



CITY OF JERSEY CITY

280 Grove Street
Jersey City, New Jersey 07302

Steven M. Fulop, Mayor

John J. Metro, Business Administrator
Sean J. Gallagher, R.M.C., City Clerk
Brittany Murray, Esq., Acting Corporation Counsel

Joyce E. Watterman, Councilperson-at-Large
President of the Municipal Council
Daniel Rivera, Councilperson-at-Large
Amy DeGise, Councilperson-at-Large

Denise Ridley, Councilperson, Ward A
President Pro Tempore
Maureen K. Hulings, Councilperson, Ward B
Richard Boggiano, Councilperson, Ward C
Yousef J. Saleh, Councilperson, Ward D
James Solomon, Councilperson, Ward E
Frank E. Gilmore, Councilperson, Ward F

Agenda

Regular Meeting of the Municipal Council

Wednesday, September 10, 2025 at 6:00 p.m.

Please Note: The next caucus meeting of Council is scheduled for **Monday, September 22, 2025 at 4:00 p.m.** in the Anna and Anthony R. Cucci Memorial Council Chambers, City Hall.

The next regular meeting of Council is scheduled for **Wednesday, September 24, 2025 at 6:00 p.m.** in the Anna and Anthony R. Cucci Memorial Council Chambers, City Hall. A pre-meeting caucus may be held in City Hall.

Page

1. REGULAR MEETING

- (a) ROLL CALL:
- (b) INVOCATION:
- (c) SALUTE TO THE FLAG:
- (d) STATEMENT IN COMPLIANCE WITH SUNSHINE LAW:

City Clerk Sean J. Gallagher stated on behalf of the Municipal Council, "In accordance with the New Jersey P.L. 1975, Chapter 231 of the Open Public Meetings Act (Sunshine Law), adequate notice of this meeting was provided by mail and/or fax to The Bergen Record and The El

Especialito. Additionally, the **annualnotice** was posted on the bulletin board, first floor of City Hall and filed in the Office of the City Clerk on November 15, 2024, indicating the schedule of Meetings and Caucuses of the Jersey City Municipal Council for the calendar year 2025.

The Agenda of this meeting was disseminated on **Friday, September 5, 2025 at 6:54 p.m.** to the Municipal Council, Mayor and Business Administrator of Jersey City. It was similarly disseminated to The Bergen Record and The El Especialito .

[Link to view Caucus](#)
[Link to view Meeting](#)

2. RECEPTION BID:

CONSENT AGENDA

All items listed on the meeting calendar with an asterisk (or asterisks) are considered routine by the municipal council and will be enacted by one motion (and roll call) without separate discussion of each item. If discussion is desired on any item and permitted by the council, that item will be considered separately.

Consent Agenda adopted by Ordinance J-636 and supplemented by Ordinance C-248.

Please understand that all documents listed in the consent agenda are available for public perusal at this meeting.

3. ORDINANCE - FIRST READING

- | | | |
|------------------|--|-----------------------------------|
| <i>17 - 29</i> | 3.1 An Bond Ordinance providing for various Capital Improvements by and in the City of Jersey City, in the County of Hudson, State of New Jersey; reappropriating \$79,713,002.82 in excess Bond or Note proceeds from various Bond Ordinances, not needed for their original purpose, to finance the cost thereof. | Ord. 25-095 - Pdf |
| <i>30 - 138</i> | 3.2 An Ordinance amending Chapter A352 (Enabling Ordinances) of the Jersey City Municipal Code commemoratively designating Bentley Avenue, from John F. Kennedy Blvd. to West Side Avenue in the City of Jersey City, as “Walter R. Lezynski Way”. | Ord. 25-096 - Pdf |
| <i>139 - 144</i> | 3.3 An Ordinance authorizing the execution of documents amending and releasing certain restrictions imposed on Block 15801, Lot 5 within the Jersey City Medical Center site to allow for its Redevelopment. | Ord. 25-097 - Pdf |
| <i>145 - 148</i> | 3.4 An Ordinance amending Chapter 218 (Multiple Dwellings) Section 12 of the Code of Ordinances of the City of Jersey City by adding Subsection 3 “Mandatory Disclosure for Rent Increases”. | Ord. 25-098 - Pdf |
| <i>149 - 152</i> | 3.5 An Ordinance amending and supplementing Chapter 260 (Rent Control) of the Code of Ordinances of the City of Jersey City to clarify the scope of state-level exemptions. | Ord. 25-099 - Pdf |
| <i>153 - 156</i> | 3.6 An ordinance amending and supplementing Chapters 218 (Multiple Dwellings), Chapter 260 (Rent Control), and Chapter 254 (Property Maintenance) of the Code of Ordinances of the City of Jersey City to establish mandatory minimums for violations of housing-related ordinances. | Ord. 25-100 - Pdf |

