

CITY OF BAYONNE
SITE PLAN REFERRAL
AND
REQUEST FOR RECOMMENDATION



Joseph Benkert
Building Construction Official

Date: October 15, 2025
Application number: Z-25-006

Joseph Coughlin
Fire Sub-Code Official

Applicant Name: SRL Realty (Mike Napa)

Joseph Ryan
Historic Preservation Commission

Site address: 78 West 16th Street
Block 245 Lot 33

Robert Zawistowski
Bayonne Environmental Commission

Joseph Skillender
Director of Planning, Zoning and Development

Robert Russo, P.E.
City Engineer

Donna Miller, PP, AICP
Consulting City Planner

Jessica Connors
Tax Assessor

Attorney for Applicant: Paul Weeks Esq.

Planning Board

Zoning Board of Adjustment

ALL EXHIBITS WILL BE SENT TO YOU ELECTRONICALLY.

Also, please advise if there are any outstanding fines, assessments and/or UCC penalties.

The Board has placed the matter on the agenda for the meeting of December 15, 2025

Please provide your comment by: October 29, 2025

COMMENTS: *(Use separate sheet if necessary)*

EXISTING CC O'S FROM 2013 AND 2014
PUBLICLY & FAMILY DWELLING NOT 3 FAMILY
INSPECTION REPORTS ATTACHED

Dated: 10/16/2025

Signed: [Signature]

Agency: Building Dept



Bayonne City
 Department of Municipal Services
 Building Department, 630 Avenue C, Room 13
 Bayonne, New Jersey 07002
 Phone (201) 858-6073; Fax (201) 858-6122

(201) 858-6073
 Fax: (201) 858-6122

Date Issued 11/22/2013
 Date Expired _____
 Tracking Number C13-11-0245
 Permit Number NP13-11-014
 Permit Issue Date 11/14/2013
 Certificate Number _____

CERTIFICATE OF CONTINUED OCCUPANCY - TWO FAMILY

Identification

Work Site Location: 78 W 16TH ST BAYONNE, NJ 07002 Block: 245 Lot: 33 Qual: _____
 Owner in Fee: ESPOSITO, CARMELLA
 Owner Address: 78 W 16TH ST BAYONNE NJ 07002
 Telephone: _____

Home Warranty Number: _____

Type of Warranty Plan: State Private

Use Group: R-3 Construction Classification: _____

Maximum Live Load: 0 Maximum Occupancy Load: 0

Description of Work Use:

CCO

THIS SERVES NOTICE THAT BASED ON A GENERAL INSPECTION OF THE VISIBLE PARTS OF THE BUILDING THERE ARE NO IMMINENT HAZARDS AND THE BUILDING IS APPROVED FOR CONTINUED OCCUPANCY.

SMOKE / CARBON MONOXIDE DETECTORS INCLUDED IN INSPECTION.

IF THESE PREMISES ARE USED FOR ANY PURPOSE OTHER THAN STATED IN THIS CERTIFICATE OF CONTINUED OCCUPANCY, MONETARY PENALTY ASSESSMENT WILL BE IMPOSED AND MUNICIPAL COURT ACTION INSTITUTED AGAINST THE OWNER. THIS CERTIFIES THAT SAID BUILDING CONFORMS TO THE ZONING ORDINANCE OF THE CITY OF BAYONNE, REGARDING LEGAL USE.

Donald A. Bull
 Construction Official

Fee: 95
 Check No. _____

2 fam

BUILDING DIVISION	OWNER	Carlo & Susan Esposito	
	ADDRESS	78 West 116th	
BLOCK	245	LOT	33 # RES./# COMM.
H/O NAME		R/E AGENT	Carlo
H/O PHONE #		R/E PHONE #	201-988-8412

