



**AMENDED AGENDA
REGULAR MEETING
CITY OF BAYONNE
PLANNING BOARD
City Council Chambers
630 Avenue C, Bayonne, NJ 07002
MONDAY, JUNE 8, 2026
6:00 P.M.**



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

**Commissioners: Mayor Robert Kubert /Ramon Veloz (Mayoral Designee), Loyad 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 P-24-009 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 John & Maryan, LLC Site: 53-57 West 48th Street in City Block 64, Lots 2 and 3 be carried to the meeting on June 8, 2026 12. Letter from Michael Miceli, Esq. dated May 6, 2026 requesting an extension for P-25-003 Nova Group Urban Renewal, LLC Site: 474-476 Broadway in City Block 205, Lot 10.01

	13. Letter from Michael Miceli, Esq. dated May 6, 2026 requesting an extension for P-24-035 40 Cottage St, LLC Site: 80-84 East 25th Street in City Block 442, Lot 14 14. Letter from Michael Miceli, Esq. dated May 15, 2026 requesting an extension for P-25-002 211-217 Broadway, LLC Site: 211-217 Broadway in City Block 305, Lot 20 15. Letter from Michael Miceli, Esq. dated May 19, 2026 requesting an extension for P-25-009 CHANTI 5 URBAN RENEWAL, LLC Site: 562-568 Broadway in City Block 184, Lots 1, 2, and 3 16. Letter from Michael Miceli, Esq. dated May 19, 2026 requesting an extension for P-21-019 AMS EQUITIES, LLC Site: 132, 140, 154, and 157-163 Avenue E in City Block 234, Lot 8.01, Block 467, Lot 23, Block 458, Lots 1.02 and 1.03 17. Letter from Michael Miceli, Esq. dated April May 28, 2026 requesting P-25-026 Kennedy Boulevard MW Urban Renewal LLC and 373 Kennedy Boulevard Partners Site: 361-373 Kennedy Boulevard in City Block 262, Lots 7, 8, and 9 be carried to the July 14, 2026 meeting 18. Letter from Andrew Raichle, PE and Suzanne Mack, PP dated June 2, 2026 for Interim Use #5 on Block 751, Lots 1.13, 1.14, and 1.16 for Biergarten (#IU5)
VI.	<u>P-26-001(a) - Presentation of Zoning Ordinance Amendment:</u> Presentation of Zoning Ordinance amendment to Chapter 35 Zoning Regulations, Section 35-5.15a, IL-A and IL-B Light Industrial Districts - adding Film Production Use as a Permitted Use <i>Joseph D. Skillender, Esq.</i> <i>Director of Planning, Zoning, and Development</i>
VII.	<u>P-26-001(b) - Presentation of Zoning Ordinance Amendment:</u> Presentation of Zoning Ordinance amendment to Chapter 35 Zoning Regulations, Sections 35-5.10a, 35-5.11a, and 35-5.12a – adding Recreational Use as a Permitted Use <i>Joseph D. Skillender, Esq.</i> <i>Director of Planning, Zoning, and Development</i>
VIII.	<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>Presentation by Paul Weeks, Esq. Attorney for the Applicant</i>
IX.	<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>Presentation by Paul Weeks, Esq. Attorney for the Applicant</i>
X.	<u>Public Hearing:</u> P-25-015 – 317 BROADWAY BAYONNE, LLC Site: 317 Broadway; Block 252, Lot 17 <i>[The applicant is seeking preliminary and final major site plan approval along with bulk variance relief to convert the existing one-story commercial structure to a five-story mixed-use structure containing two ground-floor commercial units and eight residential units on the floors above; variance relief is sought for lot frontage and off-street parking.]</i> <i>Presentation by John A. Zucker, Esq. Attorney for the Applicant</i>
XI.	<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>Presentation by Michael Miceli, Esq. Attorney for the Applicant</i>

XII.	<u>Public Hearing:</u> P-25-011 – Presentation of a <u>Redevelopment Plan</u> for property located at 190 West 63 rd Street in City Block 2, Lot 1 as shown on the official Tax Map of the City of Bayonne (<i>Hudson Plaza Motel</i>) <i>Presentation by Lyndsay Knight, consulting City Planner</i>
XIII.	<u>Public Hearing:</u> P-25-024 - Presentation of an amendment to <u>The Peninsula at Bayonne Harbor - Harbor Station North Redevelopment Plan</u> for property located in City Block 660.01, Lot 1 as shown on the official Tax Map of the City of Bayonne (<i>Originally scheduled for 09/09/2025; carried to 10/14/2025; carried to 11/03/2025</i>) <i>Presentation by Brian Slaugh, consulting City Planner</i>
XIV.	<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>
XV.	<u>Public Hearing:</u> P-25-034 – Presentation of a <u>Redevelopment Plan</u> for property located at 973-993 Avenue C and 80 West 47 th Street in City Block 76, Lots 17.01 and 17.02 as shown on the official Tax Map of the City of Bayonne (<i>St. Vincent’s</i>) <i>Presentation by Ronald Reinertsen, consulting City Planner</i>
XVI.	<u>Adoption of Resolutions:</u> • P-25-027 – RDP for 300-302 Constitution Avenue; Site: Block 803, Lot 1; Block 815, Lot 1 • P-25-011 – RDP for 190 West 63rd Street; Block 2, Lot 1 • P-25-034 – RDP for 973-993 Avenue C and 80 West 47th Street in City Block 76, Lots 17.01 and 17.02 • P-25-024 – RDP for • 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-22-032 - QOZ PROSPECT PROPERTY URBAN RENEWAL, LLC Site: Block 455, Lot 1.01 – extension • P-25-003 – NOVA GROUP URBAN RENEWAL Site: Block 205, Lot 10.01 – extension • P-24-035 – 40 COTTAGE STREET, LLC: Block 442, Lot 14 – extension • P-25-002 – 211-217 BROADWAY, LLC Site: Block 305, Lot 20 – extension • P-25-009 – CHANTI 5 URBAN RENEWAL, LLC Site: Block 184, Lots 1 - 3 – extension • P-21-019 – AMS EQUITIES, LLC Site: Block 234, Lot 8.01; Block 467, Lot 23; Block 458, Lots 1.02 and 1.03 – extension
XVII.	<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
Suzanne Mack, P.P., City Planner
Brian M. Slaugh, PP, AICP Consulting Planner

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

Tracey Tuohy, Zoning Officer
Broadcasting Room
Beth Polera
DPW