4. ORDINANCE HEARING - SECOND READING

- 157 - 183 **4.1** An Ordinance of the Municipal Council of the City of Jersey City adopting amendments to the Journal Square 2060 Redevelopment Plan and the Saint John's Redevelopment Plan. [Ord. 25-086 - Pdf](#)
- 184 - 234 **4.2** An Ordinance of the Municipal Council amending the Fayette Broadway Redevelopment Plan. [Ord. 25-087 - Pdf](#)
- 235 - 245 **4.3** An Franchise Ordinance granting permission to 88 Regent Street, LLC, its successors and assigns, to have private improvements in the Public right-of-way of Regent Street adjacent to the property located at 88 Regent Street, Jersey City, New Jersey, identified on the Tax Maps of the City of Jersey City as Block 14002, Lots 1.02 and 1.06. [Ord. 25-088 - Pdf](#)
- 246 - 259 **4.4** An Franchise Ordinance granting permission to Ian Gutch and Shannon Smith pursuant to Resolution of Planning Board of the City of Jersey City under Case #P2024-0135 allowing the installation of a common entry stoop and stair that extend into the right of way beyond the boundary lines of Lot 30, Block 19007, and are for the benefit of Lot 30, Block 19007, commonly Known as 328 Halladay Street, Jersey City, New Jersey. [Ord. 25-089 - Pdf](#)
- 260 - 263 **4.5** An Ordinance authorizing the City of Jersey City ("City") to execute an extension of a lease with the New Jersey Schools Development Authority on the real property at block 21102, lot 52 on the city's tax map located at 70 Ege Avenue for the purposes of temporary parking for the Via JC service. [Ord. 25-090 - Pdf](#)
- 264 - 267 **4.6** An Ordinance supplementing Chapter 332 (Vehicles and Traffic) Article IX (Parking for the Disabled) of the Jersey City Code Designating a reserved parking space at various locations throughout the City. [Ord. 25-091 - Pdf](#)
- 268 - 271 **4.7** An Ordinance asupplementing Chapter 332 (Vehicles and Traffic) Article II (Traffic Regulations) amending Section 332-9 (Stop Intersections) to designate various intersections in the Heights neighborhood into multi-way stop intersections. [Ord. 25-092 - Pdf](#)
- 272 - 274 **4.8** An Ordinance supplementing Chapter 332 (Vehicles and Traffic) Article III (Parking, Standing and Stopping) amending Section 332-24 (Parking Prohibited Certain Hours) along Van Winkle Avenue between Tonnele Avenue and Liberty Avenue. [Ord. 25-093 - Pdf](#)
- 275 - 280 **4.9** An Ordinance supplementing Chapter 332 (Vehicles and Traffic) Article VIII (Permit Parking) amending Section 332-58 (Parking Restrictions in Residential Zones) to Extend Parking Zone 2 to include Clifton Place between Fairmount Avenue and Summit Avenue. [Ord. 25-094 - Pdf](#)

SPECIAL IMPROVEMENT DISTRICT ASSESSMENT

Public Hearing on the 2025-2026 West Side Avenue Special Improvement Assessment Roll and Budget.

5. PUBLIC REQUEST FOR HEARING

- 5.1** Melida Rodas
- 5.2** Alexander Esposito
- 5.3** Tina Nalls
- 5.4** Gina Davison
- 5.5** Edward Perkins
- 5.6** Gabriela Nageh
- 5.7** Rob J Kulish
- 5.8** Gary Pastier
- 5.9** Debra Armstrong
- 5.10** LaVern Webb Washington
- 5.11** Daniel Feldman
- 5.12** Brendan Coughlin
- 5.13** David Wilson
- 5.14** Tom Miller
- 5.15** Barbara Goldberg
- 5.16** Vania Sousa
- 5.17** Aruna Krishnan
- 5.18** Shannon Rae
- 5.19** Susan Roca
- 5.20** Gracy Jolly
- 5.21** Tara Smythe
- 5.22** Erika Blanco
- 5.23** Jennifer Howard Kessler
- 5.24** Mel Wilson
- 5.25** John Wilson
- 5.26** Suvi Huikuri
- 5.27** Mark Boyles
- 5.28** Jack McKee

6. PETITIONS AND COMMUNICATIONS

NOTE: THE FOLLOWING ARE AVAILABLE UPON REQUEST FROM THE OFFICE OF THE CITY CLERK

- 6.1 Letter dated August 1, 2025, from Keith Mulligan, Project Manager, & Lisa Cornely, Director-Remediation Services, Property Solution, Inc. to Sean J. Gallagher, City Clerk re: Classification Exception Area/Well Restriction Area (CEA/WRA) Fact Sheets, Teals Express, 85 Amity Street, Jersey City.
- 6.2 Letter dated July 24, 2025, from David R. Draper, LSRP, Potomac-Hudson Environmental, Inc., to Bureau of Case Assignment & Initial Notice Site Remediation Program, Trenton, NJ re: Submission of Biennial Certification, Route 185 Right of way, 100 Caven Point Road, Jersey City.
- 6.3 Letter dated July 24, 2025, from David R. Draper, LSRP, Potomac-Hudson Environmental, Inc., to Bureau of Case Assignment & Initial Notice Site Remediation Program, Trenton, NJ re: Submission of Biennial Certification, Caven Point Reserve Center, 100 Caven Point Road, Jersey City.
- 6.4 Letter dated August 2, 2025, from Rakesh Ganta, LSRP, RLG Environmental, Inc., to Sean J. Gallagher, City Clerk re: Groundwater Classification Exception Area, Residential Condominium Property, 39-41 Maxwell Street, Jersey City.
- 6.5 Letter dated August 13, 2025, from Brennen Fitzsimmons, Senior Environmental Specialist, Insite Engineering, LLC, to Sean J. Gallagher, City Clerk re: Mixed-Use Development, Application for Flood Hazard Area Verification and Flood Hazard Area Individual Permit, Hoboken, Block 4, Lot 1; Block 5, Lots 1, 2, 3; City of Jersey City, Block 6001, Lot 46.
- 6.6 New Jersey Dept., Environmental Protection Site Remediation and Waste Management Program re: Soil, Remedial Action Protectiveness Biennial Certification Form, GS FC Jersey City PEP 2 Urban Renewal, LLC, 474 Warren Street, Jersey City.
- 6.7 Letter dated August 29, 2025 from Michael F. Rogers, Director, Division of Local Government Services, Dept., of Community Affairs to City of Jersey City re: Received the adopted 2025 budget.
- 6.8 State of New Jersey, Department of Environmental Protection, Watershed & Land Management dated August 29, 2025 re: Flood Hazard Area Individual Permit, FWW GP11 Outfalls/Intake Structures, FWW GP10b Minor Road Crossings Verification-Method 2 (FEMA Tidal Method), WFD-IP Commercial/Industry/Public (landward) Water Quality Certificate, Block 15801, Lots 73.01, 74.01, 74.03, 75.01, 75.02, 76.01, 76.02, 77.01, 77.02, Jersey City.
- 6.9 Letter dated August 28, 2025 from Michael A. Justiniano, Bureau Chief, Unregulated Heating Oil Tank Program to Charnette Thompson-Bryant, Jersey City, NJ re: Area of Concern: One 550-gallon #2 Heating Oil Underground Storage Tank System, Unrestricted Use - No Further Action Letter and Covenant Not to Sue, 551 Bramhall Avenue, Jersey City.

