connection with Developers and Redevelopers for the period commencing February 18, 2026 and ending December 31, 2026; and

WHEREAS, the City of Bayonne advertised a Request for Qualifications/Proposals for the aforesaid professional services under the Fair & Open Contracting Requirements pursuant to N.J.S.A. 19:44A:20.4 and .5; and

WHEREAS, H2M ASSOCIATES, INC. 119 Cherry Hill Road, Suite 110 Parsippany, NJ 07054, has submitted to the City of Bayonne a formal, written response to the City’s Request for Qualifications/Proposals for general engineering services; and

WHEREAS, H2M ASSOCIATES, INC. is ready, willing and able to perform said services for the period commencing February 18, 2026 and ending December 31, 2026 for an amount not to exceed \$250,000.00 payable pursuant to the fee schedule as set forth in the response to the City’s Request for Qualifications/Proposals; and

WHEREAS, this professional services contract was determined under the Fair & Open Contracting Requirements pursuant to N.J.S.A.19:44A-20.4 and .5; and

WHEREAS, this contract constitutes a “Professional Service” contract under the provisions of the Local Public Contracts Law because the service is a recognized profession, licensed and regulated by the State of New Jersey, and therefore, may be awarded without competitive bidding pursuant to N.J.S.A. 40A:11-1, et seq.; and

WHEREAS, the Local Public Contract Law (N.J.S.A. 40A:11-1, et seq.) requires that the resolution authorizing the award of contracts for “Professional Services” without competitive bids and the contract itself must be available for public inspection; and

WHEREAS, the City has qualified H2M ASSOCIATES, INC in its General Municipal Engineering Services Pool.

WHEREAS, the City of Bayonne desires to retain the services of H2M ASSOCIATES, INC. for the aforesaid professional engineering services in connection with Developers and Redevelopers for a period of one year commencing February 18, 2026 and ending December 31, 2026; and

WHEREAS, the City estimates the total amount necessary to cover the costs of said professional engineering services in connection with Developers and Redevelopers for said period commencing February 18, 2026 and ending December 31, 2026 to be approximately \$250,000.00; now, therefore, be it

RESOLVED, by the Municipal Council of the City of Bayonne as follows:

1. The Mayor and the City Clerk are hereby authorized and directed to execute an agreement with H2M ASSOCIATES, INC. 119 Cherry Hill Road, Suite 110 Parsippany, NJ 07054, for the aforementioned professional engineering services for the period commencing February 18, 2026 and ending December 31, 2026 for a total contract amount not to exceed \$250,000.00 payable at hourly rates as set forth in the response to the City’s Request for Qualifications/Proposals.
2. Notice of the action shall be printed on the website of the City of Bayonne and once in a newspaper of general circulation within the boundaries of the City of Bayonne.

3. Funds shall be chargeable to various Developers’ and Redevelopers’ Escrow Accounts.

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

* * * * *

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

WHEREAS, there exists a need for professional engineering services in connection with the City of Bayonne for the period commencing January 1, 2026 and ending December 31, 2026; and

WHEREAS, the City of Bayonne advertised a Request for Qualifications/Proposals for the aforesaid professional services under the Fair & Open Contracting Requirements pursuant to N.J.S.A. 19:44A:20.4 and 5; and

WHEREAS, CENTER STATE ENGINEERING ASSOCIATES, INC. 481 Sportswood Englishtown Road, Monroe Township, NJ 08831, (“Center State”), has submitted to the City of Bayonne a formal, written response to the City’s Request for Qualifications/Proposals for general engineering services; and

WHEREAS, Watermen is ready, willing and able to perform said services for the period commencing January 1, 2026 and ending December 31, 2026 pursuant to the fee schedule as set forth in the response to the City’s Request for Qualifications/Proposals; and

WHEREAS, this professional services contract was determined under the Fair & Open Contracting Requirements pursuant to N.J.S.A. 19:44A-20.4.5; and

WHEREAS, this contract constitutes a “Professional Service” contract under the provisions of the Local Public Contracts Law because the service is a recognized profession, licensed and regulated by the State of New Jersey, and therefore, may be awarded without competitive bidding pursuant to N.J.S.A. 40A:11-1, et seq.; and

WHEREAS, the Local Public Contract Law (N.J.S.A. 40A:11-1, et seq.) requires that the resolution authorizing the award of contracts for “Professional Services” without competitive bids and the contract itself must be available for public inspection;

WHEREAS, the City of Bayonne desires to retain Center State for Professional Engineering Services for the period of one year commencing January 1, 2026 and ending December 31, 2026 for a total contract amount not to exceed \$850,000.00; and

WHEREAS, the City of Bayonne desires that Center State work on the following projects, including administrative items related to said projects:

- 1) Russel Golding Park Project,
- 2) 16th Street Pool & Park Project,
- 3) Veteran's Park Project,
- 4) New Hook Road Improvements,
- 5) 2025 Roadway Improvements,
- 6) Collins Park Phase II Project,
- 7) Holy Family/BEOF Project, and
- 8) Pistol Range Project.

WHEREAS, pursuant to N.J.A.C. 5:30-5.5(e), the award of the contract shall be subject to the availability and appropriation of funds in the CY2026 temporary and permanent budgets in account #6-01-20-165-0000-020; now, therefore, be it

RESOLVED, by the Municipal Council of the City of Bayonne as follows:

- 1. The recitals as stated above are incorporated into this Resolution.
- 2. The Mayor and the City Clerk are hereby authorized and directed to execute an agreement with CENTER STATE ENGINEERING ASSOCIATES, INC. 481 Sportswood Englishtown Road, Monroe Township, NJ 08831 for the aforementioned professional engineering services in connection with the City related work for the period commencing January 1, 2026 and ending December 31, 2026 for a total contract amount not to exceed \$850,000.00 payable pursuant to the fee schedule set forth in its response to the City’s Request for Proposals/Qualifications.
- 3. Funds shall be chargeable to accounts #6-01-20-165-0000-020.

