



City of Bayonne
DEPARTMENT OF PLANNING, ZONING
AND DEVELOPMENT
MUNICIPAL BUILDING
630 AVENUE C
BAYONNE, NJ 07002
TELEPHONE: 201-858-6110 E-MAIL: TTuohy@BAYNJ.org



JAMES M. DAVIS
MAYOR

November 21, 2025

Peter Cecinini Law Group, LLC
Peter Cecinini, Esq.
1081 Avenue C
Bayonne, New Jersey 07002

Re: Proposed Alteration and Expansion of an Existing Nonconformity
159 West 31st Street; Block 150, Lot 16

Dear Mr. Cecinini:

I am writing in response to your letter dated November 7, 2025 requesting a zoning letter of determination for the above-referenced property. As you know the subject property is located in the R-2 – Detached/Attached Residential District. I have reviewed the plans prepared by Kawalek and Kawalek Architects, LLC dated August 14, 2025 for the proposed alteration to remove the existing ground-floor residential unit, expand the existing laundromat and change the use from one (1) commercial and three (3) residential units to one (1) commercial and two (2) residential units.

Following the Technical Review Committee Meeting (TRC-25-702) held on August 13, 2025 at 10:00am, it has been determined that your client will need to apply to the Zoning Board of Adjustment for Major Site Plan review, a d(2) variance for the expansion of a nonconforming use, and bulk variance relief for lot area, lot frontage, front and rear yard setback, both side yard setbacks and lot coverage.

Upon review of a complete application and plans by the Board professionals, it may be determined that additional relief is required.

Very truly yours,

Tracey Tuohy
Zoning Officer
/tt