- 6.10** New Jersey Dept., Environmental Protection Site Remediation and Waste Management Program re: Classification Exception Area/ Well Restriction Area (CEA/WRA) Fact Sheet Form, 78 Bishop Street, Jersey City.
- 6.11** Letter dated August 27, 2025 from Michael A. Justiniano, Bureau Chief, Unregulated Heating Oil Tank Program to Jose Rivera, URF Residential Fund, New York, NY re: Area of Concern: One 550-gallon #2 Heating Oil Underground Storage Tank System, Unrestricted Use - No Further Action Letter and Covenant Not to Sue, 997 Summit Avenue, Jersey City.
- 6.12** Letter dated August 27, 2025 from Michael A. Justiniano, Bureau Chief, Unregulated Heating Oil Tank Program to Peter Yassa, Yassa Brothers Holdings, LLC, Paramus, NJ re: Area of Concern: One 550-gallon #2 Heating Oil Underground Storage Tank System, Unrestricted Use - No Further Action Letter and Covenant Not to Sue, 125 Custer Avenue, Jersey City.
- 6.13** Letter dated August 25, 2025 from Michael A. Justiniano, Bureau Chief, Unregulated Heating Oil Tank Program to Jose Rivera, US Masters Residential Fund, New York, NY re: Area of Concern: One 550-gallon #2 Heating Oil Underground Storage Tank System, Unrestricted Use - No Further Action Letter and Covenant Not to Sue, 118 Clarke Avenue, Jersey City.
- 6.14** Letter dated June 12, 2025 from Lynne Mitchell, Assistant Director, Remediation Review Element, Site Remediation and Waste Management to Nail Maheshwari, CFO, Park Land Corp., Jersey City, NJ & Charles Stehlik, VP, GLC Jersey City, LLC, Irvine, CA re: Soil Remedial Action Permit Transfer/Change of Ownership, New York Daily News, 79-125 Theodore Conrad Dr., Jersey City.
- 6.15** Letter dated August 22, 2025 from Michael A. Justiniano, Bureau Chief, Unregulated Heating Oil Tank Program to Mohsen Moazampour, Jersey City, NJ re: Area of Concern: One 550-gallon #2 Heating Oil Underground Storage Tank System, Unrestricted Use - No Further Action Letter and Covenant Not to Sue, 316 Third Street, Jersey City.
- 6.16** Letter dated August 12, 2025 from Richard W. Gilbert, President, Blueshore Engineering, LLC, to Sean J. Gallagher, City Clerk re: NJDEP, Newport Associates Development Co., 111 Town Square Place, Jersey City.
- 6.17** State of New Jersey, Department of Environmental Protection, Watershed & Land Management dated August 22, 2025 re: Flood Hazard Area Individual Permit, Flood Hazard Area Verification, Block 6101, Lot, 2, Jersey City.
- 6.18** Letter dated August 26, 2025 from Joseph Mannick, Section Chief, Bureau of Surface Water and Pretreatment Permitting, to Kiran Patel, Program Manager, NJDOT, Trenton, NJ re: Surface Water GPA

Renewal, Route 1&9; Pulaski Skyway Rehabilitation, Jersey City.