4. A notice of this action shall be printed once in a newspaper of general circulation within the boundaries of the City of Bayonne.

5. Pursuant to N.J.A.C. 5:30-5.5(e), the award of the contract shall be subject to the availability and appropriation of funds in the CY2026 temporary and permanent budgets in account #6-01-20-165-0000-020.

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

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

WHEREAS, the City Clerk, advertised in the Bergen Record on February 9, 2026 that sealed bids for a 2023 ISUZU FVR LOADMASTER ELITE 10 YD REAR LOADER TRUCK (OR EQUIVALENT) would be received on March 4, 2026; 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	\$160,379.00

; 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 \$160,379.00 is 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 2023 ISUZU FVR LOADMASTER ELITE 10 YD REAR LOADER TRUCK (OR EQUIVALENT) from:

CUSTOM TRUCK
7701 INDEPENDENCE AVENUE
KANSAS CITY, MO 64125

for the total contract amount of \$160,379.00

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

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

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

RESOLUTION Authorizing the Execution of a Professional Services Agreement with NV5 Global Inc., Professional Engineers, as the consultant for the design and construction support services for the South Cove Pedestrian Bridge as required by Federal Aid Agreement TA -202 Transportation Alternatives Set Aside Program Administered by the NJDOT in the amount of \$441,889.72.

WHEREAS, the City of Bayonne ("City") has applied for and received grant funding from the New Jersey Department of Transportation for Federal Aid Agreement TA-202 Transportation Alternatives Program (TA) in the amount of \$441,889.72 and

WHEREAS, as part of the previously mentioned program, the City authorizes and appoints a Design Assistance Consultant from the pre-qualified pool, established by the NJDOT; and

WHEREAS, the City has reviewed the program criteria and available consultants and selected NV5 Global Inc., 200 South Park Road, Suite 350, Hollywood, FL 33021 ("NV5") for the design and construction support services for the South Cove Pedestrian Bridge Project identified herein; and

WHEREAS, representatives from the city, the City Planner and City Special project Engineer reviewed pre-qualified firms to ascertain their understanding of the Project including a review of references from similar projects; and

WHEREAS, predicated upon the information received, NV5 exhibited exemplary qualifications in the Program's key selection factors which included complexity and relevant experience; and

WHEREAS, NV5 displayed an exceptional understanding of the process for permitting approvals that are required at the specific locations at South Cove and have established a mechanism to maintain the Project schedule; and

WHEREAS, NV5 is quite familiar with the Bayonne and has delivered projects with similar scopes of work throughout New Jersey; and

WHEREAS, NJDOT has entered into an agreement with the City of Bayonne for all costs associated with this contract; and

WHEREAS, NJDOT has negotiated the price and approved NV5 for the professional work required for the project; now, therefore, be it:

RESOLVED by the Municipal Council of the City of Bayonne, County of Hudson and State of New Jersey as follows:

1. That the City of Bayonne hereby supports, authorizes and appoints NV5 Global Inc., 200 South Park Road, Suite 350, Hollywood, FL 33021 as the Design Assistance Consultant, from the pool established by the NJDOT and hereby authorizes the Mayor, President of Council and Municipal Clerk and/or their respective designee, to execute any and all documents necessary to effectuate the subject contract as well as the purposes of this Resolution.
2. A fully executed certified copy of this Resolution shall remain on file with the City Clerk of the City of Bayonne and be forward to the NJDOT immediately upon passage.

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

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

WHEREAS, by way of Resolution No. 25-05-14-056 adopted by the Municipal Council on MAY 14, 2025, the City entered into Agreement No. CY25-062 with ZENITH CONSTRUCTION SERVICES, INC., 355 THOMAS BLVD. ORANGE, NJ 07050 for the project known as PHASE III WATERFRONT WALKWAY PENINSULA AT BAYONNE HARBOR for a for a total contract amount of \$2,336,960.00; and

WHEREAS, on December 17, 2025, the Municipal Council of the City of Bayonne authorized Change Order No. 1 to the contract with ZENITH CONSTRUCTION reflecting an increase in the contract amount of \$41,623.10 due to adjusted quantities reflected on said Change Order No. 1; and

WHEREAS, this authorization is memorialized by Resolution No. 25-12-17-100 which made the total contract amount \$2,378,538.10; and

WHEREAS, the City is in receipt of Change Order No. 2 from ZENITH CONTSTRUCTION reflecting an increase in the contract amount of \$38,816.50 due to remobilization costs arising out of title issues delaying the project as reflected on said Change Order No. 2, attached hereto and made a part hereof; and

WHEREAS, the City's Engineer and City's Attorney have reviewed, approved and recommended said Change Order No. 2 to the aforesaid Agreement No. CY25-062 with ZENITH CONSTRUCTION; now, therefore, be it

RESOLVED, by the Municipal Council, that the Mayor is hereby authorized to execute Change Order No. 2 to the aforesaid Agreement No. CY25-062 with ZENITH CONSTRUCTION increasing same in the amount of \$38,816.50 due to the reason as stated above, thereby making the total contract amount \$2,409,399.60 to be charged to Account No. C-04-55-996-2525-990.

