CITY OF BAYONNE
NOTICE OF HEARING ON APPLICATION

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

P-25-015
#A-20

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 8th 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 Tuesday, August 11, 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

BY: _____
LEONID DIMENTMAN

AFFIDAVIT OF SERVICE

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

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 July 22, 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.

Shaniqua Colbert.
SHANIQUA COLBERT

Sworn and subscribed to
before me this 4th day of
August, 2026.

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

File #P-25-015, 317 Broadway, Bayonne, LLC, 317 Broadway, Block 252, Lot 17, Bayonne, NJ 07002

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☐ Adult Signature Restricted Delivery	$
Postage	$0.82
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Total Postage	$11.02
$	
Sent To	City of Bayonne Water/Sewer Div.
Street and Apt.	City Hall
City, State, ZIP+4	630 Avenue C Bayonne, NJ 07002

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☐ Certified Mail Restricted Delivery	$ $0.00
☐ Adult Signature Required	$ $0.00
☐ Adult Signature Restricted Delivery	$
Postage	$0.82
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Total Postage	$11.02
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Street and Apt.	540 Broad Street
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☐ Certified Mail Restricted Delivery	$ $0.00
☐ Adult Signature Required	$ $0.00
☐ Adult Signature Restricted Delivery	$
Postage	$0.82
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Total Postage	$11.02
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Sent To	Cablevision of Bayonne
Street and Apt.	685 Broadway
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☐ Certified Mail Restricted Delivery	$ $0.00
☐ Adult Signature Required	$ $0.00
☐ Adult Signature Restricted Delivery	$
Postage	$0.82
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Total Postage and	$11.02
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Sent To	Texas Eastern Transmission, LP
Street and Apt. No.	(aka Spectra Energy)
City, State, ZIP+4	5400 Westheimer Ct. Houston, TX 77056-5310

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☐ Return Receipt (electronic)	$ $0.00
☐ Certified Mail Restricted Delivery	$ $0.00
☐ Adult Signature Required	$ $0.00
☐ Adult Signature Restricted Delivery	$
Postage	$0.82
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Total Postage a	$11.02
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Sent To	Mr. Joseph Godesky ET ALS
Street and Apt.	23 W. 14th St.
City, State, ZIP+4	Bayonne, NJ 07002

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☐ Certified Mail Restricted Delivery	$ $0.00
☐ Adult Signature Required	$ $0.00
☐ Adult Signature Restricted Delivery	$
Postage	$0.82
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Total Postage a	$11.02
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Sent To	Mr. Daniel Yusufov
Street and Apt.	21 W. 14th St.
City, State, ZIP+4	Bayonne, NJ 07002

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☐ Certified Mail Restricted Delivery	$ $0.00
☐ Adult Signature Required	$ $0.00
☐ Adult Signature Restricted Delivery	$
Postage	$0.82
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Total Postag	$11.02
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Sent To	Ms. Clementina Paradine ET ALS
Street and A	51 Nicholson Dr.
City, State, Z	Chatham, NJ 07928

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☐ Return Receipt (electronic) $ $0.00
☐ Certified Mail Restricted Delivery $ $0.00
☐ Adult Signature Required $ $0.00
☐ Adult Signature Restricted Delivery $
Postage $0.82
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Total Postage and Fees $11.02
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Sent To Mr. Robert Sedrak
Street and Apt. No. Marian Tawfik
City, State, ZIP+4 17 W. 14th St.
Bayonne, NJ 07002

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☐ Certified Mail Restricted Delivery $ $0.00
☐ Adult Signature Required $ $0.00
☐ Adult Signature Restricted Delivery $
Postage $0.82
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Sent To Ms. Emily L. Illfelder
Street and Apt. No. 13 W. 14th St.
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☐ Adult Signature Required $ $0.00
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Postage $0.82
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Total Postage and Fees $11.02
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Sent To Shreeji Sankalp, LLC
Street and Apt. No. 159 Beacon Ave.
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☐ Certified Mail Restricted Delivery $ $0.00
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Street and Apt. No. 9 W. 14th St .
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☐ Adult Signature Required $ $0.00
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Postage $0.82
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Total Postage and Fees $11.02
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Street and Apt. No. 313 Broadway
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☐ Return Receipt (electronic) $ $0.00
☐ Certified Mail Restricted Delivery $ $0.00
☐ Adult Signature Required $ $0.00
☐ Adult Signature Restricted Delivery $
Postage $0.82
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Total Postage and Fees $11.02
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Sent To Mr. & Mrs. Matthew R. Fedrow
Street and Apt. No. 9 W. 14th St.
City, State, ZIP+4 Bayonne, NJ 07002

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☐ Adult Signature Restricted Delivery $
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Sent To Rozani Pelc-Penteado
Street and Apt. 313 Broadway, #2A
City, State, ZIP Bayonne, NJ 07002