- 6.19** Letter dated August 26, 2025 from Joseph Mannick, Section Chief, Bureau of Surface Water and Pretreatment Permitting, to Clay McPhail, VP of Acquisitions and Asset Management, Johnston View Owner Urban Renewal Co., LLC, New York, NY re: Surface Water GPA Renewal, The Grand Jersey BDA Remediation, Jersey City.
- 6.20** Letter dated August 26, 2025 from Michael A. Justiniano, Bureau Chief, Unregulated Heating Oil Tank Program to Claude Chassagne, Jersey City, NJ re: Area of Concern: One 550-gallon #2 Heating Oil Underground Storage Tank System, Unrestricted Use - No Further Action Letter and Covenant Not to Sue, 121 Sherman Place, Jersey City.
- 6.21** Letter dated August 19, 2025 from Mark C. Davis, Section Chief, Watershed & Land Management to Christopher Fiore, JC Redevelopment Agency, Jersey City, NJ re: Thirty-day extension Letter, FHA Individual Permit-Other, Mill Creek Remediation, Block15801, Lots 73, 73.01, 73.02, 77, 77.01, 77.02, 77.03 and 77.04, Jersey City.
- 6.22** State of New Jersey, Department of Environmental Protection, Watershed & Land Management dated August 12, 2025 re: Flood Hazard Area Individual Permit, Flood Hazard Area Verification, Block 713; Lots 2-8 and 11, Jersey City.
- 6.23** Service Information dated March 18, 2025 from njdelonlinesupport@dep.nj.gov to Sean J. Gallagher, City Clerk re: Apply for a Land Use Authorization or Permit - Land Use Authorization or Permit, Newport Kayak Dock, 15 Park Lane South, Jersey City.
- 6.24** Letter dated August 20, 2025 from Matthew D. Jessup, MS&B McManimon, Scotland, Baumann to Nick Bennett Ex., Secretary, Local Finance Board, Trenton, NNJ re: Jersey City Redevelopment Agency, Local Finance Board Application.
- 6.25** Letter dated August 14, 2025 from Dolce Vieira, Office of Community Relations, Bureau of Site Management to Baerga, Peter & Faye, Jersey City re: Vapor Intrusion Sampling at: 100 Atlantic Street, Jersey City.
- 6.26** Letter dated August 12, 2025 from Michael A. Justiniano, Bureau Chief, Unregulated Heating Oil Tank Program to Monica Esquivel, ACAD Properties, LLC, Bayonne, NJ re: Area of Concern: One 550-gallon #2 Heating Oil Underground Storage Tank System, Unrestricted Use - No Further Action Letter and Covenant Not to Sue, 224 Dwight Street, Jersey City.
- 6.27** Service Information dated August 13, 2025 from njdelonlinesupport@dep.nj.gov to Sean J. Gallagher, City Clerk re: Apply for a Land Use Authorization or Permit - Land Use Authorization or Permit, Mixed-Use Development, 50 Harrison Street, Hoboken, NJ.

- 6.28** Letter dated August 14, 2025 from Joe Becker, Senior Scientist, EnviroTrac, LLC to Sean J. Gallagher, City Clerk re: Sunoco Service Station #0006-9351, 14th Street & Jersey Avenue, Jersey City.
- 6.29** Letter dated August 13, 2025 from Damian T. Friebe, P.E., Section Chief, Division of Land Resource Protection, Watershed & Land Management to Paul C. Dritsas, Friends of Quality Education, North Arlington, NJ re: Thirty-day extension letter: Flood Hazard Area Individual Permit & Verification, Canal Crossing Charter School; Campus, Block 24301, Lots 1.02, 1.03, Jersey City
- 6.30** Public Notice from Jersey City Planning Board meeting scheduled for August 26, 2025 at 5:30 p.m. City Hall Annex Boardroom (aka: 39 Kearney Avenue), Jersey City re: Application for 69 Lake Realty LLC, 69 Lake Street, Jersey City.
- 6.31** Ordinances Introduced/Adopted by the Hudson County Freeholders, Board of Commissioners meeting held August 14, 2025: Entitled:
1. **#486-8-2025:** Ordinance amending the Hudson County Administrative Code pursuant to the applicable provisions of the Optional County Charter Law N.J.S.A. 40:41A-1. (Intro.)
 2. **#487-8-2025:** Amending Chapter 200, Article 8.3 of the Administrative Code to regulate parking at J. F. Kennedy Boulevard in the City of Jersey City a County owned roadway. (Intro.)
 3. **#488-8-2025:** Amending Chapter 200, Article 27 of the Administrative Code to establish traffic calming devices on Newark Street and Monroe/grove Street in the City of Hoboken.. (Intro.)
 4. **#489-8-2025:** Ordinance to establish and authorize salary increases for certain County Offices/Positions including the staff of the Commissioners in accordance with the provisions of New Jersey Law and the Hudson County Administrative Code. (Ad.)
- 6.32** Letter dated August 19, 2025 from Arvind Ramachandran, MidAtlantic to Sean J. Gallagher, City Clerk re: Biennial Certification-Soil, Terzetto NJ, LLC, 524 Ocean Avenue & Bayview Avenue, 530 Ocean Avenue, Jersey City.
- 6.33** Letter dated August 13, 2025 from David Repsher, Project Scientist, Remediation, PS&S to Sean J. Gallagher, City Clerk re: Receptor Evaluation (RE) Form, New Jersey City University West Campus, Rt. 440 & Carbon Place, Jersey City.
- 6.34** Letter dated July 31, 2025 from Daniel Lattanzi, LSRP, VP, Delta Environmental Services to NJ DEP, Bureau of Case Assignment & Initial Notice, Contaminated Site Remediation & Redevelopment, Trenton, NJ re: Classification Exception Area/Well Restriction Area, 80 & 112 Thomas McGovern Drive, Jersey City.

