SPECIAL MEETING

OF THE MUNICIPAL COUNCIL OF THE CITY OF BAYONNE, IN THE COUNTY OF HUDSON, NEW JERSEY, HELD IN THE COUNCIL CHAMBER, MUNICIPAL BUILDING, 630 AVENUE C, ON WEDNESDAY, AUGUST 26, 2026

The Council met at 6:00 P.M.

The Council President announced: "I would like to advise all those present that notice of this special meeting of the Municipal Council of the City of Bayonne of August 26, 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 was posted and filed with the City Clerk and was forwarded to the Bergen Record and the Star Ledger by on August 21, 2026."

The Special Meeting of the Municipal Council of the City of Bayonne is now in session.

The Clerk called the roll.

Present were: Council Members Bottino, Gillen, Perry, Salama and President Godesky Rodriguez

The Council President led the Pledge of Allegiance.

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01. Council President Godesky Rodriguez moved the following communication be received and filed, seconded by Council Member Gillen, which was adopted

August 5, 2026

Hon. Melissa Godesky Rodriguez
City Council President
630 Avenue C
Bayonne, New Jersey 07002

Dear Council President Godesky Rodriguez,

Pursuant to the statutory authority vested in me as Mayor of the City of Bayonne, by virtue of N.J.S.A. 40:69A-149.5 and N.J.S.A. 40:69-179, I hereby call for a Special Meeting of the City Council to be held Wednesday, August 26, 2026 at 6:00 p.m. in the Dorothy E. Harrington Council Chambers at Bayonne City Hall to address the following matters:

1. To conduct a public hearing and consider final adoption of an "Amending and Supplementing the Revised General Ordinances of the City of Bayonne, Chapter 2, Administration" to establish the Division of Code Enforcement within the Department of Municipal Services. Such public hearing and consideration of final adoption at the hereby called Special Meeting shall be contingent on the ordinance's first ready and introduction at the City Council's Regular Meeting of Wednesday, August 12, 2026

2. To consider temporary and/or permanent easement agreements in furtherance of the repairs, replacement, and/or maintenance of the City of Bayonne's aqueduct, and infrastructure in support thereof.

Respectfully Submitted,
Sharon Nadrowski
Mayor
(signed)

Yeas -Council Members Bottino, Gillen, Perry, Salama and President Godesky Rodriguez

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02. The Clerk announced:

AN ORDINANCE ENTITLED, "AN ORDINANCE AMENDING AND SUPPLEMEMTING THE REVISED GENERAL ORDINANCES OF THE CITY OF BYONNE, CHAPTER 2, ADMINISTRATION", which was introduced and passed a first reading at a meeting held August 12,2 026, was published in the Bergen Record and posted on the City of Bayonne Website 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 August 26, 2026 is now before the Council for its consideration and a public hearing.

Council Member Salama moved the following resolution for second reading, seconded by Council Member Perry, which was read by the Clerk and adopted.

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

Yeas – Council Members Bottino, Gillen, Perry, Salama and President Godesky Rodriguez.

The Clerk read the ordinance by title: AN ORDINANCE AMENDING AND SUPPLEMEMTING THE REVISED GENERAL ORDINANCES OF THE CITY OF BYONNE, CHAPTER 2, ADMINISTRATION"

The Council is now ready to give all persons interested in the budget amendments an opportunity to be heard concerning same. 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.

Council Member Perry motioned to close the hearing, seconded by Council Member Salama, which motion was adopted.

Yeas – Council Members Bottino, Gillen, Perry, Salama and President Godesky Rodriguez.

Council President Godesky-Rodriguez moved the following resolution, seconded by Council Member Perry, which was read by the Clerk and adopted.

WHEREAS, an ordinance entitled, "AN ORDINANCE AMENDING AND SUPPLEMEMTING THE REVISED GENERAL ORDINANCES OF THE CITY OF BYONNE, CHAPTER 2, ADMINISTRATION" was introduced and passed a first reading at a meeting held July 22, 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 August 12, 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-26-76.

Yeas – Council Members Bottino, Gillen, Perry, Salama and President Godesky Rodriguez.

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Eric Tomaszewski, of the firm McManimon, Scotland, and Baumann, LLC addressed the council on the following resolutions.

03. Council Member Perry moved the following resolution, seconded by Council Member Salama, which was read by the Clerk and adopted.

