AGENDA
REGULAR MEETING
CITY OF BAYONNE
PLANNING BOARD
City Council Chambers
630 Avenue C, Bayonne, NJ 07002
TUESDAY, NOVEMBER 9, 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 K. Losonczy, Land Use Administrator
Frank Magaletta, Esq. and Scott Salmon, Esq. (Board Counsel)
Greg Valesi, P.E., City Consulting Engineering Office
Brian Slaugh, P.P., A.I.C.P., 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.	**Adoption of Minutes:**
V.	**Communications:** 1. Letter from Andrew Raichle, PE dated October 13, 2026 for Interim Use #4 on Block 751, Lots 1.11 & 1.15 for Truck Parking
VI.	**Development Regulation Ordinances for Review:** none
VII.	**Redevelopment Plans for Review:** none
VIII.	**Redevelopment Studies (Public Hearings):** none
IX.	**Public Hearing:** **P-24-009 – KKC18, LLC (SHANKAR DONEPUDI) Site: 57-59 Evergreen Street; Block 320, Lot 10.01** *[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.]* *Presentation by Paul Weeks, Esq. Attorney for the Applicant*
X.	**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** *[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).* *Presentation by Michael Miceli, Esq. Attorney for the Applicant*
XI.	**Public Hearing:** **P-26-009 – GOLDEN APPLE CAPITAL URBAN RENEWAL, LLC Site: 935-939 Broadway; Block 85, Lot 23** *[The applicant is seeking preliminary and final major site plan to demo the former Bank of America building and construct a mixed-use, six-story building with 51 residential units and 1,729 sf of retail space in compliance with the Redevelopment Plan created for these parcels; two waivers are being requested.]* *Presentation by Michael Miceli, Esq. Attorney for the Applicant*
XII.	**Adoption of Resolutions:** • **P-25-015 – 317 BROADWAY BAYONNE, LLC Site: 317 Broadway; Block 252, Lot 17** • **P-26-004 – ZARA REALTY, LLC (MOHAMMAD CHAUDHRY) Site: 7 West 8th Street; Block 283, Lot 23.01** • **P-26-011 – BAYONNE REDEVELOPERS URBAN RENEWAL BLOCK 721, LLC – 22-26 Goldsborough Drive; Block 721, Lot 2** • **P-26-013 – OM GANESH BAYONNE URBAN RENEWAL LLC Site: Harbor Station South; Block 751, Lot 1.15 minor** *(minor subdivision)*
XIII.	**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, Fire Chief
Joseph Coughlin, Fire Sub-Code Official
Andrew Raichle, consulting City Engineer
Tracey Tuohy, Zoning Officer
Beth Polera
DPW
Broadcasting Room