



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

November 7, 2022

Paul N. Weeks, Esq.
Raff, Masone & Weeks, P.A.
Attorneys At Law
1083 Avenue C
Bayonne, New Jersey 07002

Re: Proposed Conversion to a Church/House of Worship
416 Avenue C; Block 231, Lot 55

Dear Mr. Weeks:

I am writing in response to your November 4, 2022 letter in which you state you represent the applicant, Iglesia Rehoboth NJ Jesuschristo Es La Respuesta, Inc. for the proposed conversion of the property to a Church/House of Worship. As you know the property is located in the C-1 – Neighborhood Commercial District, and, according to Section 35-5.8.d.2 of the City of Bayonne Zoning Ordinance, churches and places of worship are conditional uses in this zoning district.

I have reviewed the plans prepared by Kawalek and Kawalek Architects, LLC dated October 17, 2022 and determined that the conditional use standards for religious institutions will not be met as per Section 35-5.8.e and 35-5.28.1, therefore, in order to convert the ground floor commercial space into a Church/House of Worship, your client will need to apply to the Zoning Board of Adjustment for major site plan review and approval as well as a conditional use variance. It also appears that a bulk variance will be required for off-street parking.

Upon review of a complete application and plans by the Board professionals, it may be determined that additional relief is required. Should your client wish to submit an application to the Zoning Board of Adjustment, please contact Alicia Losonczy, Land Use Administrator, at 201-858-6182.

Very truly yours,

Tracey Tuohy
Zoning Officer

/tt

cc: Alicia Losonczy, Land Use Administrator