APPROVING A TEMPORARY WATER PIPELINE CONSTRUCTION EASEMENT AGREEMENT WITH JERSEY CITY URBAN EDGE, LLC FOR PROPERTY DESIGNATED AS BLOCK 16001, LOT 3 ON THE TAX MAP OF THE CITY OF JERSEY CITY, AND AUTHORIZING THE MAYOR AND CITY CLERK TO EXECUTE THE SAME

WHEREAS, the City of Bayonne's (the "City") water supply travels through a 12.25-mile Aqueduct and pipeline that crosses under the Hackensack River; and,

WHEREAS, the underwater segment of that pipeline is forty-nine (49) years old and has been subject to significant leaks in the past and, although temporary repairs have been affected, requires a permanent replacement, which is an ongoing condition of the New Jersey Department of Environmental Protection Water Allocation Permit for the City; and,

WHEREAS, in connection with that replacement, the City along with its utility operator, is planning the construction and installation of a twin aqueduct pipeline system necessary to transport potable water to the residents of the City across the Hackensack River, including all water lines, pipes, regulating chambers, pumping stations, junction holes, manholes and related aqueduct components (hereinafter referred to collectively as the "Pipeline Project"); and,

WHEREAS, the Pipeline Project requires acquisition of certain easements on real properties located in the City of Jersey City ("Jersey City") and the Town of Kearny, including the real property designated as Block 16001, Lot 3 on the tax map of the City of Jersey City (the "Property"), which property is owned by Jersey City UE LLC (f/k/a J.C. VF, L.L.C (c/o Urban Edge Properties) ("Owner"); and,

WHEREAS, the Owner is willing to subject its Property to the City's use for the Pipeline Project pursuant to an agreed upon form of agreement and reasonable compensation for such use; and,

WHEREAS, the City and Owner have negotiated a Temporary Water Pipeline Construction Easement (the "Agreement") in the form attached hereto; and,

WHEREAS, the Agreement calls for the City to compensate the Owner in the amount of a one-time payment of $25,000.00, plus any and all appraisals, surveys, engineering costs, legal fees - including an initial amount of $2,438 for existing legal fees incurred by the owner - recording fees, and any and all other costs, fees, and expenses associated with the drafting, implementing, and/or enforcing the terms of same.

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

1. The above recitals are incorporated herein.

2. The Mayor and Clerk are hereby authorized to execute an "Temporary Water Pipeline Construction Easement" on behalf of the City of Bayonne in accordance with the terms and conditions of the form of agreement attached to this resolution, in a final form acceptable to the Law Director for the City of Bayonne.

3. Funding for the Easement Agreement approved by this Resolution shall be provided by means of a distribution from the Utility Rate Stabilization Fund ("RSF") maintained by the Concessionaire, Bayonne Joint Water Venture, LLC ("BWJV"), pursuant to the Concession Agreement dated December 20, 2012.

4. The Municipal Council hereby authorizes a reduction in the applicable RSF "Threshold Amount," in accordance with the provisions of the Concession Agreement, in an amount of $27,438 (Twenty-Seven Thousand Four-Hundred and Thirty-Eight Dollars) sufficient to permit the immediate transfer of funds to the City of Bayonne necessary to make the initial payments required under the Easement Agreement. Upon transfer by BWJV, such funds shall be deposited with the City of Bayonne Finance Department in the appropriate utility account and shall be used solely for payments required under the Easement Agreement.

5. The Director of Municipal Services or the City Business Administrator is further authorized to request such future additional reductions to the RSF Threshold Amount, as permitted under the Concession Agreement, in order to facilitate such subsequent transfers of funds as may be necessary to satisfy additional payment obligations arising under the Easement Agreement, provided that: (a) the Utility Rate Stabilization Fund contains a sufficient balance to support the requested adjustment and transfer; (b) the aggregate amount of such future additional transfers authorized under this Resolution shall not exceed One Hundred Thousand Dollars ($100,000.00); (c) notice of such adjustments requested by the Director of Municipal Services or the Business Administrator must be copied to the Mayor and members of the Municipal Council; and (d) any request exceeding this additional $100,000 aggregate amount shall require a subsequent resolution and approval by this Municipal Council.

6. Nothing contained herein shall limit the City's authority to authorize additional transfers or payments in accordance with the Concession Agreement, including Amendment No. 1 thereto, approved in 2023.

7. The City Law Director, or such outside legal counsel as may be retained by the City in connection with this matter, is authorized to make such ministerial changes and to take and authorize such further actions as may be necessary to effectuate said agreement following both approval by this Council and execution by the Mayor of the final form of agreement.

8. The City's chief financial officer (CFO), business administrator (BA), director of municipal services, utility engineer, financial advisor and legal counsel and such subordinates as they may direct, are authorized to take actions to effectuate the agreements approved by this Resolution, with all prior actions taken by them in this regard hereby ratified and confirmed.

9. This resolution shall take effect immediately.

Yeas – Council Members Bottino, Gillen, Perry, Salama and President Godesky Rodriguez.

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04. Council Member Perry moved the following resolution, seconded by Council Member Salama, which was read by the Clerk and adopted.

