

CITY OF BAYONNE  
NOTICE OF HEARING ON APPLICATION

TO HOMEOWNERS WITHIN 200 FEET OF  
PREMISES LOCATED AT: 317 Broadway  
Bayonne, New Jersey 07002



**PLEASE TAKE NOTICE**, that **317 BROADWAY BAYONNE LLC**, the applicant, has filed an application, bearing file #**P-25-015** with the Planning Board of the City of Bayonne for approval to construct a five-story mixed use structure at 317 Broadway. The completed structure would have two (2) commercial units on the ground floor (retail in the front and office in the rear), and two (2) residential units on each upper floor for a total of eight (8) residential units. The site previously was the Perk Up coffee house, a one-story building.

The proposed project is located in the ORS zone (Office/Retail/Service District) which is governed by the 8<sup>th</sup> Street Rehabilitation Plan. The only required variances are for lot frontage, Code Section 35-5.3e (2), and off-street parking (35-17.6.b). The property is designated as Block 252, Lot 17 on the Tax Map of the City of Bayonne.

A public hearing has been scheduled for Monday, June 8, 2026 at 6:00 P.M. in the Dorothy E. Harrington Council Chambers, 630 Avenue C, Bayonne, New Jersey, and when the application is called you may appear either in person, or by agent or attorney and present any objections which you may have to the granting of the relief sought in the petition. This notice is being sent to you as an owner of the property in the immediate vicinity.

Documents are on file in the Planning Board Office, Municipal Building, 630 Avenue C, Bayonne, New Jersey and are available for inspection during regular business hours.

**317 BROADWAY BAYONNE LLC**

A handwritten signature in black ink, appearing to read "LD", enclosed within a hand-drawn oval.

BY: LEONID DIMENTMAN

**AFFIDAVIT OF SERVICE**

State of New Jersey  
County of Hudson  
SS:  
.....

**SHANIQUA COLBERT**, of full age, being duly sworn according to law, on his oath, deposes and says that she is a secretary at Rose & Zucker, Esqs. at 613 Broadway, in the City of Bayonne, County of Hudson, and State of New Jersey, and that she did on May 18, 2026 at least ten (10) days prior to hearing date, send notice by Certified Mail, Return Receipt Requested, to all property owners within 200' of the property affected by an application filed by **317 BROADWAY BAYONNE LLC** bearing FILE #P-25-015 and located at 317 Broadway, in City Block 252, Lot 17. The registered receipts are attached hereto.

Notice was also published in "The Jersey Journal" as required by law. A copy of the proof of publication of said notices is also attached hereto.

Sworn and subscribed to before me this 19th day of May, 2026.

  
\_\_\_\_\_.

**John A. Zucker**  
Attorney at Law of New Jersey authorized to administer this oath pursuant to N.J.S.A. 41:2-1

  
**SHANIQUA COLBERT**



File # K-25-015, 317 Broadway Bayonne, LLC, 317 Broadway, Block 252, Lot 17, Bayonne, NJ

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Matthew Mejias  
18 W. 15<sup>th</sup> St.  
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 Adult Signature Required \$0.00  
 Adult Signature Restricted Delivery \$0.00  
Postage \$0.78  
Total Postage \$10.48  
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Richard Bosch  
Talya Reed  
20 W. 15<sup>th</sup> St.  
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 Adult Signature Restricted Delivery \$0.00  
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Niashea Davenport  
Bennie Williams  
24 W. 15<sup>th</sup> St.  
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 Adult Signature Restricted Delivery \$0.00  
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Mr. Javier Hernandez-Villegas  
9 E. 14<sup>th</sup> St.  
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 Adult Signature Restricted Delivery \$0.00  
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Sent To Ms. Maria DeLuca  
Street and Apt. # 10 E. 15<sup>th</sup> St.  
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Sent To Ms. Ana Javier  
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 Certified Mail Restricted Delivery \$0.00  
 Adult Signature Required \$0.00  
 Adult Signature Restricted Delivery \$0.00  
Postage \$0.78  
Total Postage at \$10.48

Sent To Mr. Hany Salib  
Street and Apt. # 148 W. 32<sup>nd</sup> St.  
City, State, Zip+ Bayonne, NJ 07002

