

**O-26-03**  
**1/21/26**

**ORDINANCE OF THE MUNICIPAL COUNCIL OF THE CITY OF BAYONNE,  
COUNTY OF HUDSON, STATE OF NEW JERSEY APPROVING A FINANCIAL  
AGREEMENT BY AND BETWEEN THE CITY OF BAYONNE AND GOLDEN APPLE  
CAPITAL URBAN RENEWAL, LLC FOR THE PROPERTY LOCATED AT 935-939  
BROADWAY WHICH PROPERTY IS IDENTIFIED AS BLOCK 85, LOT 23 AS  
SHOWN ON THE OFFICIAL TAX MAP OF THE CITY OF BAYONNE**

**WHEREAS**, the City of Bayonne, in the County of Hudson, New Jersey (the "City"), public body corporate and politic of the State of New Jersey (the "State"), is authorized pursuant to the Local Redevelopment and Housing Law, N.J.S.A. 40A:12A-1 et seq. (the "Redevelopment Law"), to determine whether certain parcels of land within the City constitute an area in need of rehabilitation and/or an area in need of redevelopment; and

**WHEREAS**, pursuant to the Redevelopment Law, the Municipal Council of the City of Bayonne (the "City Council") adopted Resolution No. 98-02-04-040, designating the entire City as an area in need of rehabilitation in accordance with N.J.S.A. 40A:12A-14; and

**WHEREAS**, by Resolution No. 24-12-18-075 dated December 18, 2024, the Municipal Council of the City (the "Municipal Council") designated the property located at 935-939 Broadway and identified as Block 85, Lot 23 on the official tax map of the City of Bayonne as a non-condemnation area in need of redevelopment under the Redevelopment Law in accordance with the provisions of N.J.S.A. 40A:12A-6 of the Redevelopment Law (the "Redevelopment Area"); and

**WHEREAS**, on July 16, 2025, the Municipal Council adopted Ordinance O-5 adopting a redevelopment plan titled "Redevelopment Plan, Block 85, Lot 23, 937 Broadway" dated May 2, 2025 ("Redevelopment Plan") (hereinafter the "Redevelopment Plan"); and

**WHEREAS**, by Resolution adopted on November 12, 2025, the Municipal Council has designated Golden Apple Capital Urban Renewal, LLC as "redeveloper", as defined in the Redevelopment Law, of Block 85, Lot 23 to undertake development, redevelopment, and construction on Block 85, Lot 23 (the "Property") in accordance with the Redevelopment Plan, as amended, and related improvements; and

**WHEREAS, GOLDEN APPLE CAPITAL 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 85, Lot 23 (the "Property"), which Property is more particularly described by the legal description set forth in the application submitted by the Entity as further described herein (the "Application"); and

**WHEREAS**, the Entity is or will be the designated redeveloper of the Property; and

**WHEREAS**, the Entity proposes to redevelop the Property with a project that will consist of construction of a six-story, multifamily residential and retail/commercial building containing 51 units, 52 parking spaces, approximately 1,761 sq. ft. of commercial/retail space; approximately 353 sq. ft. of residential amenity space; an approximately 2,226 sq. ft. rooftop deck and other improvements (the “Project”), in accordance with the Redevelopment Plan (the “Project”); and

**WHEREAS**, the Entity submitted an application to the City for approval of an exemption for the Project pursuant to the Long-Term Tax Exemption Law, N.J.S.A. 40A:20-1 et seq. (the “LTTE Law”), which Application is attached hereto as Exhibit A; and

**WHEREAS**, the City and the Entity reviewed the application and negotiated the terms of a financial agreement pursuant to the LTTE Law (the “Financial Agreement”); and

**WHEREAS**, the Municipal Council finds that the requested tax exemption will benefit the City and its inhabitants by improving the use of the Property and providing economic opportunities for residents through construction and permanent job creation, and the benefits would substantially outweigh the costs, if any, associated with the tax exemption; and

**WHEREAS**, the Municipal Council further finds that the requested tax exemption is important to the City and that without the incentive of the tax exemption, it is unlikely that the Project will be undertaken; and

**WHEREAS**, the Municipal Council deems it to be in the best interest of the City to pass an Ordinance authorizing the City to enter into the proposed Financial Agreement with the Entity on the terms and conditions stated in the applicable form of Financial Agreement attached to this Ordinance.

**NOW THEREFORE, BE IT ORDAINED THAT THE MUNICIPAL COUNCIL OF THE CITY OF BAYONNE DOES HEREBY ADOPT THE TAX EXEMPTIONS FOR THE ENTITY AS FOLLOWS:**

**Section 1.** The development of the Project is hereby approved for the grant of a tax exemption under the LTTE Law by virtue of, pursuant to and in conformity with the provisions of the LTTE Law.

**Section 2.** The Mayor is hereby authorized to execute the Financial Agreement with the Entity in substantially the form attached hereto and subject to any further review, analysis or modifications that counsel may deem appropriate.

**Section 3.** During the term of the tax exemption with respect to the Entity, there shall be paid to the City in lieu of any taxes to be paid on the improvements of the Project, an annual service charge determined as provided in the Financial Agreement.

**Section 4.** Counsel is authorized to prepare, and the Mayor is hereby authorized to execute, any additional documents that may be necessary to implement and carry out the intent of the Financial Agreement