A RESOLUTION "APPROVING A TEMPORARY WATER PIPELINE CONSTRUCTION EASEMENT AGREEMENT WITH HUGO NEU KEARNY DEVELOPMENT, LLC FOR PROPERTY DESIGNATED AS BLOCK 294, LOT 20 ON THE TAX MAP OF THE TOWN OF KEARNY AND AUTHORIZING THE MAYOR AND CITY CLERK TO EXECUTE THE SAME"

WHEREAS, the City of Bayonne's (the "City") water supply travels through a 12.25-mile Aqueduct and pipeline that crosses under the Hackensack River; and,

WHEREAS, the underwater segment of that pipeline is forty-nine (49) years old and has been subject to significant leaks in the past and, although temporary repairs have been affected, requires a permanent replacement, which is an ongoing condition of the New Jersey Department of Environmental Protection Water Allocation Permit for the City; and,

WHEREAS, in connection with that replacement, the City along with its utility operator, is planning the construction and installation of a twin aqueduct pipeline system necessary to transport potable water to the residents of the City across the Hackensack River, including all water lines, pipes, regulating chambers, pumping stations, junction holes, manholes and related aqueduct components (hereinafter referred to collectively as the "Pipeline Project"); and,

WHEREAS, the Pipeline Project requires acquisition of certain easements on real properties located in the City of Jersey City and the Town of Kearny ("Kearny"), including the real property designated as Block 294, Lot 20 on the Kearny tax map (the "Property"), which property is owned by Hugo Neu Kearny Development, LLC ("Owner"); and,

WHEREAS, the Owner is willing to subject its Property to the City's use for the Pipeline Project pursuant to an agreed upon form of agreement and reasonable compensation for such use; and,

WHEREAS, the City and Owner have negotiated a Temporary Water Pipeline Construction Easement (the "Agreement") in the form attached hereto; and,

WHEREAS, the Agreement calls for the City to compensate the Owner for all appraisals, surveys, engineering costs, legal fees, recording fees, and any and all other costs, fees, and expenses associated with the drafting, implementing, and/or enforcing the terms of same.

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

1. The above recitals are incorporated herein.

2. The Mayor and Clerk are hereby authorized to execute an "Temporary Water Pipeline Construction Easement" on behalf of the City of Bayonne in accordance with the terms and conditions of the form of agreement attached to this resolution, in a final form acceptable to the Law Director for the City of Bayonne.

3. Funding for the Easement Agreement approved by this Resolution shall be provided by means of a distribution from the Utility Rate Stabilization Fund ("RSF") maintained by the Concessionaire, Bayonne Joint Water Venture, LLC ("BWJV"), pursuant to the Concession Agreement dated December 20, 2012.

4. The Municipal Council hereby authorizes a reduction in the applicable RSF "Threshold Amount," in accordance with the provisions of the Concession Agreement, in an amount of $1.00 (One Dollar) sufficient to permit the

immediate transfer of funds to the City of Bayonne necessary to make the initial payments required under the Easement Agreement. Upon transfer by BWJV, such funds shall be deposited with the City of Bayonne Finance Department in the appropriate utility account and shall be used solely for payments required under the Easement Agreement.

5. The Director of Municipal Services or the City Business Administrator is further authorized to request such future additional reductions to the RSF Threshold Amount, as permitted under the Concession Agreement, in order to facilitate such subsequent transfers of funds as may be necessary to satisfy additional payment obligations arising under the Easement Agreement, provided that: (a) the Utility Rate Stabilization Fund contains a sufficient balance to support the requested adjustment and transfer; (b) the aggregate amount of such future additional transfers authorized under this Resolution shall not exceed One Hundred Thousand Dollars ($100,000.00); (c) notice of such adjustments requested by the Director of Municipal Services or the Business Administrator must be copied to the Mayor and members of the Municipal Council; and (d) any request exceeding this additional $100,000 aggregate amount shall require a subsequent resolution and approval by this Municipal Council.

6. Nothing contained herein shall limit the City's authority to authorize additional transfers or payments in accordance with the Concession Agreement, including Amendment No. 1 thereto, approved in 2023.

7. The City Law Director, or such outside legal counsel as may be retained by the City in connection with this matter, is authorized to make such ministerial changes and to take and authorize such further actions as may be necessary to effectuate said agreement following both approval by this Council and execution by the Mayor of the final form of agreement.

8. The City’s chief financial officer (CFO), business administrator (BA), director of municipal services, utility engineer, financial advisor and legal counsel and such subordinates as they may direct, are authorized to take actions to effectuate the agreements approved by this Resolution, with all prior actions taken by them in this regard hereby ratified and confirmed.

9. This resolution shall take effect immediately.

Yeas – Council Members Bottino, Gillen, Perry, Salama and President Godesky Rodriguez.

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05. Council Member Perry moved the following resolution, seconded by Council Member Salama, which was read by the Clerk and adopted.