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

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

WHEREAS, the City has a need to retain professional Engineering Services in connection with the maintenance of the City of Bayonne’s Digital Tax Maps during CY2026; and

WHEREAS, the City of Bayonne advertised a Request for Qualifications/Proposals for the aforesaid professional services under the Fair & Open Contracting Requirements pursuant to N.J.S.A. 19:44A:20-4 and.5; and

WHEREAS, Civil Solutions, a division of ARH Associates, 215 Bellevue Avenue, P.O. Box 579, Hammonton, NJ 08037, has submitted to the City of Bayonne a formal, written response to the City’s Request for Qualifications/Proposals for said services; and

WHEREAS, Civil Solutions is ready, willing and able to perform said services for the period commencing March 18, 2026, and ending December 31, 2026 for an amount not to exceed \$24,500.00 payable pursuant to the fee schedule as set forth in the response to the City’s Request for Qualifications/Proposals; and

WHEREAS, this professional services contract was determined under the Fair & Open Contracting Requirements pursuant to N.J.S.A. 19:44A-20-4.5; and

WHEREAS, this contract constitutes a “Professional Service” contract under the provisions of the Local Public Contracts Law because the service is a recognized profession, licensed and regulated by the State of New Jersey, and therefore, may be awarded without competitive bidding pursuant to N.J.S.A. 40A:11-1, et seq.; and

WHEREAS, the Local Public Contract Law (N.J.S.A. 40A:11-1, *et seq.*) requires that the resolution authorizing the award of contracts for “Professional Services” without competitive bids and the contract itself must be available for public inspection; and

WHEREAS, funds are certified as available in Account T-12-56-813-0000-199; now, therefore, be it

RESOLVED, by the Municipal Council of the City of Bayonne as follows:

1. The Mayor and the City Clerk are hereby authorized and directed to execute an agreement with Civil Solutions, a division of ARH Associates, 215 Bellevue Avenue, P.O. Box 579, Hammonton, NJ 08037, for the aforementioned professional Engineering services for the period commencing March 18, 2026 and ending December 31, 2026 for a total contract amount not to exceed \$24,500.00 payable at hourly rates as set forth in the response to the City’s Request for Qualifications/Proposals.
2. A notice of this action shall be printed once on the website of the City of Bayonne and once in a newspaper of general circulation within the boundaries of the City of Bayonne.
3. Funds shall be chargeable to account T-12-56-813-0000-199.

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

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

WHEREAS, the City of Bayonne is in need of professional legal services in defense of the City of Bayonne in connection with State Tax Court Appeals;

WHEREAS, the City of Bayonne advertised a Request for Qualifications/Proposals for the aforesaid professional legal services under the Fair & Open Contracting Requirements pursuant to N.J.S.A. 19:44A:20.4 and .5; and

WHEREAS, the law firm of Chasan, Lamparello, Mallon & Cappuzzo, P.C., 300 Lighting Way, Suite 200, Secaucus, New Jersey 07094 has submitted to the City of Bayonne a formal written response to the City's Request for Qualifications/Proposals for said professional legal services; and

WHEREAS, the law firm of Chasan, Lamparello, Mallon & Cappuzzo, P.C., is qualified, ready, willing and able to provide said services for a maximum contract amount not to exceed \$150,000, at an hourly rate of \$175.00 per hour plus reimbursement of reasonable expenses for the period commencing January 1, 2026, and ending December 31, 2026; and

WHEREAS, this contract constitutes a "Professional Service" contract under the provisions of the Local Public Contracts Law because the service is a recognized profession, licensed and regulated by the State of New Jersey, and therefore, may be awarded without competitive bidding pursuant to N.J.S.A. 40A:11-1, et seq.; and

WHEREAS, the Local Public Contract Law (N.J.S.A. 40A:11-1, et seq.) requires that the resolution authorizing the award of contracts for "Professional Services" without competitive bids and the contract itself must be available for public inspection; and

WHEREAS, pursuant to N.J.A.C. 5:30-5.5(e), the award of the contract shall be subject to the availability and appropriation of funds in the CY2026 temporary and permanent budgets in Account #6-01-20-156-0000-029; now, therefore, be it

RESOLVED, by the Municipal Council of the City of Bayonne as follows:

1. The Mayor and the City Clerk are hereby authorized and directed to execute an agreement with the law firm of Chasan, Lamparello, Mallon & Cappuzzo, P.C., 300 Harmon Meadow Boulevard, Secaucus, New Jersey 07094 to provide professional legal services in defense of the City of Bayonne in matters before the State Tax Court of the State of New Jersey, for a maximum contract amount not to exceed \$150,000.00, at a rate of \$175.00 per hour plus reimbursement of reasonable expenses for the period commencing January 1, 2026 and ending December 31, 2026.

2. A notice of this action shall be printed on the website of the City of Bayonne and once in a newspaper of general circulation within the boundaries of the City of Bayonne.

3. Funds shall be chargeable to Account #6-01-20-156-0000-029.

4. Pursuant to N.J.A.C. 5:30-5.5(e), the award of the contract shall be subject to the availability and appropriation of funds in the CY2026 temporary and permanent budget in Account #6-01-20-156-0000-029.

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

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

WHEREAS, the City of Bayonne is in need of professional legal services to represent the Planning Board of the City of Bayonne at all meetings and to defend any and all actions and other matters impacting on the Planning Board; and

WHEREAS, the City of Bayonne advertised a Request for Qualifications/Proposals for the aforesaid professional legal services under the Fair & Open Contracting Requirements pursuant to N.J.S.A. 19:44A:20.4 and .5; and

WHEREAS, Richard N. Campisano, Esq., 1081 Avenue C, Bayonne, New Jersey 07002 has submitted to the City a formal written response to the City's Request for Qualifications/Proposals for said professional legal services; and

WHEREAS, the response of Richard N. Campisano, Esq., was the sole response received pursuant to the aforesaid Request for Qualifications/Proposals; and

WHEREAS, Richard N. Campisano, Esq., is qualified, ready, willing and able to provide said services for the period commencing January 1, 2026 and ending December

31, 2026, for an amount of \$24,000.00 payable at the rate of \$2,000.00 per month for all legal and administrative duties associated with his function as Planning Board attorney and \$185.00.00 per hour in the event the Planning Board is involved in litigation, said amount not to exceed \$15,000.00 for a total contract amount not to exceed \$39,000.00; and