- 6.35** Letter dated July 17, 2025 from Brian C. Budney, PP. AICP, CFM, Environmental Planner, Coastal Environmental Consulting, LLC to JC Planning Board, re: Flood Hazard Area Individual Permit & Verification Application - 248 Erie Street Redevelopment, 248 Erie Owner, LLC, Jersey City.
- 6.36** Letter dated August, 2025 from Justin Piegaro, Project Manager, EnviroTrac Environmental Services to City of Jersey City re: Public Notification - Letter, Former Getty Services Station #56889, 919 Montgomery Street, Jersey City.
- 6.37** New Jersey Department of Environmental Protection Contaminated Site Remediation & Redevelopment re: Soil Remedial Action Protectiveness/Biennial Certification Form, Petrolite Corp., Putnam Truck Stop, 565 Tonawanda Avenue, Jersey City.
- 6.38** State of New Jersey, Department of Environmental Protection, Watershed & Land Management dated September 3, 2025 re: Flood Hazard Area Individual Permit, Flood Hazard Area Verification, Block 6002, Lot, 8, Jersey City.
- 6.39** Letter dated September 2, 2025 from Eric Christodoulatos, Senior Remediation Manager, Honeywell to Honorable Robert G. Torricelli, Office of the Special Master, re: Study Area 7 Sediment Remedy Long term Monitoring Summary of year 11 Monitoring & Proposed Year 12 Program, Jersey City.
- 6.40** Letter dated September 3, 2025 from Michael A. Justiniano, Bureau Chief, Unregulated Heating Oil Tank Program to Manju Sharma, Jersey City, NJ re: Area of Concern: One 1000-gallon #2 Heating Oil Underground Storage Tank System, Unrestricted Use - No Further Action Letter and Covenant Not to Sue, 94-96 Bentley Avenue, Jersey City.
- 6.41** Letter dated September 3, 2025 from Michael A. Justiniano, Bureau Chief, Unregulated Heating Oil Tank Program to Motty Gottlieb, 445 West Side Ave JC, LLC, Jersey City, NJ re: Area of Concern: One 550-gallon #2 Heating Oil Underground Storage Tank System, Unrestricted Use - No Further Action Letter and Covenant Not to Sue, 445.5 West Side Avenue, Jersey City.
- 6.42** Letter dated September 2, 2025 from Michael A. Justiniano, Bureau Chief, Unregulated Heating Oil Tank Program to Eduardo Alay, Jersey City, NJ re: Area of Concern: One 550-gallon #2 Heating Oil Underground Storage Tank System, Unrestricted Use - No Further Action Letter and Covenant Not to Sue, 388 Palisade Avenue, Jersey City.
- 6.43** Public Notice from Jersey City Planning Board meeting scheduled for September 9, 2025 at 5:30 p.m. City Hall Annex Boardroom (aka: 39 Kearney Avenue), Jersey City re: Application for 240-242 Terrace, LLC, 240-242 Terrace Avenue, Jersey City.

- 6.44** Letter dated August 29, 2025 from Brianna Coffey, Scientist, Remediation, PS&S to Sean J. Gallagher, City Clerk re: Soil Remedial Action Protectiveness/Biennial Certification Form, PSE&G West End Gas Plant, 73 Duffield Avenue, Jersey City.
- 6.45** Letter dated August 29, 2025 from Jami Luckhardt, Staff Scientist,, Verdantas, to NJDEP, Bureau of Case Assignment & Initial Notice Site Remediation Program, Trenton, NJ re: Soil Remedial Action Protectiveness/Biennial Certification Form, 331 Pine Street, Jersey City.
- 6.46** Notice of hearing from Jersey City Planning Board meeting scheduled for September 11, 2025 at 5:30 p.m. City Hall Annex Boardroom (aka: 39 Kearney Avenue), Jersey City re: Application 292 Arlington Avenue, Jersey City.
- 6.47** Notice of hearing from Jersey City Planning Board meeting scheduled for September 9, 2025 at 5:30 p.m. City Hall Annex Boardroom (aka: 39 Kearney Avenue), Jersey City re: Application 176 West Side Avenue, Jersey City.
- 6.48** Letter dated September 5, 2025 from Nicole Lelievre, Supervisor, Bureau of Case Assignment & Initial Notice to Milton Fantin, Member, Green on Pine, LLC,64 Washburn Street, Suite 3A, Jersey City, NJ re: Administrative Remedial Action Permit Application Approval Letter, Soil Remedial Action Permit Application, 331 Pine Street, Jersey City.
- 6.49** Letter dated September 5, 2025 from Lynne Mitchell, Assistant Director, Remediation Review Element, Site Remediation and Waste Management to Robert Pollock, Senior Director Environmental Projects & Services, PSE&G Co., re: Soil Remedial Action Permit Modification, PSE&G Hudson Generating Station, Duffield & Van Kauren Avenues, Jersey City.

7. OFFICERS COMMUNICATIONS

- 7.1** Letter dated August 20, 2025 from Jennifer C. Wong, Director of Traffic Engineering re: Street Closing Regulation 25-091, Pearsall Ave., from Kennedy Blvd., to Old Bergen Rd., including no parking, Event: 12pm-7pm, Friday, August 22, 2025. Event set up: 11am-12pm, Event breakdown: 6:30-7pm for PAL Back to School Event 2025.
- 7.2** Letter dated August 21, 2025 from Jennifer C. Wong, Director of Traffic Engineering re: Street Closing Regulation 25-092, Atlantic St., from Martin Luther King Jr., Dr., to Sacket St., including no parking, Event: 2pm-9pm, Saturday, August 30, 2025. Event set up: 1pm-2pm, Event breakdown: 9pm-9:30pm for A Top Tier Family Fun Day 2025.
- 7.3** Letter dated August 25, 2025 from Jennifer C. Wong, Director of Traffic Engineering re: Street Closing Regulation 25-093, Dwight St., Ocean Ave., to Garfield Ave., including no parking, Event: 12pm-6pm, Saturday, September 13, 2025. Event set up: 10am-12pm, Event

breakdown: 6pm for Guardians of South Side Dwight Street First Annual Block Party 2025.