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Sent To 322 Broadway LLC  
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Postage \$0.78  
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Sent To Mr. Kevin & S. Lee  
Street and Apt. # Sunny Lui  
City, State, Zip+ 107 Brunswick St., #1  
Jersey City, NJ 07302

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Postage \$0.78  
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Sent To Phat Nguyen  
Street and Apt. # Tuyet & Tien Nguyen  
City, State, Zip+ 413 Cator Ave.  
Jersey City, NJ 07305

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 Adult Signature Restricted Delivery \$0.00  
Postage \$0.78  
Total Postage at \$10.48

Sent To Ms. Gerladine Zupko  
Street and Apt. # 12 Broadway  
City, State, Zip+ Bayonne, NJ 07002

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Postage \$0.78  
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Sent To Mr. Robert G. Doria  
Street and Apt. # 13 Elco Ct.  
City, State, Zip+ Bayonne, NJ 07002

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Sent To Our Lady Star of the Sea RC Church  
326 Avenue C  
Street and Apt. N Bayonne, NJ 07002  
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Sent To Mr. & Mrs. Krystof Kaszefan  
307 Broadway  
Street and Apt. Bayonne, NJ 07002  
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Sent To Ms. Laura Young  
Terry Young  
Street and Apt. N 8 W. 14<sup>th</sup> St.  
City, State, ZIP+ Bayonne, NJ 07002

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Postage \$0.78

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Sent To Mr. & Mrs. Stephen Cimboric  
19 W. 12<sup>th</sup> St.  
Street and Apt. Bayonne, NJ 07002  
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Postage \$0.78

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305 Broadway  
Street and Apt. N Bayonne, NJ 07002  
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 Return Receipt (electronic) \$0.00  
 Certified Mail Restricted Delivery \$0.00  
 Adult Signature Required \$0.00  
Postage \$0.78

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Morgenslide  
Street and Apt. 93 Beverly Rd.  
City, State, ZIP+ Staten Island, NY 10305

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 Adult Signature Required \$0.00  
Postage \$0.78

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Sent To R. A. Hernandez  
L. Umanzor ETAL  
Street and Apt. 10 W. 14<sup>th</sup> St.  
City, State, ZIP+ Bayonne, NJ 07002

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Postage \$0.78

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Sent To Mr. Atef Ebrahim  
14 W. 14<sup>th</sup> St.  
Street and Apt. Bayonne, NJ 07002  
City, State, ZIP+

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<input type="checkbox"/> Return Receipt (electronic)	\$10.00
<input type="checkbox"/> Certified Mail Restricted Delivery	\$0.00
<input type="checkbox"/> Adult Signature Required	\$0.00
<input type="checkbox"/> Adult Signature Restricted Delivery	\$0.00

Postage \$0.78

Total Postage at \$10.48

Sent To **Mr. Ezzat Fanous**  
**Raouth Basalous**  
 Street and Apt. N° **16 W. 14<sup>th</sup> St.**  
 City, State, Zip+4 **Bayonne, NJ 07002**

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<input type="checkbox"/> Certified Mail Restricted Delivery	\$0.00
<input type="checkbox"/> Adult Signature Required	\$0.00
<input type="checkbox"/> Adult Signature Restricted Delivery	\$0.00

Postage \$0.78

Total Postage at \$10.48

Sent To **Ms. Lisa Ruge**  
**9 W. 14<sup>th</sup> St.**  
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<input type="checkbox"/> Certified Mail Restricted Delivery	\$0.00
<input type="checkbox"/> Adult Signature Required	\$0.00
<input type="checkbox"/> Adult Signature Restricted Delivery	\$0.00

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**540 Broadway**  
 City, State, Zip+4 **Bayonne, NJ 07002**

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<input type="checkbox"/> Return Receipt (electronic)	\$10.00
<input type="checkbox"/> Certified Mail Restricted Delivery	\$0.00
<input type="checkbox"/> Adult Signature Required	\$0.00
<input type="checkbox"/> Adult Signature Restricted Delivery	\$0.00

Postage \$0.78

Total Postage at \$10.48

Sent To **Mr. David A. Valdez**  
**80 Shafter Ave.**  
 Street and Apt. **Staten Island, NY 10308**  
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