WHEREAS, this professional services contract was determined under the Fair & Open Contracting Requirements pursuant to N.J.S.A. 19:44A:20.4 and .5; and

WHEREAS, this contract constitutes a “Professional Service” contract under the provisions of the Local Public Contracts Law because the service is a recognized profession, licensed and regulated by the State of New Jersey, and therefore, may be awarded without competitive bidding pursuant to N.J.S.A. 40A:11-1, *et seq.*; and

WHEREAS, the Local Public Contract Law (N.J.S.A. 40A:11-1, *et seq.*) requires that the resolution authorizing the award of a contract for “Professional Services” without competitive bids and the contract itself must be available for public inspection; and

WHEREAS, pursuant to N.J.A.C. 5:30-5.5(e), the award of the contract shall be subject to the availability and appropriation of funds in the CY2026 temporary and permanent budgets in account #6-01-21-180-0000-029; now, therefore, be it

RESOLVED, By the Municipal Council of the City of Bayonne, as follows:

1. The Mayor and the City Clerk are hereby authorized and directed to execute an agreement with Richard N. Campisano, Esq., 1081 Avenue C, Bayonne, New Jersey 07002 to act as attorney for the Planning Board on behalf of the City of Bayonne for the period commencing January 1, 2025 and ending December 31, 2025, for an amount of \$24,000.00 payable at the rate of \$2,000.00 per month for all legal and administrative duties associated with his function as Planning Board attorney and \$185.00 per hour in the event the Planning Board is involved in litigation, said amount not to exceed \$15,000.00 for a total contract amount not to exceed \$39,000.00.

2. Notice of the action shall be printed once on the website of the City of Bayonne and once in a newspaper of general circulation within the boundaries of the City of Bayonne.

3. Funds shall be chargeable to Account #6-01-21-180-0000-029.

4. Pursuant to N.J.A.C. 5:30-5.5(e), the award of the contract shall be subject to the availability and appropriation of funds in the CY2026 temporary and permanent budgets in account #6-01-21-180-0000-029.

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

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

WHEREAS, the City of Bayonne is in need of website design, management and maintenance services; and

WHEREAS, the City of Bayonne advertised a Request for Qualifications/Proposals for the aforesaid website design, management and maintenance services under the Fair & Open Contracting Requirements pursuant to N.J.S.A. 19:44A:20.4 and .5; and

WHEREAS, Alpha Dog Solutions, Inc., 335 Union Avenue, Belleville, New Jersey 07109 has submitted to the City of Bayonne a formal, written response to the City’s Request for Qualifications/Proposals for said website design, management and maintenance services; and

WHEREAS, Alpha Dog Solutions, Inc., is ready, willing and able to perform said services for the period commencing January 1, 2026, and ending December 31, 2026, for an amount of \$59,750.00; and

WHEREAS, this contract was determined under the Fair & Open Contracting Requirements pursuant to N.J.S.A. 19:44A-20.4 and 5; and

WHEREAS, pursuant to N.J.A.C. 5:30-5.5(e), the award of the contract shall be subject to the availability and appropriation of funds in the CY2026 temporary and permanent budgets in Account #6-01-31-460-0000-029; now, therefore, be it

RESOLVED, by the Municipal Council as follows:

1. The Mayor and the City Clerk are hereby authorized and directed to execute an agreement with Alpha Dog Solutions, Inc., 335 Union Avenue, Belleville, New Jersey 07109 to provide the aforesaid website design, management and maintenance services for an amount of \$59,750.000 payable for a period of one year commencing January 1, 2026 and ending December 31, 2026 with a possible one (1) year option to renew at the City’s sole discretion.
2. Notice of the action shall be printed once on the website of the City of Bayonne and once in a newspaper of general circulation within the boundaries of the City of Bayonne.
3. Funds shall be chargeable to Account #6-01-31-460-0000-029.
4. Pursuant to N.J.A.C. 5:30-5.5(e), the award of the contract shall be subject to the availability and appropriation of funds in the CY2024 temporary and permanent budgets in Account #6-01-31-460-0000-029.

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

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

WHEREAS, there existed a need for professional legal services as Redevelopment/Land Use Attorney in connection with the Council on Affordable Housing (COAH); and

WHEREAS, the City of Bayonne advertised a Request for Qualifications/Proposals for the aforesaid professional legal services under the Fair & Open Contracting Requirements pursuant to N.J.S.A. 19:44A-20.4 and 5; and

WHEREAS, the law firm of Inglesino Taylor LLC, 600 Parsippany Road, Suite 204, Parsippany, New Jersey 07054 (“Inglesino Taylor”) submitted to the City a formal written response to the City’s Request for Qualifications/Proposals for said professional legal services (the “Contractor’s Response”); and

WHEREAS, Inglesino Taylor was qualified, ready and able to provide said services at hourly rates as set forth in the response to the Request for Qualifications/Proposals; and

WHEREAS, the City of Bayonne desires to enter into an agreement with Inglesino Taylor to provide the aforesaid professional legal services for the period commencing as of January 1, 2026, through December 31, 2026, for an amount not to exceed \$75,000.00; and

WHEREAS, this contract constitutes a “Professional Service” contract under the provisions of the Local Public Contracts Law because the service is a recognized profession, licensed and regulated by the State of New Jersey, and therefore, may be awarded without competitive bidding pursuant to N.J.S.A. 40A:11-1, et seq.; and

WHEREAS, the Local Public Contract Law (N.J.S.A. 40A:11-1, et seq.) requires that the resolution authorizing the award of a contract for “Professional Services” without competitive bids and the contract itself must be available for public inspection; and

WHEREAS, funds are certified as available in Account T-12-56-814-368B-199; now, therefore, be it,

RESOLVED, by the Municipal Council of the City of Bayonne, as follows:

1. The Mayor and the City Clerk are hereby authorized and directed to execute an agreement with Inglesino Taylor, LLC, 600 Parsippany Road, Suite 204, Parsippany New Jersey 07054 for the aforesaid professional legal services for the period commencing as of January 1, 2026 and ending December 31, 2026 for an amount not to exceed \$75,000.00 payable at the rates set forth in Inglesino Taylor, LLC’s response to the City’s Request for Qualifications/Proposals for said professional legal services.
2. Funds shall be chargeable to Account T-12-56-814-368B-199.

