



AGENDA
REGULAR MEETING
CITY OF BAYONNE
PLANNING BOARD
City Council Chambers
630 Avenue C, Bayonne, NJ 07002
TUESDAY, AUGUST 11, 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

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> none
VI.	<u>Development Regulation Ordinances for Review:</u> none
VII.	<u>Redevelopment Plans for Review:</u> none
VIII.	<u>Redevelopment Studies (Public Hearings):</u> none
IX.	<u>Requests for Extensions of Approvals:</u> 1.) <i>Pending P-21-019</i> - Extension Request for 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 2.) <i>Pending P-22-032</i> - Extension Request for QOZ PROSPECT PROPERTY URBAN RENEWAL, LLC- Site: 33 Prospect Avenue in City Block 455, Lot 1.01 3.) <i>Pending P-22-033</i> - Extension Request for Bayonne Luxury Waterwalk, LLC Site: 219 West 5 th Street in City Block 301.01, Lot 1.01 (formerly Lots 1 and 6)
VIII.	<u>Public Hearing:</u> P-26-011 – BAYONNE REDEVELOPERS URBAN RENEWAL BLOCK 721, LLC – 22-26 Goldsborough Drive; Block 721, Lot 2 <i>[The applicant is seeking preliminary and final major site plan to construct a new one-story retail building with approximately 3,285 sf of floor area, attached to the existing building.]</i> <i>Presentation by Joseph DeMarco, Esq. Attorney for the Applicant</i>
VIII.	<u>Public Hearing: (continued)</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>
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-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>

XI.	Public Hearing: 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>
XII.	Public Hearing: 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.	Public Hearing: 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.	Adoption of Resolutions: none
XV.	Executive Session: (as needed) As needed to discuss litigation, personnel or other matters.

cc: All members
Madelene Medina, City Clerk
Melissa Godesky-Rodriguez, Council President
Joseph Benkert, Construction Official
Andrew Casais, Business Administrator

Susan Bischoff, C.S.R.
Joseph Scerbo, Police Chief
Frank Pawlowski, Acting Fire Chief
Joseph Coughlin, Fire Sub-Code Official
Andrew Raichle, consulting City Engineer

Tracey Tuohy, Zoning Officer
Beth Polera
DPW
Broadcasting Room