- 7.4 Letter dated August 25, 2025 from Jennifer C. Wong, Director of Traffic Engineering re: Street Closing Regulation 25-094, Coles St., from Ninth St., to Tenth St., including no parking, Event: 12pm-7pm, Saturday, September 6, 2025. Event set up: 9am-12pm, Event breakdown: 7pm-8pm for Ed & Mary's Market 2025.
- 7.5 Letter dated August 27, 2025 from Jennifer C. Wong, Director of Traffic Engineering re: Street Closing Regulation 25-095, Pearsall Ave., Ocean Ave., to Garfield Ave., including no parking, Event: 2pm-8pm, Saturday, August 30, 2025. Event set up: 12pm-2pm, Event breakdown: None for Back to School Kick Off Cookout 2025.
- 7.6 Letter dated August 27, 2025 from Jennifer C. Wong, Director of Traffic Engineering re: Street Closing Regulation 25-096, Wegman Parkway, Bergen Ave., to Martin Luther King Jr., Dr., including no parking, Event: 12pm-6pm, Sunday, August 31, 2025. Event set up: 10:30am-12pm, Event breakdown: None for West Wegman Back to School Block Party 2025.
- 7.7 Letter dated August 29, 2025 from Jennifer C. Wong, Director of Traffic Engineering re: Street Closing Regulation 25-098, York St., Varick St., to Jersey Ave., including no parking, Event: 4pm-10pm, Saturday, September 6, 2025. Event set up: 3pm-4pm, Event breakdown: None for VVNA Stoop Party 2025.
- 7.8 Letter dated August 29, 2025 from Jennifer C. Wong, Director of Traffic Engineering re: Street Closing Regulation 25-0100, Forrest St., Clerk St., to Ocean Ave., including no parking, Event: 11am-3pm, Saturday, September 6, 2025. Event set up: 9am-11am, Event breakdown: None for Christ the King Community Fair 2025.

8. REPORTS OF DIRECTORS

- 8.1 Letter dated August 25, 2025 from Steven M. Fulop, Mayor to Council President Watterman and Members of the Municipal Council re: Appointing Anthony Lewis of Jersey City, to serve as a Member of the Jersey City Environmental Commission replacing Darlene A. Green, whose term has expired. Mr. Lewis's term will commence on September 8, 2025 and expire on September 7, 2028.
- 8.2 Letter dated August 25, 2025 from Steven M. Fulop, Mayor to Council President Watterman and Members of the Municipal Council re: Appointing Anthony Lewis of Jersey City, to serve as Class II Member of the Jersey City Planning Board. Mr. Lewis's term will commence on this date and expire on December 31, 2025.
- 8.3 Letter dated August 25, 2025 from Steven M. Fulop, Mayor to Council President Watterman and Members of the Municipal Council re: Reappointing Nadine Killebrew of Jersey City, to serve as a Full-Time Judge Member of the Jersey City Municipal Courts. Ms. Killebrew's term will commence upon adoption of a resolution and

expire on September 10, 2028.

- 8.4** Letter dated September 3, 2025 from Steven M. Fulop, Mayor to Council President Watterman and Members of the Municipal Council
re: Reappointing Megan L. Morey of Jersey City, to serve as a Member of the Jersey City Public Library Board. Ms. Morey's term will commence on January 1, 2026 and expire on December 31, 2030.
- 8.5** Letter dated September 3, 2025 from Steven M. Fulop, Mayor to Council President Watterman and Members of the Municipal Council
re: Reappointing Irwin Rosen of Jersey City, to serve as a Part-Time Judge Member of the Jersey City Municipal Courts. Mr. Rosen's term will commence upon adoption of a resolution and expire on September 10, 2028.
- 8.6** Letter dated September 3, 2025 from Steven M. Fulop, Mayor to Council President Watterman and Members of the Municipal Council
re: Reappointing Mark C. Curtis of Jersey City, to serve as a Part-Time Judge Member of the Jersey City Municipal Courts. Mr. Curtis' term will commence upon adoption of a resolution and expire on September 10, 2028.
- 8.7** Letter dated September 3, 2025 from Steven M. Fulop, Mayor to Council President Watterman and Members of the Municipal Council
re: Reappointing W. Nevins McCann of Jersey City, to serve as a Member of the Jersey City Medical Center Board of Trustees. Mr. McCann's term will commence upon adoption of a resolution and expire on December 31, 2026.
- 8.8** Letter dated September 3, 2025 from Steven M. Fulop, Mayor to Council President Watterman and Members of the Municipal Council
re: Reappointing John Minella of Bayonne, to serve as a Member of the Jersey City Medical Center Board of Trustees. Mr. Minella's term will commence upon adoption of a resolution and expire on December 31, 2026.
- 8.9** Letter dated September 3, 2025 from Steven M. Fulop, Mayor to Council President Watterman and Members of the Municipal Council
re: Appointing Jonathan Kay of Jersey City, to serve as a Class B Member of the Jersey City Historic Preservation Commission, replacing Paul Amatuzzo who has resigned. . Mr. Kay's term will commence on this dated and expire on March 31, 2027.
- 8.10** Letter dated September 5, 2025 from Steven M. Fulop, Mayor to Council President Watterman and Members of the Municipal Council
re: Appointing Mira Prinz-Arey of Jersey City, to serve as a Member of the Jersey City Redevelopment Agency, replacing Donald Brown whose term has resigned. Ms. Prinz-Arey's term will commence on upon adopting of a resolution and expire on June 30, 2030.
- 8.11** Letter dated September 5, 2025 from Steven M. Fulop, Mayor to Council President Watterman and Members of the Municipal Council
re: Appointing Donald Brown of Jersey City, to serve as a Member of

the Jersey City Housing Authority, replacing Jennifer Moore whose term has expired. Mr. Brown's term will commence upon the adoption of a resolution and expire on May 16, 2030.