3. Notice of the action shall be printed on the website of the City of Bayonne and once in a newspaper of general circulation within the boundaries of the City of Bayonne.

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

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

WHEREAS, the City of Bayonne has been awarded Title III Grant funds from the Department of Health and Human Services, Area Agency on Aging in the amount of \$485,885.00 (which includes a 25% matching fund from the City of Bayonne), funded from the Hudson County Congregate Nutrition, Home Delivered Meals and State Weekend Meals; and

WHEREAS, the City of Bayonne utilizes the services of the Bayonne Economic Opportunity Foundation (the “BEOF”), 555 Kennedy Boulevard, Bayonne, New Jersey to administer a Nutritional Feeding Program for Senior Citizens (the “Nutritional Feeding Program”) with these funds; and

WHEREAS, it is necessary for the City of Bayonne to enter into a formal agreement with the BEOF for the administration of the Nutritional Feeding Program for the period January 1, 2026, through December 31, 2026; now, therefore, be it

RESOLVED, by the Municipal Council of the City of Bayonne as follows:

- 1. The City of Bayonne hereby accepts \$485,885.00 in grant funds (inclusive of a 25% matching fund from the City of Bayonne) from the County of Hudson, Department of Health and Human Services, Area Agency on Aging.
- 2. The Mayor and City Clerk are hereby authorized to enter into an agreement with the Bayonne Economic Opportunity Foundation, 555 Kennedy Boulevard, Bayonne, New Jersey 07002 for the amount of \$485,885.00 of said grant funds for the purpose of continuing to provide a Nutritional Feeding Program for Senior Citizens for the period January 1, 2026, through December 31, 2026.
- 3. Funds shall be charged to Account #G-02-41-657-2026-200.

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

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

WHEREAS, the City of Bayonne is in need of the administration, execution and oversight of the City of Bayonne’s Community Development Block Grant Programs and/or other HUD programs; and

WHEREAS, the City of Bayonne advertised a Request for Qualifications/Proposals for the aforesaid administration, execution and oversight services under the Fair & Open Contracting Requirements pursuant to N.J.S.A. 19:44A-20.4 and .5; and

WHEREAS, the Bayonne Economic Opportunity Foundation, 555 Kennedy Boulevard, Bayonne, New Jersey 07002 (“BEOF”) has submitted to the City of Bayonne a formal, written response to the City’s Request for Qualifications/Proposals for said administration, execution and oversight of the City of Bayonne’s Community Development Block Grant Programs and/or other HUD programs services; and

WHEREAS, the BEOF is qualified, ready, willing and able to provide said services for the period commencing January 1, 2026, and ending December 31, 2026, for an amount not to exceed \$150,000.00; and

WHEREAS, N.J.S.A. 40A:11-2(7) provides that a contract for extraordinary and unspecifiable services may be awarded by a public entity upon certification that the services are unique, specialized, and qualitative in nature; and

WHEREAS, funds are certified as available in Account T-03-56-108-0000-199; now, therefore, be it

RESOLVED, by the Municipal Council of the City of Bayonne as follows:

1. The Mayor and the City Clerk are hereby authorized and directed to execute an agreement with the Bayonne Economic Opportunity Foundation, 555 Kennedy Boulevard, Bayonne, New Jersey 07002 to provide administration, execution and oversight of the City of Bayonne’s Community Development Block Grant Programs and/or other HUD programs services for a contract amount not to exceed \$150,000.00 for a period of one (1) year commencing January 1, 2026 and ending December 31, 2026.
2. Funds shall be charged to Account T-03-56-108-0000-199.
3. The Extraordinary Unspecifiable Services Certification shall be kept on file with this Resolution.
4. A notice of this action shall be printed once on the website of the City of Bayonne and once in a newspaper of general circulation within the boundaries of the City of Bayonne.

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

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

WHEREAS, the City of Bayonne is in need of consulting services relating to planning and implementation of the City's Community Development Block Grant Program; and

WHEREAS, the City of Bayonne advertised a Request for Qualifications/Proposals for the aforesaid planning and implementation services under the Fair & Open Contracting Requirements pursuant to N.J.S.A. 19:44A-20.4 and .5; and

WHEREAS, Triad Advisory Services, Inc., 1301 West Forest Grove Road, Suite 3A, Vineland, New Jersey 08360 has submitted to the City of Bayonne a formal written response to the City’s Request for Qualifications/Proposals for said professional consulting services; and

WHEREAS, Triad Advisory Services, Inc., is qualified, ready, and willing to provide said services for the period commencing January 1, 2026, and ending December 31, 2026, for an amount not to exceed \$51,800.00; and

WHEREAS, N.J.S.A. 40A:11-2(7) provides that a contract for extraordinary and unspecifiable services may be awarded by a public entity upon certification that the services are unique, specialized, and qualitative in nature; and

WHEREAS, this extraordinary and unspecifiable services contract was advertised under the Fair & Open Contracting Requirements pursuant to N.J.S.A. 19:44A-20.4 and .5; and

WHEREAS, pursuant to N.J.S.A. 40A:11-2(7) the Business Administrator has provided a certification that the services are unique, specialized, and qualitative in nature; and

WHEREAS, funds are certified as available in Account #T-03-56-108-0000-199; now, therefore, be it

RESOLVED, by the Municipal Council of the City of Bayonne as follows:

1. The Mayor and the City Clerk are hereby authorized and directed to execute an agreement with Triad Advisory Services, Inc., 1301 West Forest Grove Road, Suite 3A Vineland, New Jersey 08360 for consulting services relating to the planning and implementation of the City's Community Development Block Grant Program for a maximum contract amount not to exceed \$51,800.00 for the period commencing January 1, 2026 and ending December 31, 2026.
2. Funds shall be chargeable to Account #T-03-56-108-0000-199.