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Union, NJ 07083

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☐ Return Receipt (electronic) $ $0.00
☐ Certified Mail Restricted Delivery $ $0.00
☐ Adult Signature Required $ $0.00
☐ Adult Signature Restricted Delivery $
Postage $0.82
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Total Postage $11.02
$
Sent To Mr. & Mrs. Jacob Musharbash
Street and Apt. 269 Woodmont Rd.
City, State, ZIP Union, NJ 07083

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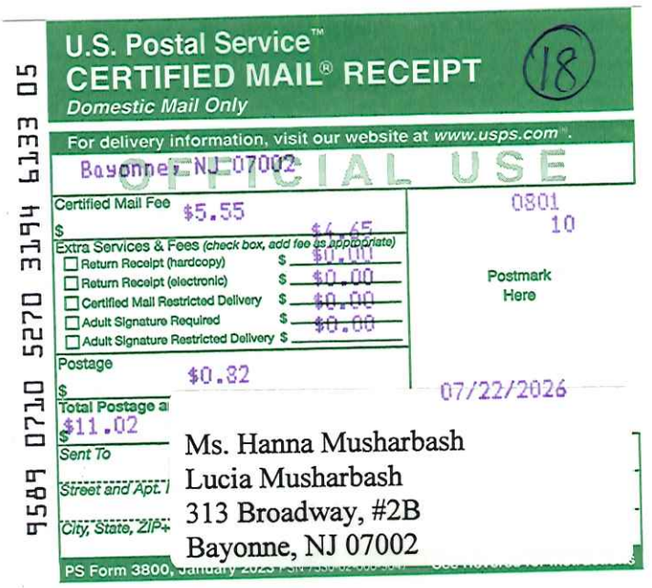
Extra Services & Fees (check box, add fee as appropriate)
Return Receipt (hardcopy) $0.00
Return Receipt (electronic) $0.00
Certified Mail Restricted Delivery $0.00
Adult Signature Required $0.00
Adult Signature Restricted Delivery $
Postage $0.82
Total Postage $11.02
0801 10
Postmark Here
07/22/2026
Sent To
Ms. Hanna Musharbash
Lucia Musharbash
Street and Apt.
313 Broadway, #3A
City, State, ZIP+4
Bayonne, NJ 07002
PS Form 3800,
9589 0710 5270 3194 6132 99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Return Receipt (electronic) $0.00
Certified Mail Restricted Delivery $0.00
Adult Signature Required $0.00
Adult Signature Restricted Delivery $
Postage $0.82
Total Postage $11.02
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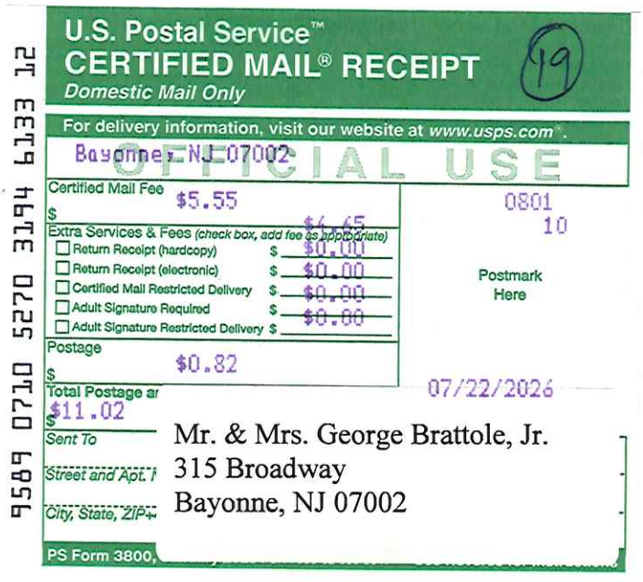
Postmark Here
07/22/2026
Sent To
Ms. Hanna Musharbash
Lucia Musharbash
Street and Apt.
313 Broadway, #2B
City, State, ZIP+4
Bayonne, NJ 07002
PS Form 3800,
9589 0710 5270 3194 6133 05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Adult Signature Required $0.00
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Postage $0.82
Total Postage $11.02
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Sent To
Mr. & Mrs. George Brattole, Jr.
Street and Apt.
315 Broadway
City, State, ZIP+4
Bayonne, NJ 07002
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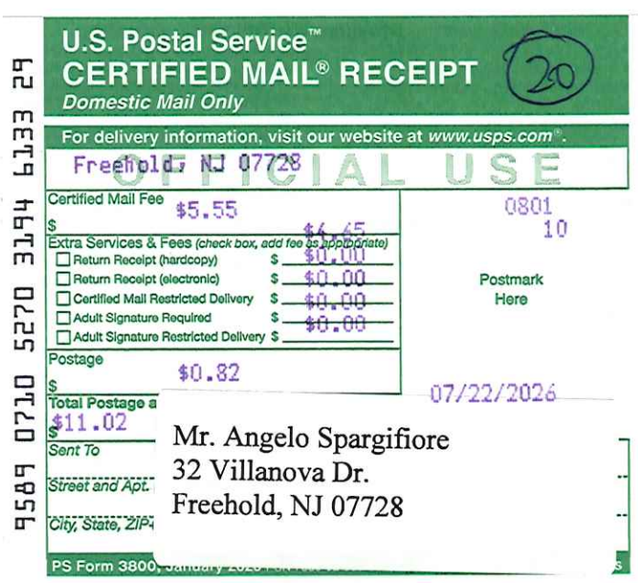
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Return Receipt (hardcopy) $0.00
Return Receipt (electronic) $0.00
Certified Mail Restricted Delivery $0.00
Adult Signature Required $0.00
Adult Signature Restricted Delivery $
Postage $0.82
Total Postage $11.02
0801 10
Postmark Here
07/22/2026
Sent To
Mr. Angelo Spargifiore
Street and Apt.
32 Villanova Dr.
City, State, ZIP+4
Freehold, NJ 07728
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Return Receipt (hardcopy) $0.00
Return Receipt (electronic) $0.00
Certified Mail Restricted Delivery $0.00
Adult Signature Required $0.00
Adult Signature Restricted Delivery $
Postage $0.82
Total Postage $11.02
0801 10
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Sent To
321 Broadway Bayonne LLC
Street and Apt. No.
321 Broadway
City, State, ZIP+4
Bayonne, NJ 07002
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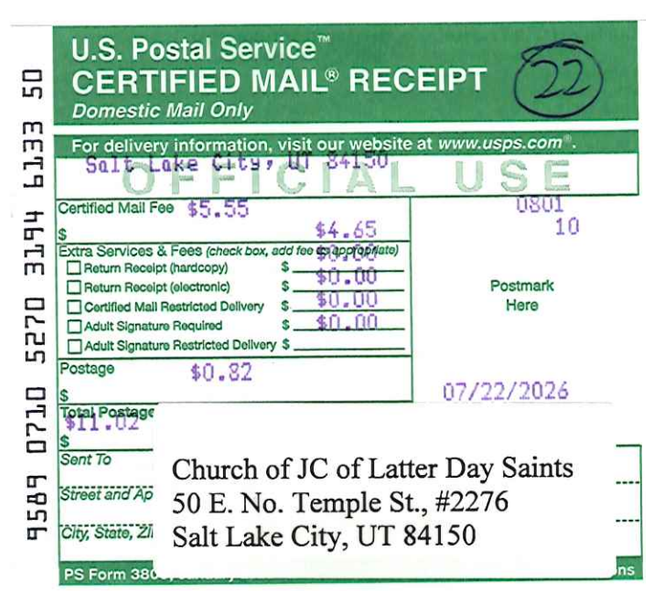
