



AGENDA
REGULAR MEETING
CITY OF BAYONNE
PLANNING BOARD
City Council Chambers
630 Avenue C, Bayonne, NJ 07002
TUESDAY, JULY 14, 2026
6:00 P.M.



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

Commissioners: Mayor Sharon Nadrowski/Michael F. O’Connor, Esq. (Mayoral Designee), Mariam Salama,
Ahmed Lack, Steven Rhodes, Edward J. Lubach, Jr., Brian Beebe

Alicia Losonczy, Land Use Administrator
Richard N. Campisano, Esq. Board Council
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. Letter from Jamie Squillante of Cecinini Law Group LLC dated June 11, 2026 requesting Application P-25-023 EMERALD VALLEY HOLDINGS, LLC Site: 261 Broadway in City Block 272, Lots 22 and 23 be withdrawn 3. Notice from Ben Costanza and Caitlyn Schaible submitting their resignations from the Planning Board dated June 23, 2026 and June 26, 2026 effective immediately 4. Letter from Andrew Raichle, PE dated June 8, 2026 for Interim Use #3 Update on Block 751, Lots 1.06, 1.07, and 1.10 for Commercial Truck Parking - UPS (#IU3) 5. 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) 6. 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 7. 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 8. Letter from Matthew Posada, Esq. dated June 10, 2026 requesting an extension for P-22-033 Bayonne Luxury Waterwalk, LLC Site: 219 West 5th Street in City Block 301.01, Lot 1.01 (formerly Lots 1 and 6)
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>Presentation by Brian Slaugh, consulting City Planner</i>
VII.	<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>Presentation by Brian Slaugh, 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>Presentation by 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>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-26-002 – PENINSULA VIEW URBAN RENEWAL, LLC – 75-87 East 31st Street; Block 411, Lot 2.01 <i>[The applicant is seeking preliminary and final major site plan approval to construct an 8-story building (7-stories of residential units and levels of parking) containing 165 residential units with associated parking; 4 deviations, 2 variances and 2 design exceptions requested.]</i> <i>Presentation by Emily J. Weiner, Esq. Attorney for the Applicant</i>
XII.	<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>
XIII.	<u>Public Hearing:</u> 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>Presentation by Michael Miceli, Esq. Attorney for the Applicant</i>
XIV.	<u>Adoption of Resolutions:</u> • P-25-036 - 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-26-003 – ABBA KARAS REALTY, LLC Site: 9-11 Schuyler Place; Block 289, Lot 5 <i>[Minor Subdivision Committee]</i> • P-26-001(a) Chapter 35 Zoning Changes to ILA and ILB Permitted Uses • P-25-024 – Harbor Station North RDP for City Block 660.01, Lot 1
XV.	<u>Executive Session: (as needed)</u> As needed to discuss litigation, personnel or other matters.

cc: All members
Madelene Medina, City Clerk
Melissa Godesky-Rodriguez, Council President
Andrew Casias, Business Administrator
Suzanne Mack, P.P., City Planner
Brian M. Slauch, PP, AICP, Consulting Planner

Greg Valesi, P.E., Consulting City Engineer
Andrew Raichle, P.E. Consulting City Engineer
Joseph Scerbo, Police Chief
Frank Pawlowski, Acting Fire Chief
Joseph Benkert, Construction Official
Joseph Coughlin, Fire Sub-Code Official

Tracey Tuohy, Zoning Officer
Susan Bischoff, C.S.R.
Beth Polera
Broadcasting Room
DPW