- 3. A notice of this action shall be printed once on the website of the City of Bayonne and once in a newspaper of general circulation within the boundaries of the City of Bayonne.
- 4. The Extraordinary Unspecifiable Services Certification shall be kept on file with this Resolution.

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

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

RESOLUTION AUTHORIZING THE MAYOR AND CITY CLERK TO ENTER INTO AN AGREEMENT WITH CONSULTING AND MUNICIPAL ENGINEERS LLC, A/K/A CME ASSOCIATES, 3141 BORDENTOWN AVENUE, PARLIN, NEW JERSEY 08859 FOR PROFESSIONAL ENGINEERING SERVICES PLANNING BOARD AND ZONING BOARD ENGINEER IN CONNECTION WITH DEVELOPERS AND REDEVELOPERS FOR THE PERIOD COMMENCING JANUARY 1, 2026 AND ENDING DECEMBER 31, 2026 FOR AN AMOUNT NOT TO EXCEED \$750,000 PAYABLE AT HOURLY RATES SET FORTH IN THE RESPONSE TO THE CITY’S REQUEST FOR QUALIFICATIONS/PROPOSALS PURSUANT TO THE FAIR AND OPEN PROCESS

WHEREAS, there exists a need for professional engineering services to act as the City’s Planning Board and Zoning Board engineers in connection with Developers and Redevelopers for the period commencing January 1, 2026 and ending December 31, 2026; and

WHEREAS, the professional engineering services to act as the City’s Planning Board and Zoning Board engineer will cover all services related matters before the board, which is including but not limited to site plan review, site plan hearing, technical review committee, resolution compliance, and building inspection; and

WHEREAS, the City of Bayonne advertised a Request for Qualifications/Proposals for the aforesaid professional services under the Fair & Open Contracting Requirements pursuant to N.J.S.A. 19:44A:20.4 and .5; and

WHEREAS, CME ASSOCIATES, 3141 Bordentown Avenue, Parlin, NJ 08859, has submitted to the City of Bayonne a formal, written response to the City’s Request for Qualifications/Proposals for general engineering services; and

WHEREAS, CME ASSOCIATES is ready, willing and able to perform said services for the period commencing January 1, 2026, and ending December 31, 2026, for an amount not to exceed \$750,000.00 payable pursuant to the fee schedule as set forth in the response to the City’s Request for Qualifications/Proposals; and

WHEREAS, this professional services contract was determined under the Fair & Open Contracting Requirements pursuant to N.J.S.A.19:44A-20.4 and .5; and
WHEREAS, this contract constitutes a “Professional Service” contract under the provisions of the Local Public Contracts Law because the service is a recognized profession, licensed and regulated by the State of New Jersey, and therefore, may be awarded without competitive bidding pursuant to N.J.S.A. 40A:11-1, et seq.; and

WHEREAS, the Local Public Contract Law (N.J.S.A. 40A:11-1, et seq.) requires that the resolution authorizing the award of contracts for “Professional Services” without competitive bids and the contract itself must be available for public inspection; and

WHEREAS, the City has qualified CME ASSOCIATES in its General Municipal Engineering Services Pool,

WHEREAS, the City of Bayonne desires to retain the services of CME ASSOCIATES for the aforesaid professional engineering services in connection with Developers and Redevelopers for a period of one year commencing January 1, 2026, and ending December 31, 2026; and

WHEREAS, the City estimates the total amount necessary to cover the costs of said professional engineering services in connection with Developers and Redevelopers for said period commencing January 1, 2026, and ending December 31, 2026, to be approximately \$750,000.00; now, therefore, be it

RESOLVED, by the Municipal Council of the City of Bayonne as follows:

1. The Mayor and the City Clerk are hereby authorized and directed to execute an agreement with CME ASSOCIATES, 3141 Bordentown Avenue, Parlin, NJ 08859 for the aforementioned professional engineering services for the period commencing January 1, 2026 and ending December 31, 2026 for a total contract amount not to exceed \$750,000.00 payable at hourly rates as set forth in the response to the City's Request for Qualifications/Proposals.
2. Notice of the action shall be printed on the website of the City of Bayonne and once in a newspaper of general circulation within the boundaries of the City of Bayonne.
3. Funds shall be chargeable to various Developers' and Redevelopers' Escrow Accounts.

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

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

RESOLUTION OF THE MUNICIPAL COUNCIL OF THE CITY OF BBAONNE, COUNTY OF HUDSON, NEW JERSEY APPROVING A TRAFFIC CONTROL PLAN FOR THE PROPERTY LOCATED AT 455-461 AVENUE C AND IDENTIFIED AS BLOCK 219, LOT 24.01 ON THE CITY OF BAYONNE TAX MAP

WHEREAS, the City of Bayonne, in the County , 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 as area in need of rehabilitation and/or area in need of redevelopment; and

WHEREAS, pursuant to Redevelopment Law, 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 Ordinance on April 19, 2023, the Municipal Council of the City of Bayonne (“the City Council”) adopted the Redevelopment Plan for the property located 455-461 Avenue C, which Property is identified as Block 219, Lot 24.01 as shown on the official tax map of the City of Bayonne (the “Property”), which sets forth the plan for the Property; and

WHEREAS, the City desires that the Property of the City of Bayo9nne be redeveloped in accordance with the Redevelopment Plan; and

WHEREAS, John and Maryan, LLC (“John and Maryan”) is the current owner of the Property and was designated as the Redeveloper of the Property be the Municipal Council; and