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Salt Lake City, UT 84150
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Extra Services & Fees (check box, add fee as appropriate)
Return Receipt (hardcopy) $0.00
Return Receipt (electronic) $0.00
Certified Mail Restricted Delivery $0.00
Adult Signature Required $0.00
Adult Signature Restricted Delivery $
Postage $0.82
Total Postage $11.02
0801 10
Postmark Here
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Sent To
Church of JC of Latter Day Saints
Street and Apt.
50 E. No. Temple St., #2276
City, State, ZIP+4
Salt Lake City, UT 84150
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Bayonne, NJ 07002
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Return Receipt (hardcopy) $0.00
Return Receipt (electronic) $0.00
Certified Mail Restricted Delivery $0.00
Adult Signature Required $0.00
Adult Signature Restricted Delivery $
Postage $0.82
Total Postage $11.02
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Postmark Here
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Sent To
HG Homes LLC
Street and
10 W. 15th St.
City, State,
Bayonne, NJ 07002
PS Form
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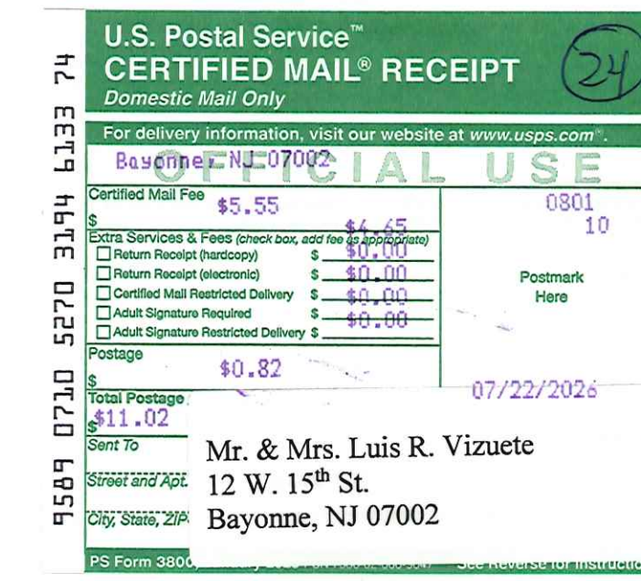
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Bayonne, NJ 07002
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Extra Services & Fees (check box, add fee as appropriate)
Return Receipt (hardcopy) $0.00
Return Receipt (electronic) $0.00
Certified Mail Restricted Delivery $0.00
Adult Signature Required $0.00
Adult Signature Restricted Delivery $
Postage $0.82
Total Postage $11.02
0801 10
Postmark Here
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Sent To
Mr. & Mrs. Luis R. Vizuete
Street and Apt.
12 W. 15th St.
City, State, ZIP+4
Bayonne, NJ 07002
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Brooklyn, NY 11211
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Extra Services & Fees (check box, add fee as appropriate)
Return Receipt (hardcopy) $0.00
Return Receipt (electronic) $0.00
Certified Mail Restricted Delivery $0.00
Adult Signature Required $0.00
Adult Signature Restricted Delivery $
Postage $0.82
Total Postage and Fees $11.02
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Postmark Here
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Sent To
Street and Apt. No.
City, State, ZIP+4
14 NJ LLC
543 Bedford Ave., Ste. 222
Brooklyn, NY 11211
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Return Receipt (electronic) $0.00
Certified Mail Restricted Delivery $0.00
Adult Signature Required $0.00
Adult Signature Restricted Delivery $
Postage $0.82
Total Postage and Fees $11.02
0801 10
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07/22/2026
Sent To
Street and Apt. No.
City, State, ZIP+4
Mr. Neal Ruszkowski
16 W. 15th St.
Bayonne, NJ 07002
PS Form 3800,
9589 0710 5270 3194 6133 81

