

O-25-57
9/17/25

AN ORDINANCE OF THE MUNICIPAL COUNCIL OF THE CITY OF BAYONNE, COUNTY OF HUDSON, NEW JERSEY APPROVING AN ACCESS AGREEMENT WITH 26 NORTH AVENUE URBAN RENEWAL, LLC FOR PROPERTY LOCATED AT 26 NORTH AVENUE AND IDENTIFIED AS BLOCK 297, LOT 3 ON THE OFFICIAL TAX MAP OF THE CITY

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

WHEREAS, 26 NORTH AVENUE URBAN RENEWAL, LLC is a limited liability company licensed to do business in the State of New Jersey, having an address at having its offices at Cali Futures, LLC, 11 Commerce Drive, Suite 206, Cranford, New Jersey 07016 (“Redeveloper”); and

WHEREAS, Redeveloper is the owner of the property designated as Block 297, Lot 3 on the official tax map of the City of Bayonne and more commonly known as 26 North Avenue (the “Property”); and

WHEREAS, the Redeveloper has requested that the City permit a certain accessway located within the public right-of-way adjacent to the Property to facilitate access to the proposed building on the Property, along the front of the building on North Avenue; and

WHEREAS, the proposed accessway within the public right-of-way is subject to Municipal Council of the City of Bayonne approval; and

WHEREAS, the City believes that the entry of an Access Agreement over and on the City’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 the Access Agreement with Redeveloper is necessary, and as such execution of said agreement 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 Access Agreement between the City of Bayonne and 26 North Avenue Urban Renewal, LLC for the benefit of 26 North Avenue 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 Access 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 Access Agreement by the City of Bayonne for the benefit of 26 North Avenue 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.