9. CLAIMS

281 - 312 **9.1** Meeting Claims List

[09102025 Council Meeting Claims](#)

10. RESOLUTIONS

313 - 322	10.1	A Resolution authorizing amendments to the Calendar Year 2025 Municipal Budget.	Res. 25-565 - Pdf
323 - 333	10.2	A Resolution authorizing amendments to the Calendar Year 2025 Municipal Budget.	Res. 25-566 - Pdf
334 - 338	10.3	A Resolution authorizing an Emergency Temporary Appropriation for Calendar Year 2025.	Res. 25-567 - Pdf
339 - 347	10.4	A Resolution authorizing the acceptance of funds from the National Opioid Settlements administered by Brown Greer PLC.	Res. 25-568 - Pdf
348 - 350	10.5	A Resolution authorizing the cancellation of unexpended budget appropriation and grant receivable balance.	Res. 25-569 - Pdf
351 - 353	10.6	A Resolution to cancel a portion of 2024 and 2025 real estate taxes on Block 804 Lot 23 Qualifier C0001 due to a tax abatement granted in 2023 and omitted from the tax list.	Res. 25-570 - Pdf
354 - 356	10.7	A Resolution to reject all proposals received by the City for real property appraisal services for the Tax Assessor's Office under the July 29, 2025 RFP and to issue revised RFP with a longer contract term.	Res. 25-571 - Pdf
357 - 360	10.8	A Resolution authorizing the replacement of lost third party tax sale Certificate #2007-1711 sold to Gregory Judge.	Res. 25-572 - Pdf
361 - 363	10.9	A Resolution authorizing an accelerated tax sale.	Res. 25-573 - Pdf
364 - 366	10.10	A Resolution of the Municipal Council of the City of Jersey City in support of 32BJ SEIU Security Officers in their 2025 Contract Campaign.	Res. 25-574 - Pdf
367 - 418	10.11	Resolution designating block 13103 lot 1, aka 155 Montgomery Street, as an area in need of redevelopment without the power of condemnation or more specifically, a "non-condemnation redevelopment area"	Res. 25-575 - Pdf
419 - 424	10.12	A Resolution reappointing Nadine Killebrew from Part-Time Judge to Full-Time Judge of the Jersey City Municipal Court.	Res. 25-576 - Pdf
425 - 428	10.13	A Resolution reappointing Irwin Rosen as a Part-Time Judge of the Jersey City Municipal Court.	Res. 25-577 - Pdf
429 - 433	10.14	A Resolution reappointing Mark C. Curtis as a Part-Time Judge of the Jersey City Municipal Court.	Res. 25-578 - Pdf

434 - 437	10.15	A Resolution reappointing W. Nevins McCann as a Member of the Jersey City Medical Center Board of Trustees.	Res. 25-579 - Pdf
438 - 440	10.16	Resolution Reappointing John Minella as a Member of the Jersey City Medical Center Board of Trustees.	Res. 25-580 - Pdf
441 - 450	10.17	A Resolution accepting the Assessment Roll of the 2025-2026 West Side Avenue Special Improvement District of the City of Jersey City.	Res. 25-581 - Pdf
451 - 455	10.18	A Resolution adopting and ratifying the 2025-2026 Budget of the West Side Avenue Special Improvement District of the City of Jersey City.	Res. 25-582 - Pdf
456 - 495	10.19	A Resolution authorizing an award of a contract to Foley Power Systems a/k/a Foley Incorporated for the rental of a chiller system and preventative maintenance at Pershing Field Ice Rink through the Sourcewell Purchasing Cooperative for the Department of Recreation and Youth Development.	Res. 25-583 - Pdf
496 - 511	10.20	A Resolution authorizing the award of contract to Whitsons Food Service (Bronx), LLC., to provide 2025 Child and Adult Care Food Program for the Department of Health and Human Services, Division of Food and Nutrition.	Res. 25-584 - Pdf
512 - 522	10.21	A Resolution authorizing the City of Jersey City to accept the grant award from ScreenNJ Cancer Prevention Education and Detection.	Res. 25-585 - Pdf
523 - 667	10.22	A Resolution designating companies and individuals eligible to serve as administrative agents in connection with the City of Jersey City's Municipally mandated Affordable Housing Program.	Res. 25-586 - Pdf
668 - 673	10.23	A Resolution authorizing the Business Administrator to execute a discharge of mortgage encumbering 60 Martin Luther King Dr. Drive, Jersey City, New Jersey 07305 a/k/a block 26403, lot 1, f/k/a block 1349, lot 25.	Res. 25-587 - Pdf
674 - 678	10.24	A Resolution of the Municipal Council of the City of Jersey City authorizing the Business Administrator to execute a discharge of mortgage encumbering 156 Columbia Avenue, Jersey City, NJ 07307 a/k/a Block 1301, Lot 10, f/k/a Block 915, Lot 21.	Res. 25-588 - Pdf
679 - 683	10.25	A Resolution of the Municipal Council of the City of Jersey City authorizing the Business Administrator to execute a discharge of mortgage encumbering 422-424 Halladay Street, Jersey City, NJ a/k/a Block 15602, Lot 9, f/k/a Block 2091, Lot 49.	Res. 25-589 - Pdf
684 - 688	10.26	A Resolution of the Municipal Council of the City of Jersey City authorizing the Business Administrator to execute a discharge of mortgage encumbering 709 Garfield Avenue, Jersey City, NJ a/k/a Block 23703, Lot 26, f/k/a Block 1485, Lot 44.	Res. 25-590 - Pdf
689 - 693	10.27	A Resolution of the Municipal Council of the City of Jersey City authorizing submission of the Fiscal Year 2026 Community Service Block Grant (CSBG) application to the New Jersey Department of Community Affairs (DCA).	Res. 25-591 - Pdf