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Return Receipt (hardcopy) $0.00
Return Receipt (electronic) $0.00
Certified Mail Restricted Delivery $0.00
Adult Signature Required $0.00
Adult Signature Restricted Delivery $
Postage $0.82
Total Postage and Fees $11.02
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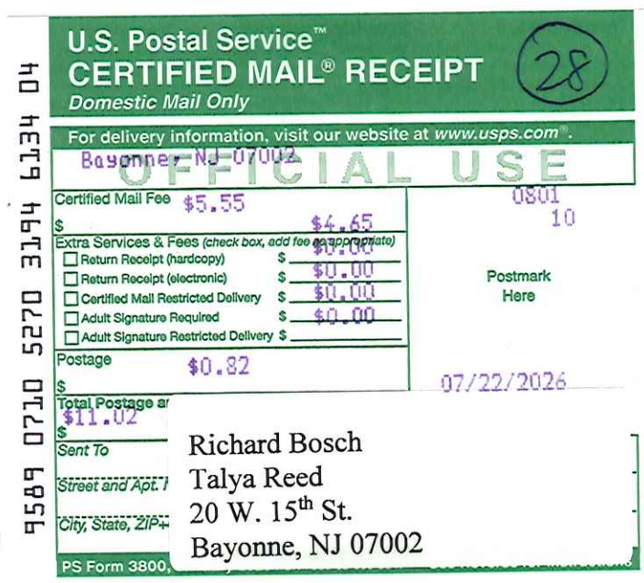
Postmark Here
07/22/2026
Sent To
Street and Apt. No.
City, State, ZIP+4
Novina Hermoso
Matthew Mejias
18 W. 15th St.
Bayonne, NJ 07002
PS Form 3800, See Reverse for Instructions
9589 0710 5270 3194 6133 98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Return Receipt (hardcopy) $0.00
Return Receipt (electronic) $0.00
Certified Mail Restricted Delivery $0.00
Adult Signature Required $0.00
Adult Signature Restricted Delivery $
Postage $0.82
Total Postage and Fees $11.02
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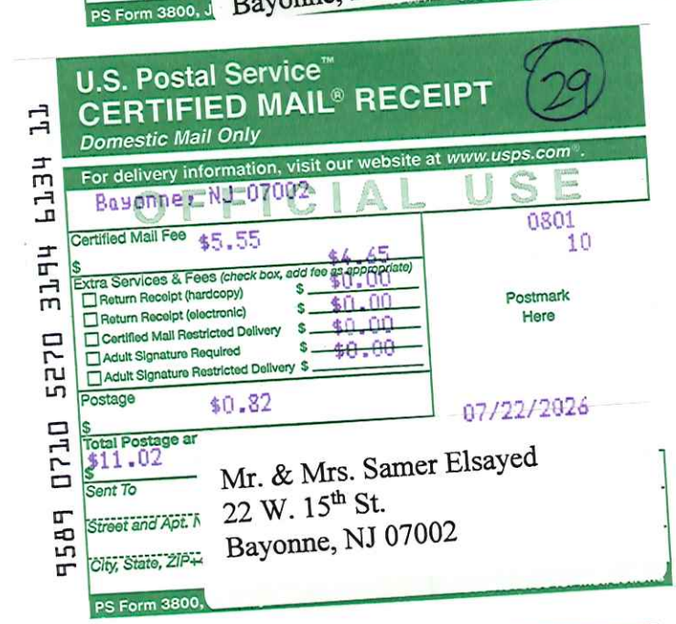
07/22/2026
Sent To
Street and Apt. No.
City, State, ZIP+4
Richard Bosch
Talya Reed
20 W. 15th St.
Bayonne, NJ 07002
PS Form 3800,
9589 0710 5270 3194 6134 04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Return Receipt (hardcopy) $0.00
Return Receipt (electronic) $0.00
Certified Mail Restricted Delivery $0.00
Adult Signature Required $0.00
Adult Signature Restricted Delivery $
Postage $0.82
Total Postage and Fees $11.02
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Postmark Here
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Sent To
Street and Apt. No.
City, State, ZIP+4
Mr. & Mrs. Samer Elsayed
22 W. 15th St.
Bayonne, NJ 07002
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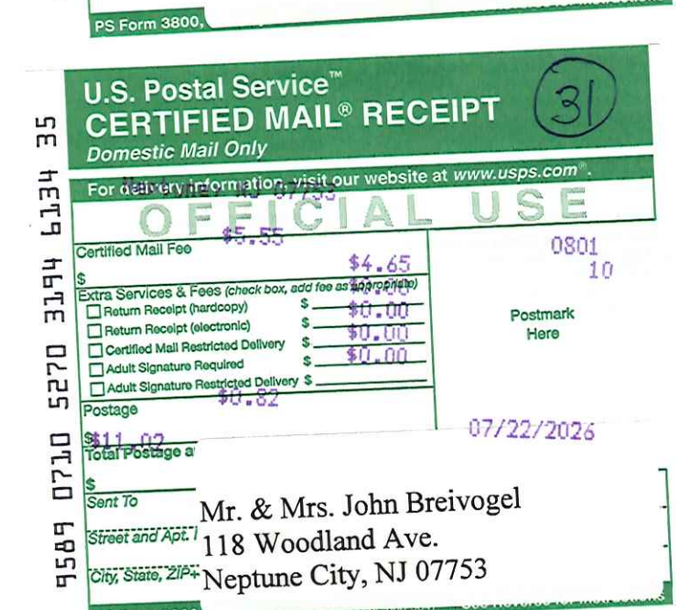
Extra Services & Fees (check box, add fee as appropriate)
Return Receipt (hardcopy) $0.00
Return Receipt (electronic) $0.00
Certified Mail Restricted Delivery $0.00
