



**AGENDA**  
**REGULAR MEETING**  
**CITY OF BAYONNE**  
**PLANNING BOARD**  
City Council Chambers  
630 Avenue C, Bayonne, NJ 07002  
**TUESDAY, SEPTEMBER 8, 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**

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| I.    | <b>Meeting called to order – Roll Call</b>                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                |
| II.   | <b>Pledge to the Flag</b>                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                 |
| III.  | <b>Statement with regard to the Open Public Meetings Act/Sunshine Law</b>                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                 |
| IV.   | <b><u>Adoption of Minutes:</u></b>                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                        |
| V.    | <b><u>Communications:</u></b><br>none                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                     |
| VI.   | <b><u>Development Regulation Ordinances for Review:</u></b><br>1.) P-26-001(a) Presentation of Zoning Ordinance Amendment to Chapter 33-2.2 Planning and Development Regulations defining Film Production and Chapter 35 Zoning Regulations, Section 35-5.15a, IL-A and IL-B Light Industrial Districts - adding Film Production as a Permitted Use<br><i>Presentation by Brian Slauch, PP. AICP, Consulting City Planner</i>                                                                                                                                             |
| VII.  | <b><u>Redevelopment Plans for Review:</u></b><br>None                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                     |
| VIII. | <b><u>Redevelopment Studies (Public Hearings):</u></b><br>None                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                            |
| IX.   | <b><u>Requests for Extensions of Approvals:</u></b><br>None                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                               |
| X.    | <b><u>Public Hearing: (continued)</u></b><br><b>P-26-002 – PENINSULA VIEW URBAN RENEWAL, LLC – 75-87 East 31<sup>st</sup> Street; Block 411, Lot 2.01</b> <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><br><i>Presentation by Emily J. Weiner, Esq. Attorney for the Applicant</i>                                      |
| XI.   | <b><u>Public Hearing:</u></b><br><b>P-26-011 – BAYONNE REDEVELOPERS URBAN RENEWAL BLOCK 721, LLC – 22-26 Goldsborough Drive; Block 721, Lot 2</b> <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><br><i>Presentation by Joseph DeMarco, Esq. Attorney for the Applicant</i>                                                                                                                                            |
| XII.  | <b><u>Public Hearing:</u></b><br><b>P-26-004 – ZARA REALTY, LLC (MOHAMMAD CHAUDHRY) Site: 7 West 8<sup>th</sup> Street; Block 283, Lot 23.01</b> <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><br><i>Presentation by Paul Weeks, Esq. Attorney for the Applicant</i>                                                                                                         |
| XIII. | <b><u>Public Hearing:</u></b><br><b>P-24-009 – KKC18, LLC (SHANKAR DONEPUDI) Site: 57-59 Evergreen Street; Block 320, Lot 10.01</b> <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><br><i>Presentation by Paul Weeks, Esq. Attorney for the Applicant</i>                                                                                                                                              |
| XIV.  | <b><u>Public Hearing:</u></b><br><b>P-25-015 – 317 BROADWAY BAYONNE, LLC Site: 317 Broadway; Block 252, Lot 17</b> <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><br><i>Presentation by John A. Zucker, Esq. Attorney for the Applicant</i> |

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| XV.    | <b><u>Public Hearing:</u></b><br><b>P-25-026 – KENNEDY BOULEVARD MW UR LLC &amp; 373 KENNEDY BLVD PARTNERS LLC</b><br><b>Site: 361-363, 365-371, and 373 JF Kenndy Boulevard; Block 262, Lots 7, 8, and 9</b> <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><br><i>Presentation by Michael Miceli, Esq. Attorney for the Applicant</i> |
| XVI.   | <b><u>Public Hearing:</u></b><br><b>P-25-037 – JOHN AND MARYAN LLC Site: 1012-1022 Avenue C and 53-57 West 48<sup>th</sup> Street; Block 64, Lots 2 and 3</b> <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><br><i>Presentation by Michael Miceli, Esq. Attorney for the Applicant</i>                                                                                                                                                                                            |
| XVII.  | <b><u>Adoption of Resolutions:</u></b><br>none                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                           |
| XVIII. | <b><u>Executive Session: (as needed)</u></b><br>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  
Tracey Tuohy, Zoning Officer

Beth Polera  
Broadcasting Room  
DPW