

CITY OF BAYONNE
NOTICE OF HEARING ON APPLICATION

TO HOMEOWNERS WITHIN 200 FEET OF
PREMISES LOCATED AT: 317 Broadway
Bayonne, New Jersey 07002

P-25-015
#A-20

PLEASE TAKE NOTICE, that **317 BROADWAY BAYONNE LLC**, the applicant, has filed an application, bearing file **#P-25-015** with the Planning Board of the City of Bayonne for approval to construct a five-story mixed use structure at 317 Broadway. The completed structure would have two (2) commercial units on the ground floor (retail in the front and office in the rear), and two (2) residential units on each upper floor for a total of eight (8) residential units. The site previously was the Perk Up coffee house, a one-story building.

The proposed project is located in the ORS zone (Office/Retail/Service District) which is governed by the 8th Street Rehabilitation Plan. The only required variances are for lot frontage, Code Section 35-5.3e (2), and off-street parking (35-17.6.b). The property is designated as Block 252, Lot 17 on the Tax Map of the City of Bayonne.

A public hearing has been scheduled for Tuesday, August 11, 2026 at 6:00 P.M. in the Dorothy E. Harrington Council Chambers, 630 Avenue C, Bayonne, New Jersey, and when the application is called you may appear either in person, or by agent or attorney and present any objections which you may have to the granting of the relief sought in the petition. This notice is being sent to you as an owner of the property in the immediate vicinity.

Documents are on file in the Planning Board Office, Municipal Building, 630 Avenue C, Bayonne, New Jersey and are available for inspection during regular business hours.

317 BROADWAY BAYONNE LLC

BY:



LEONID DIMENTMAN

AFFIDAVIT OF SERVICE

State of New Jersey

SS:

County of Hudson

.....

SHANIQUA COLBERT, of full age, being duly sworn according to law, on his oath, deposes and says that she is a secretary at Rose & Zucker, Esqs. at 613 Broadway, in the City of Bayonne, County of Hudson, and State of New Jersey, and that she did on July 22, 2026 at least ten (10) days prior to hearing date, send notice by Certified Mail, Return Receipt Requested, to all property owners within 200' of the property affected by an application filed by **317 BROADWAY BAYONNE LLC** bearing FILE #P-25-015 and located at 317 Broadway, in City Block 252, Lot 17. The registered receipts are attached hereto.

Notice was also published in "The Jersey Journal" as required by law. A copy of the proof of publication of said notices is also attached hereto.

Sworn and subscribed to
before me this 4th day of
August, 2026.



John A. Zucker

Attorney at Law of New Jersey authorized to
administer this oath pursuant to N.J.S.A. 41:2-1



SHANIQUA COLBERT

File#P-25-015, 317 Broadway Bayonne, LLC, 317 Broadway, Block 252, Lot 17, Bayonne, NJ 07002

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Street and Apt. City Hall

City, State, Zip 630 Avenue C Bayonne, NJ 07002

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Street and Apt. 685 Broadway

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Sent To Mr. Joseph Godesky ET ALS

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Sent To Ms. Clementina Paradine ET ALS

Street and Apt. 51 Nicholson Dr.

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Marian Tawfik
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Bayonne, NJ 07002
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Sent To Ms. Hanna Musharbash

Street and Apt. Lucia Musharbash

City, State, Zip+4 313 Broadway, #3A

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Sent To Ms. Hanna Musharbash

Street and Apt. Lucia Musharbash

City, State, Zip+4 313 Broadway, #2B

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Sent To Mr. & Mrs. George Brattole, Jr.

Street and Apt. 315 Broadway

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Sent To Mr. Angelo Spargioren

Street and Apt. 32 Villanova Dr.

City, State, Zip+4 Freehold, NJ 07728

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Sent To Church of JC of Latter Day Saints

Street and Apt. 50 E. No. Temple St., #2276

City, State, Zip+4 Salt Lake City, UT 84150

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Brooklyn, NY 11211
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Matthew Mejias
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Neptune City, NJ 07753
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Mr. Neal Ruszkowski
16 W. 15th St.
Bayonne, NJ 07002
City, State, ZIP+4

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☐ Adult Signature Restricted Delivery \$0.00
Postage \$0.82
Total Postage at \$11.02

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Sent To
Richard Bosch
Talya Reed
20 W. 15th St.
Bayonne, NJ 07002
City, State, ZIP+4

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☐ Adult Signature Restricted Delivery \$0.00
Postage \$0.82
Total Postage at \$11.02

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Sent To
Niashea Davenport
Bennie Williams
24 W. 15th St.
Bayonne, NJ 07002
City, State, ZIP+4

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Sent To
Mr. Javier Hernandez-Villegas
9 E. 14th St.
Bayonne, NJ 07002
City, State, ZIP+4

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Postage \$0.82

Total Postage and Fees \$11.02

07/22/2026

Sent To Ms. Maria DeLuca

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☐ Adult Signature Required \$0.00
☐ Adult Signature Restricted Delivery \$0.00

Postage \$0.82

Total Postage and Fees \$11.02

07/22/2026

Sent To Ms. Ana Javier

Street and Apt. 320 Broadway

City, State, Zip+4 Bayonne, NJ 07002

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Postage \$0.82

Total Postage and Fees \$11.02

07/22/2026

Sent To Mr. Hany Salib

Street and Apt. 148 W. 32nd St.