Adult Signature Required $0.00
Adult Signature Restricted Delivery $
Postage $0.82
Total Postage and Fees $11.02
0801 10
Postmark Here
07/22/2026
Sent To
Street and Apt. No.
City, State, ZIP+4
Niashea Davenport
Bennie Williams
24 W. 15th St.
Bayonne, NJ 07002
PS Form 3800, See Reverse for Instructions
9589 0710 5270 3194 6134 28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Extra Services & Fees (check box, add fee as appropriate)
Return Receipt (hardcopy) $0.00
Return Receipt (electronic) $0.00
Certified Mail Restricted Delivery $0.00
Adult Signature Required $0.00
Adult Signature Restricted Delivery $
Postage $0.82
Total Postage and Fees $11.02
0801 10
Postmark Here
07/22/2026
Sent To
Street and Apt. No.
City, State, ZIP+4
Mr. & Mrs. John Breivogel
118 Woodland Ave.
Neptune City, NJ 07753
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32
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Return Receipt (hardcopy) $0.00
Return Receipt (electronic) $0.00
Certified Mail Restricted Delivery $0.00
Adult Signature Required $0.00
Adult Signature Restricted Delivery $
Postage $0.82
Total Postage and Fees $11.02
0801 10
Postmark Here
07/22/2026
Sent To
Street and Apt. No.
City, State, ZIP+4
Mr. Javier Hernandez-Villegas
9 E. 14th St.
Bayonne, NJ 07002
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Certified Mail Fee $5.55
Extra Services & Fees (check box, add fee as appropriate)
Return Receipt (hardcopy) $0.00
Return Receipt (electronic) $0.00
Certified Mail Restricted Delivery $0.00
Adult Signature Required $0.00
Adult Signature Restricted Delivery $
Postage $0.82
Total Postage $11.02
Sent To Ms. Maria DeLuca
Street and Apt. 10 E. 15th St.
City, State, ZIP+4 Bayonne, NJ 07002
PS Form 3800
0801 10
Postmark Here
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9589 0710 5270 3194 6134 59
33