A RESOLUTION “APPROVING A PERMANANT WATER PIPELINE EASEMENT AGREEMENT WITH HUGO NEU KEARNY DEVELOPMENT, LLC FOR PROPERTY DESIGNATED AS BLOCK 294, LOT 20 ON THE TAX MAP OF THE TOWN OF KEARNY AND AUTHORIZING THE MAYOR AND CITY CLERK TO EXECUTE THE SAME”

WHEREAS, the City of Bayonne’s (the “City”) water supply travels through a 12.25 mile Aqueduct and pipeline that crosses under the Hackensack River; and,

WHEREAS, the underwater segment of that pipeline is forty-nine (49) years old and has been subject to significant leaks in the past and, although temporary repairs have been affected, requires a permanent replacement, which is an ongoing condition of the New Jersey Department of Environmental Protection Water Allocation Permit for the City; and,

WHEREAS, in connection with that replacement, the City along with its utility operator, is planning the construction and installation of a twin aqueduct pipeline system necessary to transport potable water to the residents of the City across the Hackensack River, including all water lines, pipes, regulating chambers, pumping stations, junction holes, manholes and related aqueduct components (hereinafter referred to collectively as the "Pipeline Project"); and,

WHEREAS, the Pipeline Project requires acquisition of certain easements on real properties located in the City of Jersey City and the Town of Kearny (“Kearny”), including the real property designated as Block 294, Lot 20 on the Kearny tax map (the “Property”), which property is owned by Hugo Neu Kearny Development, LLC (“Owner”); and,

WHEREAS, the Pipeline Project requires certain permanent pipeline infrastructure to be constructed beneath the Property; and,

WHEREAS, the Owner is willing to subject its Property to the City's use for the Pipeline Project pursuant to an agreed upon form of agreement for such use; and,

WHEREAS, the City and Owner have negotiated a Water Pipeline Easement Agreement (the "Agreement") in the form attached hereto; and,

WHEREAS, the Agreement calls for the City to compensate the Owner for all appraisals, surveys, engineering costs, legal fees, recording fees, and any and all other costs, fees, and expenses associated with the drafting, implementing, and/or enforcing the terms of same, but Owner has not identified any such costs or fees to date; and,

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

1. The above recitals are incorporated herein.

2. The Mayor and Clerk are hereby authorized to execute an "Water Pipeline Easement Agreement" on behalf of the City of Bayonne in accordance with the terms and conditions of the form of agreement attached to this resolution, in a final form acceptable to the Law Director for the City of Bayonne.

3. Funding for any costs or fees related to the Agreement as approved by this Resolution shall be provided by means of a distribution from the Utility Rate Stabilization Fund ("RSF") maintained by the Concessionaire, Bayonne Joint Water Venture, LLC ("BWJV"), pursuant to the Concession Agreement dated December 20, 2012.

4. The Director of Municipal Services or the City Business Administrator is authorized to request such future reductions to the RSF "Threshold Amount", as permitted under the Concession Agreement, in order to facilitate such subsequent transfers of funds as may be necessary to satisfy payment obligations arising under the Agreement, provided that: (a) the Utility Rate Stabilization Fund contains a sufficient balance to support the requested adjustment and transfer; (b) the aggregate amount of such future additional transfers authorized under this Resolution shall not exceed One Hundred Thousand Dollars ($100,000.00); (c) notice of such adjustments requested by the Director of Municipal Services or the Business Administrator must be copied to the Mayor and members of the Municipal Council; and (d) any request exceeding this additional $100,000 aggregate amount shall require a subsequent resolution and approval by this Municipal Council.

5. Nothing contained herein shall limit the City's authority to authorize additional transfers or payments in accordance with the Concession Agreement, including Amendment No. 1 thereto, approved in 2023.

6. The City Law Director, or such outside legal counsel as may be retained by the City in connection with this matter, is authorized to make such ministerial changes and to take and authorize such further actions as may be necessary to effectuate said agreement following both approval by this Council and execution by the Mayor of the final form of agreement.

7. The City's chief financial officer (CFO), business administrator (BA), director of municipal services, utility engineer, financial advisor and legal counsel and such subordinates as they may direct, are authorized to take actions to effectuate the agreements approved by this Resolution, with all prior actions taken by them in this regard hereby ratified and confirmed.

8. This resolution shall take effect immediately.

Yeas – Council Members Bottino, Gillen, Perry, Salama and President Godesky Rodriguez.

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Prior to adjournment the Council expressed a heartfelt congratulations to the BAYONNE LITTLE LEAGUE on their success at the LITTLE LEAGUE WORLD SERIES.

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At 6:20 P.M., The Council President motioned to adjourn, seconded by Council Member Bottino, which motion was adopted.

Yeas – Council Members Bottino, Gillen, Perry, Salama and President Godesky Rodriguez.

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President – Melissa Godesky Rodriguez

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City Clerk – Madelene C. Medina