694 - 754	10.28	A Resolution authorizing the payment of a Claim submitted by NW Financial Group, LLC for providing financial advisory services.	Res. 25-592 - Pdf
755 - 792	10.29	A Resolution authorizing the award of an open-end contract to Continental Hardware, Inc. to provide lumber and assorted building materials for the Department of Works, Division of Buildings and Street Maintenance.	Res. 25-593 - Pdf
793 - 798	10.30	A Resolution awarding an access agreement to Pacific Outdoor Advertising to enter City's property at 111 Chapel Avenue to install a Billboard Display.	Res. 25-594 - Pdf
799 - 846	10.31	A Resolution awarding a professional services agreement with the law firm of Lite DePalma Greenberg & Afanador, LLC to represent the City of Jersey City in various litigation matters.	Res. 25-595 - Pdf
847 - 849	10.32	A Resolution authorizing a lien against the properties listed herein for the cost of removing litter, debris, etc. in accordance with N.J.S.A.40:48-2.14 and Jersey City code section 287-4.	Res. 25-596 - Pdf
850 - 858	10.33	A Resolution authorizing the settlement of the consolidated actions entitled Devika D. Sookhoo v. City of Jersey City, et al. Docket No.: HUD-L-3656-21 consolidated with Narinee Passram v. City of Jersey City, et al. Docket No.: HUD-L-3997-21.	Res. 25-597 - Pdf
859 - 861	10.34	A Resolution authorizing that the Calendar Year 2025 Municipal Budget shall be read by title in accordance with N.J.S.A. 40A:4-8.	Res. 25-598 - Pdf
862 - 868	10.35	A Resolution appointing Donald Brown as a member of the Jersey City Housing Authority.	Res. 25-599 - Pdf
869 - 874	10.36	A Resolution appointing Mira Prinz-Arey as a Member of the Jersey City Redevelopment Agency.	Res. 25-600 - Pdf
875 - 877	10.37	A Resolution Call for a fair negotiated agreement between the Interns at Christ Hospital represent by SEIU/CIR and Hudson Regional Hospitals.	Res. 25-601 - Pdf
878 - 880	10.38	Resolution Honoring the 30th Annual Jersey City West Indian Caribbean American Carnival	Res. 25-602 - Pdf

11. DEFERRED OR TABLED AGENDA AS OF SEPTEMBER 10, 2025

881 - 884	11.1	An Ordinance amending and supplementing Chapter 53 (Personnel) of the Jersey City Municipal Code to require that veterans seeking employment as sworn officers in the divisions of Police or Fire need only demonstrate a bona fide domicile in the City of Jersey City for at least one (1) year prior to the date of their qualifying exam.	Ord. 22-033 - Tabled - Pdf
885 - 890	11.2	An Ordinance of the Municipal Council amending the Journal Square 2060 Redevelopment Plan Signage Standards.	Ord. 22-080 - Tabled - Pdf
891 - 893	11.3	An Ordinance supplementing Chapter 332 (Vehicles and Traffic) Article II (Traffic Regulations) Section 332-8 (Prohibited Right Turns on Red Signal) to prohibit turns on red at all times at all approaches to	Ord. 23-060 - Tabled - Pdf

the intersection of Caven Point Road and Chapel Avenue.

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| <i>894 - 906</i> | 11.4 | An Ordinance amending Chapter 84 (Alcoholic Beverages and Cannabis) to amend regulation of Cannabis Establishments and Cannabis Distributors. | <u>Ord. 23-077 - Tabled - Pdf</u> |
| <i>907 - 909</i> | 11.5 | An Ordinance supplementing Chapter 332 (Vehicles and Traffic) Article II (Traffic Regulations) Amending Section 332-5 (One-Way Streets) and Section 332-9 (Stop intersections) to convert Bramhall Avenue between Van Horne Street and Pacific Avenue into a one-way street in the westbound direction and convert Bramhall Avenue and Woodward Street into an all-way stop intersection. | <u>Ord. 23-119 - Tabled - Pdf</u> |
| <i>910 - 921</i> | 11.6 | An Ordinance amending Chapter 84 (Alcoholic Beverage and Cannabis) to amend Regulation of Cannabis Establishments and Cannabis Distributors. | <u>Ord. 24-078 - Tabled - Pdf</u> |
| <i>922 - 924</i> | 11.7 | An Ordinance supplementing Chapter 332 (Vehicles and Traffic) Article III (Parking, Standing and Stopping) amending Section 332-24 (Parking Prohibited Certain Hours) at PS 16 (96 Sussex Street) and at Danforth Avenue Early Childhood Center (160 Danforth Avenue). | <u>Ord. 24-084 - Tabled - Pdf</u> |
| <i>925 - 954</i> | 11.8 | An Ordinance approving a 30-year tax exemption for the Birchwood at Fairmount Hotel, Block 16301, Lot 42, pursuant to the New Jersey Housing and Mortgage Finance Act of 1983, as amended and supplemented N.J.S.A 55:14k-1, et. seq. and the rules promulgated under N.J.A.C. 5:80-1 et seq. | <u>Ord. 24-106 - Tabled - Pdf</u> |
| <i>955 - 1024</i> | 11.9 | An Ordinance amending and supplementing Chapter 69 (Special Improvement Districts) Implementing Article VIII (Cultural Arts Special Improvement District) of the Jersey City Municipal Code. | <u>Ord. 24-104 - Tabled - Pdf</u> |
| <i>1025 - 1039</i> | 11.10 | A Franchise Ordinance granting permission to St. George and St. Shenouda Coptic Orthodox Church to encroach onto the Public right-of-way (Sidewalk) along the Frontage of 395 Sip Avenue, Block 11801.01, Lot 1. | <u>Ord. 25-018 - Tabled - Pdf</u> |

12. ADJOURNMENT