WHEREAS, the Parties acknowledge that long term street and sidewalk closures on parts of the Property is necessary to complete construction of the redevelopment project on the Property; and

WHEREAS, the Parties further acknowledge John and Maryan must obtain approval from the Municipal Council to conduct long term sidewalk and street closures; and

WHEREAS, On March 1, 2026, John and Maryan’s Traffic Engineer, Dynamis Traffic, LLC, submitted a Traffic Control Plan and Traffic Technical Memo entitled “Daily Traffic Control and Sidewalk Closure/Pedestrian Detour Plan, 455-461 Avenue C, Bayonne, NJ , Block 219,Lot 24.01: (“Traffic Control Plan”) to the City for its review, which depict and describe the proposed sidewalk closures, pedestrian detours and proposed traffic control devices necessary to complete the Project.

WHEREAS, the City’s professionals and staff have reviewed the Traffic Control Plan and determined that said plan is satisfactory and

WHEREAS, the City Council has considered the matter and agrees with the findings of its professionals and staff in regard to the Traffic Control Plan; and

WHEREAS, the City Council wishes to approve the Traffic Control Plan

NOW, THEREFORE, BE IT RESOLVED 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 at length.

Section 2. The City Council hereby approves the Traffic Control Plan.

Section 3. This Resolution shall take effect immediately.

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

* * * * *

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

WHEREAS, the City Clerk, advertised in the Bergen Record on February 20, 2026 that sealed bids for IMPROVEMENTS TO VETERAN’S PARK would be received on March 17, 2026; and

WHEREAS, pursuant to said advertisement, TWO (2) proposals were received from:

<u>Bidder</u>	<u>Contract Amount</u>
PICERNO GIORDANO CONSTRUCTION LLC. 200 MARKET STREET KENILWORTH, NJ 07033	\$247,112.00
Z-TECH CONTRACTING LLC 1207 US HIGHWAY 22 MOUNTAINSIDE, NJ 07092	\$371,418.61

; and

WHEREAS, the Purchasing Agent and the City’s Director of Public Works have examined the bids and have determined that the bid of PICERNO GIORDANO CONSTRUCTION LLC in the amount of \$247,112.00 is a regular bid and is advantageous to the City; and

WHEREAS, funds are certified as available in Account – G-02-41-871-2025-199; 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 IMPROVEMENTS TO VETERAN’S PARK from:

PICERNO GIORDANO CONSTRUCTION LLC.
200 MARKET STREET
KENILWORTH, NJ 07033

for the total contract amount of \$247,112.00

2. Funds shall be chargeable to Account – G-02-41-871-2025-199.

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

* * * * *

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

WHEREAS, the City Clerk, advertised in the Bergen Record on February 20, 2026 that sealed bids for IMPROVEMENTS TO THE 16TH STREET PARK MINIATURE GOLF COURSE would be received on March 11, 2026; and

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

<u>Bidder</u>	<u>Contract Amount</u>
PICERNO GIORDANO CONSTRUCTION LLC.	

WHEREAS, Hudson County Community College consistently offers best-practice, transformative educational and economic opportunities for all residents of Hudson County: 90 degree and certificate programs, including nationally recognized programs in Culinary Arts, Nursing and Health Professions, Business, STEM including Cybersecurity (designated a Center of Academic Excellence by the National Security Agency), Advanced Manufacturing, and Construction Technology; Humanities and Social Sciences; and a wide range of Continuing Education and Workforce Development credentials; and,

WHEREAS, Hudson County Community College has invested in state-of-the-art facilities to support academic excellence and student success, including the Science, Technology, Engineering and Mathematics (STEM) Building; award-winning Gabert Library with the Benjamin J. Dineen III and Dennis C. Hull Gallery; signature Culinary Arts Conference Center with Bloomberg Finance Lab; comprehensive and state-of-the-art North Hudson Campus; Student Center; and a new 11-story Center for Student Success currently under construction; and,

WHEREAS, Hudson County Community College has forged innovative and productive partnerships with K-12 and higher education institutions, business and industry leaders, local, state and federal government and non-government agencies, and others that have resulted in the creation of the HCCC Early College program (high school students graduate with an associate degree prior to receiving high school diplomas), internships and mentoring programs, dual education programs, and more; and,

WHEREAS, the Hudson County Community College Foundation has raised more than \$3.5 million for scholarships, and the College has awarded over \$2.3 million annually in financial aid through the Community College Opportunity Grant, and secured major federal and private grants including a \$3 million Title V grant to expand opportunities for Hispanic and Latino students, and a \$1.75 million U.S. Department of Labor grant for workforce development; and,

WHEREAS, Hudson County Community College has been recognized repeatedly for excellence and equity, including the *INSIGHT Into Diversity* Higher Education Excellence in Diversity (HEED) Award (five consecutive years) and HEED Champion Award (two consecutive years), “Great Colleges to Work For” Honor Roll distinction, and multiple national awards for faculty, staff, and students; and,

WHEREAS, Hudson County Community College is committed to fostering a culture of care and supporting students beyond the classroom by providing food pantries on both campuses, a clothing closet, mental health and social work counseling services, emergency funding for students, and has been awarded the Campus Prevention Network Seal of Prevention by Vector Solutions;

NOW, THEREFORE, BE IT RESOLVED, THAT I, ROBERT KUBERT, MAYOR of the City of Bayonne hereby proudly proclaim September 2025 through September 2026 the

50th ANNIVERSARY YEAR OF CELEBRATION OF HUDSON COUNTY COMMUNITY COLLEGE

in City of Bayonne in recognition of the College’s half-century of extraordinary contributions and excellence in higher education, student achievement, and community engagement.

