



City of Bayonne
DEPARTMENT OF MUNICIPAL SERVICES
DIVISION OF PLANNING & ZONING
MUNICIPAL BUILDING
630 AVENUE C
BAYONNE, NJ 07002
TELEPHONE: 201-858-6110 Fax: 201-858-6185
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JAMES M. DAVIS
MAYOR

January 17, 2023

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

**Re: Proposed one-story addition above existing two-story mixed-use building
377 Broadway; Block 239, Lot 13**

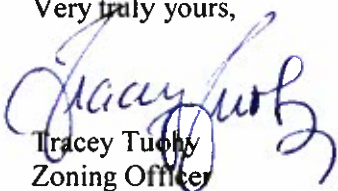
Dear Mr. Weeks:

I am writing in response to your letter dated January 3, 2023 in which you state you represent the property owner, Mr. Jim Taipi. The above referenced property is located in the CBD – Central Business District (Broadway Corridor), however, it is also in the Bayonne Town Center – Special Improvement District (SID). There are separate and distinct guidelines with regard to architectural design, façade colors and signage for this district. I have enclosed copies of the CBD zoning regulations and the SID guidelines for your review.

I have reviewed the plans prepared by Kawalek and Kawalek Architects, LLC, dated December 23, 2022, for the proposed construction of a one-story addition above an existing two-story mixed-use building. This proposal will create two (2) new dwelling units for a total of five (5) residential dwelling units and one (1) ground floor commercial unit. It is my determination that your client will need to apply to the Planning Board. It also appears that bulk variances will be required for rear yard setback, lot coverage, and 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 Planning Board, please contact Alicia Losonczy, Land Use Administrator, at 201-858-6182.

Very truly yours,


Tracey Tuohy
Zoning Officer
TT/ac
Enclosures

cc: Alicia Losonczy, Land Use Administrator