



City of Bayonne
DEPARTMENT OF MUNICIPAL SERVICES
DIVISION OF PLANNING & ZONING
MUNICIPAL BUILDING
630 AVENUE C
BAYONNE, NJ 07002
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JAMES M. DAVIS
MAYOR

RECEIVED
MAR 25 2021

March 19, 2021.

Ms. Anne Marie Rizzuto, Esq.
 Weiner Law Group, LLP
 629 Parsippany Road
 Parsippany, NJ 07054

Re: 1049 Broadway
Block 45, Lot 24

Dear Ms. Rizzuto:

I am writing in response to your March 11, 2021 letter in which you state you represent your client, with regard to the above referenced property located in the UBD Uptown Business District (Broadway Corridor). Attached please find the TRC Executive report summarizing the Technical Review Committee (TRC) meeting held on February 10, 2021 via Zoom (virtual platform) at 10:00am.

Please be advised your client, EG USA, LLC, is proposing to convert the first floor residential of the existing three-unit non-conforming structure into a retail space thereby bringing the non-conforming use into compliance. In order to be permitted to convert the unit as proposed your client will need to obtain site plan review and approval by the Planning Board along with a bulk variance for parking.

Upon review of a complete application and plans by the Board's professionals, it may be determined that additional relief is required. Please contact Alicia Losonczy, Planning Board/Zoning Board of Adjustment Secretary, at 201-858-6182 to begin the application process.

Very truly yours,

Tracey Tuohy
 Zoning Officer
 /tt

cc: Mr. Michael Miceli, Esq.
 Alicia Losonczy, Planning Board/Zoning Board of Adjustment Secretary



JOHN H. ALLGAIR, PE, PP, LS (1993-2001)
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JAY B. CORNELL, PE, PP, CME
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ROBERT J. RUSSO, PE, PP, CME
JOHN J. HESS, PE, PP, CME

MEMO TO: City of Bayonne Planning Board

FROM: TRC Committee
Robert Russo, P.E. City Engineer's Office
Malvika Apte, PP/AICP Consulting City Planner
Richard N. Campisano, Esq. Board Attorney
Alicia Losonczy, Board Secretary
Tracey Tuohy, Zoning Officer
Melissa Mathews, Business Administrator
Joseph DeMarco, Esq. Redevelopment Counsel
Suzanne Mack, PP, City Planner

DATE: March 17, 2021

RE: **EG USA, LLC**
TRC Meeting Report
Block 45 Lot 24
1049 Broadway
Bayonne, New Jersey
Our File: PBYP0045.02
TRC # 21-555

Applicant and their representatives met the Technical Review Committee (TRC) on February 10, 2021 via Zoom (virtual platform) at 10:00 am

The following documents were reviewed:

- Application Form
- Site Plan (4 sheets) titled "proposed change in use", prepared by DAL Design Group, dated December 4, 2020
- Property Survey (1 sheet), prepared by Herbert G. Mc. Donald Associates, Inc.

1. Summary of Proposal

The applicant is proposing to convert the first floor residential of the existing three unit non-confirming building into a retail space. The site is located in UBD- Uptown Business District

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wherein ground floor commercial with residential above is permitted. With this proposal an existing non-conforming use is to be brought into compliance. The proposal does require bulk variance for parking.

2. TRC Committee recommendation

With this proposal applicant is proposing to convert the first floor studio apartment into a 565 square feet of commercial space. Façade changes to the front of the building are proposed. Applicant was recommended to review the front storefront window height in order to create a pedestrian friendly façade for a commercial storefront. Due to the internal grade change, applicant was going to revisit the requirement. The proposal requires a total of 3 parking spaces, 0 are proposed. **A variance is required.**

If you should have any questions with regard to the above matter, please do not hesitate to call.