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Extra Services & Fees (check box, add fee as appropriate)
Return Receipt (hardcopy) $0.00
Return Receipt (electronic) $0.00
Certified Mail Restricted Delivery $0.00
Adult Signature Required $0.00
Adult Signature Restricted Delivery $
Postage $0.82
Total Postage and $11.02
Sent To 322 Broadway LLC
Street and Apt. N 322 Broadway
City, State, ZIP+4 Bayonne, NJ 07002
PS Form 3800,
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Postmark Here
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34

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Certified Mail Fee $5.55
Extra Services & Fees (check box, add fee as appropriate)
Return Receipt (hardcopy) $0.00
Return Receipt (electronic) $0.00
Certified Mail Restricted Delivery $0.00
Adult Signature Required $0.00
Adult Signature Restricted Delivery $
Postage $0.82
Total Postage ar $11.02
Sent To Ms. Ana Javier
Street and Apt. 320 Broadway
City, State, ZIP+4 Bayonne, NJ 07002
PS Form 3800,
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Postmark Here
07/22/2026
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Certified Mail Fee $5.55
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Return Receipt (hardcopy) $0.00
Return Receipt (electronic) $0.00
Certified Mail Restricted Delivery $0.00
Adult Signature Required $0.00
Adult Signature Restricted Delivery $
Postage $0.82
Total Postage ar $11.02
Sent To Mr. Kevin & S. Lee
Street and Apt. Sunny Lui
City, State, ZIP+4 107 Brunswick St., #1
Jersey City, NJ 07302
PS Form 3800,
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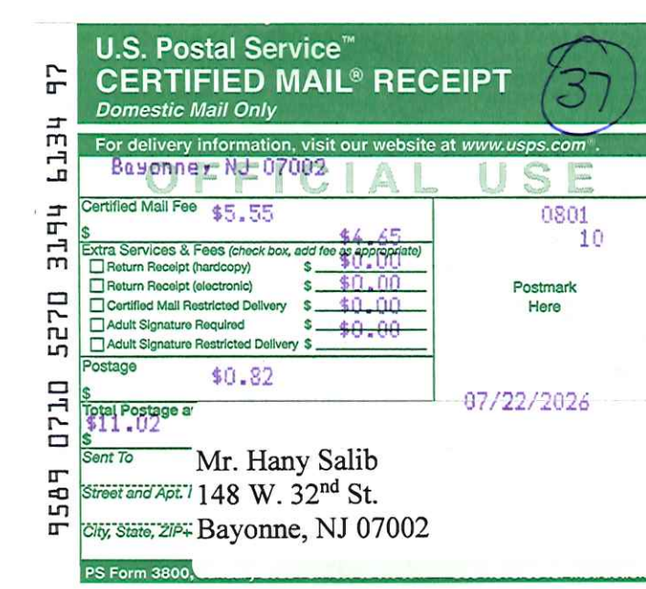
Postmark Here
07/22/2026
9589 0710 5270 3194 6134 80
36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Certified Mail Fee $5.55
Extra Services & Fees (check box, add fee as appropriate)
Return Receipt (hardcopy) $0.00
Return Receipt (electronic) $0.00
Certified Mail Restricted Delivery $0.00
Adult Signature Required $0.00
Adult Signature Restricted Delivery $
Postage $0.82
Total Postage and $11.02
Sent To Mr. Hany Salib
Street and Apt. I 148 W. 32nd St.
City, State, ZIP+4 Bayonne, NJ 07002
PS Form 3800,
0801 10
Postmark Here
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Return Receipt (electronic) $0.00
Certified Mail Restricted Delivery $0.00
Adult Signature Required $0.00
Adult Signature Restricted Delivery $
Postage $0.82
Total Postage and F $11.02
Sent To Phat Nguyen
Street and Apt. No., Tuyet & Tien Nguyen
City, State, ZIP+4 413 Cator Ave.
Jersey City, NJ 07305
PS Form 3800, January
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Postmark Here
07/22/2026
9589 0710 5270 3194 6135 03
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Extra Services & Fees (check box, add fee as appropriate)
Return Receipt (hardcopy) $0.00
Return Receipt (electronic) $0.00
Certified Mail Restricted Delivery $0.00
Adult Signature Required $0.00
Adult Signature Restricted Delivery $
Postage $0.82
Total Postage and $11.02
Sent To Ms. Gerladine Zupko
Street and Apt. No. 312 Broadway
City, State, ZIP+4 Bayonne, NJ 07002
PS Form 3800, Ja
0801 10
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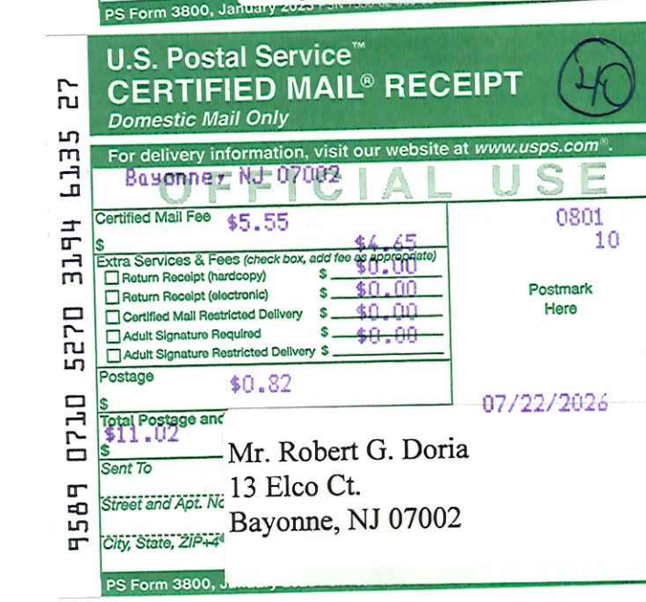
07/22/2026
9589 0710 5270 3194 6135 10
39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Extra Services & Fees (check box, add fee as appropriate)
Return Receipt (hardcopy) $0.00
Return Receipt (electronic) $0.00
Certified Mail Restricted Delivery $0.00
Adult Signature Required $0.00
Adult Signature Restricted Delivery $
Postage $0.82
Total Postage and $11.02
Sent To Mr. Robert G. Doria
Street and Apt. No. 13 Elco Ct.
City, State, ZIP+4 Bayonne, NJ 07002
PS Form 3800, J
0801 10
Postmark Here
07/22/2026
9589 0710 5270 3194 6135 27
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- Certified Mail Restricted Delivery $ $0.00
- Adult Signature Required $ $0.00
- Adult Signature Restricted Delivery $