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Postage \$0.82

Total Postage and Fees \$11.02

07/22/2026

Sent To Ms. Gerladine Zupko

Street and Apt. 312 Broadway

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Postage \$0.82

Total Postage and Fees \$11.02

07/22/2026

Sent To 322 Broadway LLC

Street and Apt. N 322 Broadway

City, State, Zip+4 Bayonne, NJ 07002

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☐ Adult Signature Required \$0.00
☐ Adult Signature Restricted Delivery \$0.00

Postage \$0.82

Total Postage and Fees \$11.02

07/22/2026

Sent To Mr. Kevin & S. Lee

Street and Apt. Sunny Lui

City, State, Zip+4 107 Brunswick St., #1

Jersey City, NJ 07302

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☐ Adult Signature Required \$0.00
☐ Adult Signature Restricted Delivery \$0.00

Postage \$0.82

Total Postage and Fees \$11.02

07/22/2026

Sent To Phat Nguyen

Street and Apt. No. Tuyet & Tien Nguyen

City, State, Zip+4 413 Cator Ave.

Jersey City, NJ 07305

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☐ Adult Signature Required \$0.00
☐ Adult Signature Restricted Delivery \$0.00

Postage \$0.82

Total Postage and Fees \$11.02

07/22/2026

Sent To Mr. Robert G. Doria

Street and Apt. No. 13 Elco Ct.

City, State, Zip+4 Bayonne, NJ 07002

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☐ Adult Signature Restricted Delivery \$0.00

Postage \$0.82

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Sent To Our Lady Star of the Sea RC Church
326 Avenue C
Bayonne, NJ 07002
City, State, Zip+4

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Postage \$0.82 07/22/2026

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Sent To 305 Broadway LLC
305 Broadway
Bayonne, NJ 07002
City, State, Zip+4

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Bayonne, NJ 07002

Certified Mail Fee \$5.55 0801 10

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☐ Certified Mail Restricted Delivery \$0.00
☐ Adult Signature Required \$0.00
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Postage \$0.82 07/22/2026

Total Postage \$11.02

Sent To Mr. & Mrs. Krystof Kasztelan
307 Broadway
Bayonne, NJ 07002
City, State, Zip+4

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Staten Island, NY 10305

Certified Mail Fee \$5.55 0801 10

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☐ Certified Mail Restricted Delivery \$0.00
☐ Adult Signature Required \$0.00
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Sent To 309 Broadway Realty LLC
Morgenslide
93 Beverly Rd.
Staten Island, NY 10305
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Bayonne, NJ 07002

Certified Mail Fee \$5.55 0801 10

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☐ Certified Mail Restricted Delivery \$0.00
☐ Adult Signature Required \$0.00
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Postage \$0.82 07/22/2026

Total Postage \$11.02

Sent To Ms. Laura Young
Terry Young
8 W. 14th St.
Bayonne, NJ 07002
City, State, Zip+4

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Bayonne, NJ 07002

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Postage \$0.82 07/22/2026

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Sent To R. A. Hernandez
L. Umanzor ETAL
10 W. 14th St.
Bayonne, NJ 07002
City, State, Zip+4

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Bayonne, NJ 07002

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Postage \$0.82 07/22/2026

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Sent To Mr. & Mrs. Stephen Cimbalic
19 W. 12th St.
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☐ Adult Signature Required \$0.00
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Total Postage \$11.02

Sent To Mr. Atef Ebrahim
14 W. 14th St.
Bayonne, NJ 07002
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Bayonne, NJ 07002

Certified Mail Fee	\$5.55
Extra Services & Fees (check box, add fee as appropriate)	\$44.65
☐ Return Receipt (hardcopy)	\$0.00
☐ Return Receipt (electronic)	\$0.00
☐ Certified Mail Restricted Delivery	\$0.00
☐ Adult Signature Required	\$0.00
☐ Adult Signature Restricted Delivery	\$0.00
Postage	\$0.82

Total Postage and Fees \$11.02

Sent To Mr. Ezzat Fanous

Street and Apt. No. Raouth Baselous

City, State, ZIP+4 16 W. 14th St.

Bayonne, NJ 07002

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Bayonne, NJ 07002

Certified Mail Fee	\$5.55
Extra Services & Fees (check box, add fee as appropriate)	\$44.65
☐ Return Receipt (hardcopy)	\$0.00
☐ Return Receipt (electronic)	\$0.00
☐ Certified Mail Restricted Delivery	\$0.00
☐ Adult Signature Required	\$0.00
☐ Adult Signature Restricted Delivery	\$0.00
Postage	\$0.82

Total Postage and Fees \$11.02

Sent To Ms. Lisa Ruge

Street and Apt. No. 9 W. 14th St.

City, State, ZIP+4 Bayonne, NJ 07002

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Bayonne, NJ 07002

Certified Mail Fee	\$5.55
Extra Services & Fees (check box, add fee as appropriate)	\$44.65
☐ Return Receipt (hardcopy)	\$0.00
☐ Return Receipt (electronic)	\$0.00
☐ Certified Mail Restricted Delivery	\$0.00
☐ Adult Signature Required	\$0.00
☐ Adult Signature Restricted Delivery	\$0.00
Postage	\$0.82

Total Postage and Fees \$11.02

Sent To 304 Broadway Ptnrs Urbn Ren. LLC

Street and Apt. No. 540 Broadway

City, State, ZIP+4 Bayonne, NJ 07002

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Certified Mail Fee	\$5.55
Extra Services & Fees (check box, add fee as appropriate)	\$44.65
☐ Return Receipt (hardcopy)	\$0.00
☐ Return Receipt (electronic)	\$0.00
☐ Certified Mail Restricted Delivery	\$0.00
☐ Adult Signature Required	\$0.00
☐ Adult Signature Restricted Delivery	\$0.00
Postage	\$0.82

Total Postage and Fees \$11.02

Sent To Mr. David A. Valdez

Street and Apt. No. 80 Shafter Ave.

City, State, ZIP+4 Staten Island, NY 10308

PS Form 3800

07/22/2026