



AGENDA
REGULAR MEETING
CITY OF BAYONNE
PLANNING BOARD
City Council Chambers
630 Avenue C, Bayonne, NJ 07002
TUESDAY, MAY 5, 2026
6:00 P.M.



Karen Fiermonte (Chairperson)
Maria I. Valado (Vice-Chairperson)

Commissioners: Mayor Robert Kubert /Ramon Veloz (Mayoral Designee), Lovad Booker, Jr.,
Ahmed Lack, Steven Rhodes, Caitlyn Schaible, Edward J. Lubach, Jr.

Richard N. Campisano, Esq., Board Counsel
Alicia Losonczy, Land Use Administrator
Suzanne Mack, P.P., City Planner
Greg Valesi, P.E., City Engineer's Office
Brian M. Slaugh, P.P., AICP, City Consulting Planner

I.	Meeting called to order – Roll Call
II.	Pledge to the Flag
III.	Statement with regard to the Open Public Meetings Act/Sunshine Law
IV.	<u>Adoption of Minutes:</u>
V.	<u>Communications:</u> 1. Zoning Board of Adjustment – Annual Report for Calendar Year 2025 2. Municipal Council Resolution Authorizing and Directing the Planning Board to reopen and consider an amendment to the 8th Street Rehabilitation Plan (Broadway Business District) regarding Day Care regulations P-26-005 3. Letter from the New Jersey Turnpike Authority dated February 3, 2026 regarding Public Notice of NJDEP Application Submission for Block 1, Lots 6 and 7; Block 2, Lot 2; Block 8, Lots 1, 2, 3, 5 and 6; Block 11, Lot 1; Block 12, Lot 2; Block 13, Lots 1.01, 16, 17, and 18 4. Communication from Michael Miceli, Esq. dated March 3, 2026 requesting P-25-037 JOHN AND MARYAN LLC Site: 1012-1022 Avenue C and 53-57 West 48th Street in City Block 64, Lots 2 and 3 be carried to the April 14, 2026 meeting 5. Letter from Kimley-Horn dated February 3, 2026 regarding Application for NJDEP Freshwater Wetlands General Permit 7 for Block 700, Lot 1 6. Letter from Foth dated February 3, 2026 regarding Application for a Waterfront Development Individual Permit for 250 East 22nd Street in City Block 477.01, Lot 1, 1.01 7. Letter from Roux, Inc dated February 11, 2026 NJDEP application for New Hook Road; Block 217, Lot 2 and Portion of New Hook Road ROW 8. Letter from Princeton Hydro, LLC dated March 3, 2026 regarding an application under a Coastal Zone Management General Permit for Blocks 412 and 419, Lots 6 and 2 9. Communication from Paul N. Weeks, Esq. dated April 14, 2026 requesting KKC18, LLC Site: 57-59 Evergreen Street in City Block 320, Lot 10.01 be carried to the May 5, 2026 meeting 10. Letter from Michael Miceli, Esq. dated March 30, 2026 requesting an extension for P-22-032 QOZ PROSPECT PROPERTY URBAN RENEWAL, LLC- Site: 33 Prospect Avenue in City Block 455, Lot 1.01 11. Letter from Michael Miceli, Esq. dated April 20, 2026 requesting P-25-037 1012-1022 Avenue C Urban Renewal LLC Site: 53-57 West 48th Street in City Block 64, Lots 2 and 3 be carried to the meeting on June 8, 2026
VI.	<u>Public Hearing:</u> P-26-007 Master Plan Consistency Review: Addressing Requirements of the Fair Housing Act, the Uniform Housing Affordability Controls, and comply with the City's Fourth Round (2025-2035 affordable housing obligations) <i>Presentation by Derek W. Orth, Esq.</i>

VII.	<u>Public Hearing:</u> P-25-027 – Presentation of a <u>Redevelopment Plan</u> for property located at 300-302 Constitution Avenue in City Block 803, Lot 1 and City Block 815, lot 1 as shown on the official Tax Map of the City of Bayonne (<i>Alexan/Harbor Pointe</i>) <i>Presentation by Barbara Ehlen, consulting City Planner</i>
VIII.	<u>Public Hearing:</u> P-26-004 - ZARA REALTY, LLC (MOHAMMAD CHAUDHRY) Site: 7 West 8th Street; Block 283, Lot 23.01 [<i>The applicant is presenting an amendment to original application P-23-030 due to there being an issue with the existing foundation not being able to support the addition of three stories above the existing two-story building.</i>] <i>Paul Weeks, Esq. Attorney for the Applicant</i>
IX.	<u>Public Hearing:</u> P-24-009 – KKC18, LLC (SHANKAR DONEPUDI) Site: 57-59 Evergreen Street; Block 320, Lot 10.01 [<i>The applicant is seeking minor subdivision approval in order to divide the current parcel into two new lots and build two new two-family homes on each new lot; variance relief is required for lot size.</i>] <i>Paul Weeks, Esq. Attorney for the Applicant</i>
X.	<u>Public Hearing:</u> P-25-026 – KENNEDY BOULEVARD MW UR LLC & 373 KENNEDY BLVD PARTNERS LLC Site: 361-363, 365-371, and 373 JF Kenndy Boulevard; Block 262, Lots 7, 8, and 9 [<i>The applicant proposes to demo the existing residential structures and to construct a six-story, mixed-use building containing 66 residential units, 71 parking spaces, approximately 663 square feet of retail space, and other amenities within compliance of the Redevelopment Plan for this site; submission waivers requested for Checklist Items I.2 and I.7 as well as Redevelopment Plan Items in Sections 6.9(D)(@) and 6.9(H).</i>] <i>Michael Miceli, Esq. Attorney for the Applicant</i>
XI.	P-25-037 – JOHN AND MARYAN LLC Site: 1012-1022 Avenue C and 53-57 West 48th Street; Block 64, Lots 2 and 3 [<i>The applicant is seeking preliminary and final major site plan approval to demolish the existing synagogue and construct a five-story multi-family apartment building with 40 residential units in compliance with the Redevelopment Plan (P-23-025) with waivers requested of three items.</i>] <i>Michael Miceli, Esq. Attorney for the Applicant</i>
XII.	<u>Adoption of Resolutions:</u> • P-25-036 – SOUTH COVE DEVELOPMENT II AND SOUTH COVE DEVELOPMENT III, LLC Site: Block 412, Lots 1.01, 2.01, 2.021, 2.022, and 2.03 • P-25-027 – RDP for 300-302 Constitution Avenue in City Block 803, Lot 1 and Block 815, Lot 1 • P-22-032 - QOZ PROSPECT PROPERTY URBAN RENEWAL, LLC Site: Block 455, Lot 1.01 - extension
XIII.	<u>Executive Session: (as needed)</u> As needed to discuss litigation, personnel or other matters.

cc: All members
Madelene Medina, City Clerk
Gary LaPelusa, Council President
Greg Valesi, P.E., Consulting City Engineer
Brian M. Slaugh, P.P., AICP, Consulting Planner

Joseph Scerbo, Police Chief
Keith Weaver, Fire Chief
Joseph Benkert, Construction Official
Joseph Coughlin, Fire Sub-Code Official
Susan Bischoff, C.S.R.

Tracey Tuohy, Zoning Officer
Suzanne Mack, P.P., City Planner
DPW
Beth Polera
Broadcasting Room