Postage $0.82

Total Postage $11.02

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Sent To: Our Lady Star of the Sea RC Church
Street and Apt.: 326 Avenue C
City, State, ZIP: Bayonne, NJ 07002

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- Certified Mail Restricted Delivery $ $0.00
- Adult Signature Required $ $0.00
- Adult Signature Restricted Delivery $

Postage $0.82

Total Postage $11.02

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Sent To: 305 Broadway LLC
Street and Apt.: 305 Broadway
City, State, ZIP: Bayonne, NJ 07002

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- Adult Signature Required $ $0.00
- Adult Signature Restricted Delivery $

Postage $0.82

Total Postage $11.02

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Sent To: Mr. & Mrs. Krystof Kasztelan
Street and Apt.: 307 Broadway
City, State, ZIP+4: Bayonne, NJ 07002

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- Adult Signature Required $ $0.00
- Adult Signature Restricted Delivery $

Postage $0.82

Total Postage and Fees $11.02

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Sent To: 309 Broadway Realty LLC
Street and Apt. No.: Morgenslide
City, State, ZIP+4: 93 Beverly Rd.
Staten Island, NY 10305

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- Certified Mail Restricted Delivery $ $0.00
- Adult Signature Required $ $0.00
- Adult Signature Restricted Delivery $

Postage $0.82

Total Postage $11.02

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07/22/2026

Sent To: Ms. Laura Young
Street and Apt.: Terry Young
City, State, ZIP+4: 8 W. 14th St.
Bayonne, NJ 07002

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- Return Receipt (electronic) $ $0.00
- Certified Mail Restricted Delivery $ $0.00
- Adult Signature Required $ $0.00
- Adult Signature Restricted Delivery $

Postage $0.82

Total Postage $11.02

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07/22/2026

Sent To: R. A. Hernandez
Street and Apt.: L. Umanzor ETAL
City, State, ZIP+4: 10 W. 14th St.
Bayonne, NJ 07002

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- Certified Mail Restricted Delivery $ $0.00
- Adult Signature Required $ $0.00
- Adult Signature Restricted Delivery $

Postage $0.82

Total Postage and Fees $11.02

0801 10

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07/22/2026

Sent To: Mr. & Mrs. Stephen Cimbolic
Street and Apt. No.: 19 W. 12th St.
City, State, ZIP+4: Bayonne, NJ 07002