BE IT FURTHER RESOLVED that the *Municipal* Council of the City of Bayonne commends Hudson County Community College’s students, alumni, faculty, staff, leadership, and community partners, whose commitment and achievements have shaped HCCC’s half-century legacy of access, innovation, and excellence.

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

* * * * *

88. Council As A Whole moved and seconded the following resolution, which was read by the clerk and adopted

WHEREAS, Teresa Demjanovich was born on March 26, 1901 at the Demjanovich family home on Constable Hook in Bayonne; and

WHEREAS, Teresa Demjanovich was baptized and raised in St John the Baptist Ruthenian Greek-Rite Catholic Church on Constable Hook, now known as St John the Baptist Byzantine Catholic Church on 26th St in Bayonne; and

WHEREAS, Teresa Demjanovich was educated in Bayonne Public Schools, and was the Salutatorian of the Bayonne High School Class of Winter 1917, and gave the Salutatorian speech at BHS’ graduation ceremony in February 1917; and

WHEREAS, the Principal of Bayonne High School wrote in his college letter of recommendation for her that she would “bring great honor to her Alma Mater”; and

WHEREAS, Teresa Demjanovich earned a college degree at St Elizabeth College in Convent Station, NJ, and worked as an English Teacher at the Academy of St Aloysius in Jersey City; and

WHEREAS, Teresa Demjanovich was later a parishioner of St Vincent’s Church in Bayonne, and was the Treasurer of the National Women of St. Vincent de Paul’s Parish; and

WHEREAS, Teresa Demjanovich was accepted as a Sister of Charity of Saint Elizabeth, a religious order founded by the first native born American Saint, Mother Elizabeth Seton, and took the name Miriam Teresa on April 2, 1927; and,

WHEREAS, Sister Miriam Teresa died on May 8, 1927, and her body is housed at the Holy Family Chapel in the motherhouse of the Sisters of Charity of Saint Elizabeth in Convent Station, NJ; and,

WHEREAS, brother of Sister Miriam Teresa, Roman Catholic priest Monsignor Charles Demjanovich, former procurator of Immaculate Conception Seminary at Seton Hall, named after Sisters of Charity of Saint Elizabeth founder Mother Seton, edited and published works by Miriam Teresa into books such as “Greater Perfection”; and

WHEREAS, many books regarding Sister Miriam Teresa’s works have been published in multiple languages and read throughout the world; and,

WHEREAS, on May 10, 2012, Miriam Teresa was proclaimed venerable by Pope Benedict XVI, and on December 17, 2013, Pope Francis approved the Beatification of Sister Miriam Teresa, and she was given the title “Blessed” at a ceremony on October 4, 2014, held at the Cathedral Basilica of the Sacred Heart in Newark, the first ever beatification to take place in the United States; and

WHEREAS, The City of Bayonne named the park on Gregg Lane “Sister Miriam Teresa Park” on May 23, 1976, and the Archdiocese of Newark formed the “Blessed Miriam Teresa Roman Catholic Parish” on January 3, 2016 in downtown Bayonne; now, therefore, be it

RESOLVED, by the Mayor and Council of the City of Bayonne, that Blessed Miriam Teresa Demjanovich did bring great honor to her Alma Mater and henceforth, May 8th of each year shall be celebrated as “Blessed Miriam Teresa Demjanovich, S.C. Day” in City of Bayonne; and, be it further

RESOLVED, that this Resolution is to be presented to the Bayonne Board of Education, the Sisters of Charity of Saint Elizabeth, the Byzantine Catholic Eparchy of Passaic, and the Archdiocese of Newark.

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

* * * * *

89. Council moved the following resolution, seconded by Council , which was read by the clerk and adopted

Amending Ordinance O-24-23 due to scrivener’s error Chapter 33, Planning and Development Regulations, Section 33-21, Unlawful Residential Occupancies, Section 33-21.1, Purpose and Intent, Section 33-21.2, Prohibited Acts and 33-21.3 Definitions, Language Needs to be Changed to Section 33-22, Unlawful Residential Occupancies, Section 33-22.1, Purpose and Intent, Section 33-22.2 Prohibited Acts, and Section 33-22.3 Definitions as it Appears Online on E-Code 360

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



OFFICE OF THE MAYOR
CITY OF BAYONNE
630 AVENUE C • BAYONNE, NEW JERSEY 07002-3898
TEL. (201) 858-6010 • FAX (201) 436-2413
ROBERT KUBERT, Mayor



March 18, 2026

Dear Council President LaPelusa
And Honorable Members of City Council:

I hereby appoint John Armstrong as Acting Municipal Engineer for the City of Bayonne effective March 18, 2026 with the term expiring June 30, 2026.

In conjunction with this appointment the City Clerk has been directed to add an accompanying item on the March 18, 2026, Council meeting agenda to be received and filed by the City Council.

Sincerely,


Robert Kubert
Mayor

Cc: Madelene Medina, City Clerk
File

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

* * * * *

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



ROBERT KUBERT
MAYOR

CITY OF BAYONNE
OFFICE OF THE MAYOR
MUNICIPAL BUILDING
630 AVENUE C • BAYONNE, NJ 07002
TEL: (201) 858-6010

MADELENE MEDINA, RMC
CITY CLERK

March 18, 2026

Dear Council President LaPelusa
And Honorable Member of City Council

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

BEN COSTANZA
4 East 35th Street
Bayonne, NJ 07002

Term to expire: December 31, 2026
(Replacing Thomas Maiorano)

In conjunction with this appointment the City Clerk has been directed to add an accompanying item on the March 18, 2026, Council meeting agenda to be received and filed by the City Council.

Sincerely,

Robert Kubert
Mayor

cc: Madelene Medina, City Clerk
File

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

* * * * *

At 10:20 P.M., Council Member Carroll motioned to adjourn, seconded by Council Member Booker, which motion was adopted.

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

President – Gary LaPelusa

City Clerk – Madelene C. Medina