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- Return Receipt (electronic) $ $0.00
- Certified Mail Restricted Delivery $ $0.00
- Adult Signature Required $ $0.00
- Adult Signature Restricted Delivery $

Postage $0.82

Total Postage $11.02

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07/22/2026

Sent To: Mr. Atef Ebrahim
Street and Apt.: 14 W. 14th St.
City, State, ZIP+4: Bayonne, NJ 07002

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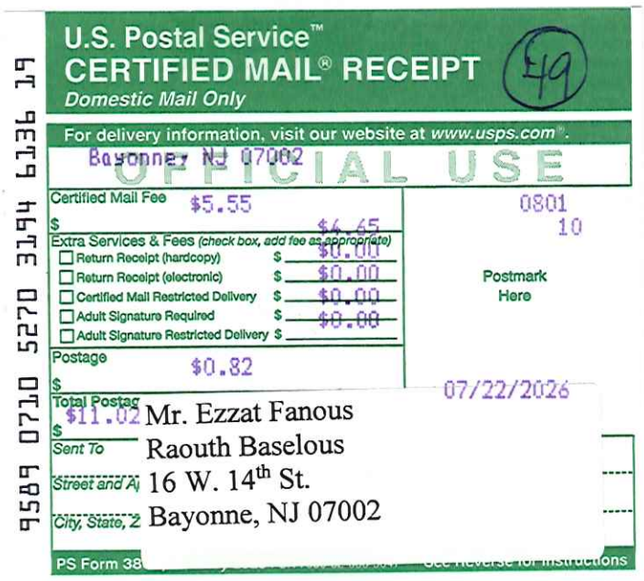

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Bayonne, NJ 07002

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$4.65

Extra Services & Fees (check box, add fee as appropriate)
- Return Receipt (hardcopy) $ $0.00
- Return Receipt (electronic) $ $0.00
- Certified Mail Restricted Delivery $ $0.00
- Adult Signature Required $ $0.00
- Adult Signature Restricted Delivery $

Postage $0.82

Total Postage $11.02

Sent To Mr. Ezzat Fanous

Street and Apt. 16 W. 14th St.

City, State, Z Bayonne, NJ 07002

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07/22/2026

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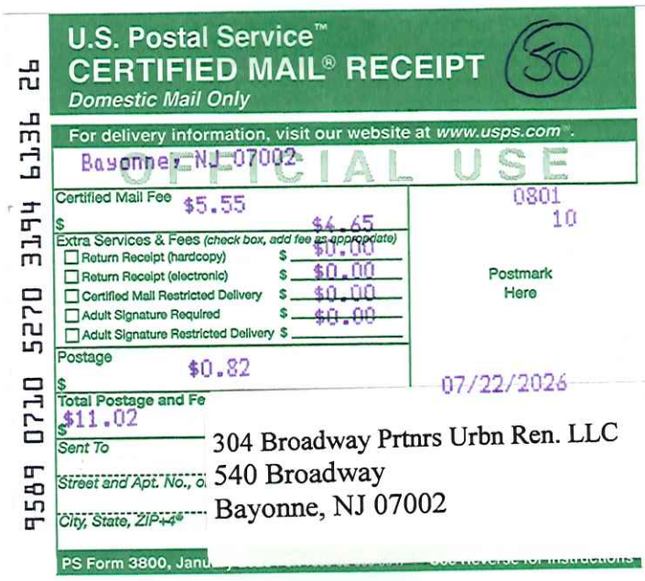

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- Return Receipt (hardcopy) $ $0.00
- Return Receipt (electronic) $ $0.00
- Certified Mail Restricted Delivery $ $0.00
- Adult Signature Required $ $0.00
- Adult Signature Restricted Delivery $

Postage $0.82

Total Postage and Fe $11.02

Sent To 304 Broadway Prtnrs Urbn Ren. LLC

Street and Apt. No., o 540 Broadway

City, State, ZIP+4® Bayonne, NJ 07002

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$4.65

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- Return Receipt (hardcopy) $ $0.00
- Return Receipt (electronic) $ $0.00
- Certified Mail Restricted Delivery $ $0.00
- Adult Signature Required $ $0.00
- Adult Signature Restricted Delivery $

Postage $0.82

Total Postage a $11.02

Sent To Ms. Lisa Ruge

Street and Apt. 9 W. 14th St.

City, State, ZIP+ Bayonne, NJ 07002

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Staten Island, NY 10308

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$4.65

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- Return Receipt (electronic) $ $0.00
- Certified Mail Restricted Delivery $ $0.00
- Adult Signature Required $ $0.00
- Adult Signature Restricted Delivery $

Postage $0.82

Total Postage and $11.02

Sent To Mr. David A. Valdez

Street and Apt. No 80 Shafter Ave.

City, State, ZIP+4 Staten Island, NY 10308

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