G.F.C.I.			SMOKE/ CO DETECTORS							
LOCATION	PASS	FAIL	LOCATION	# SMOKE DET.			CO DET.			
				PASS	FAIL	A/C	BATT.	COMBO	PASS	FAIL
KITCHEN # 1	X									
KITCHEN # 2	X		Comm. (if applicable)							
KITCHEN # 3			BASEMENT	X		X		X		
KITCHEN # 4			1 ST FLOOR / APT. #	X		X		X		
BATH # 1	X		2 ND FLOOR / APT. #	X		X		X		
BATH # 2	X		3 RD FLOOR / APT. #	X		X		X		
BATH # 3			ATTIC / APT. #							
BATH # 4										
LAUNDRY / SLOP SINK	X		FRONT HALL	X		X				
EXTERIOR			REAR HALL	X		X				
BACKFLOW PREV:	PASS	FAIL	MISC. ITEMS					PASS	FAIL	
BOILER	X		HANDRAILS						X	
GAS	X		WATER HEATER / BOILER VENTING						X	
R/V TAILS	PASS	FAIL	FIRE EXTINGUISHER(S) (IF APPLICABLE)						X	
HOT WATER HEATER	X		ADDITIONAL GFCI NEAR WATER SOURCES (IF APPLICABLE)						N/A	
BOILER	X		EMERGENCY LIGHTS / EXIT SIGNS (IF APPLICABLE)						N/A	
FORCED HOT AIR	YES	NO	A/C INTERCONNECTED COMMON AREA ALARMS (IF APPLICABLE)						X	
			NO ILLEGAL OCCUPANCY OBSERVED						X	

PERMIT # NP24-07-034

FAILED ITEMS		

CONDITION OF ATTIC
 2ND FLOOR AND ATTIC ARE A DUPLEX
 Kitchen & Bathroom Attic is a Full Story

CONDITION OF BASEMENT
 UNFINISHED

INSPECTOR		INSPECTOR		INSPECTOR	
Michael Kiniecy					
DAY	Tues	DATE	7/30/24	DAY	
TIME	10:00	TIME		TIME	
PASS	X	FAIL		PASS	
BY:	Michael Kiniecy	BY:		BY:	
DATE:	7/30/24	DATE:		DATE:	



Bayonne
 Department of Municipal Services
 Building Department, 630 Avenue C, Room 18A
 Bayonne, New Jersey 07002
 Phone (201) 858-6073; Fax (201) 858-6122
 (201) 858-6073
 Fax: (201) 858-6122

Date Issued 7/30/2024
 Date Expired _____
 Tracking Number NC24-07-628
 Permit Number NP24-07-034
 Permit Issue Date 7/30/2024
 Certificate Number NP24-07-034

CERTIFICATE OF CONTINUED OCCUPANCY - TWO FAMILY

Identification

Work Site Location: 78 W 16TH ST Bayonne, NJ 07002 Block: 245 Lot: 33 Qual: _____
 Owner in Fee: ESPOSITO, CARL & SUSAN
 Owner Address: 78 W 16TH ST BAYONNE NJ 07002
 Telephone: (201) 988-8412

Use Group: R-3
 Maximum Live Load: 0 Maximum Occupancy Load: 0
 Description of Work Use: _____

THIS SERVES NOTICE THAT BASED ON A GENERAL INSPECTION OF THE VISIBLE PARTS OF THE BUILDING THERE ARE NO IMMINENT HAZARDS AND THE BUILDING IS APPROVED FOR CONTINUED OCCUPANCY.

SMOKE / CARBON MONOXIDE DETECTORS INCLUDED IN INSPECTION.
 IF THESE PREMISES ARE USED FOR ANY PURPOSE OTHER THAN STATED IN THIS CERTIFICATE OF CONTINUED OCCUPANCY, MONETARY PENALTY ASSESSMENT WILL BE IMPOSED AND MUNICIPAL COURT ACTION INSTITUED AGAINST THE OWNER. THIS CERTIFIES THAT SAID BUILDING CONFORMS TO THE ZONING ORDINANCE OF THE CITY OF BAYONNE, REGARDING LEGAL USE.

JRB 7/30/2024 Fee: 150
 CONSTRUCTION OFFICIAL Check No.



OWNER

CARMELA ESPOSITO

ADDRESS

78 W. 16 St.

BLOCK

345

LOT

33

FAMS

2 FAMILY

H/O PHONE

R/E AGENT

LINDA HOCKSTEIN

R/E PHONE

201-823-1700

BROKERAGE

ATTORNEY

EXTENSION

FAILED ITEMS REQUIRE ELECTRIC PERMIT

FAILED ITEMS MAY NEED

ELECTRIC AND/OR

FIRE PERMITS

INSPECTOR

MUST COMPLETE

DETECTOR TYPE

GFIC

PASS

FAIL

SMOKE DETECTORS

QUANTITY PASSED

QUANTITY FAILED

TOTAL QTY

QUANTITY AC. BAT

KITCHEN #1

✓

BASEMENT

✓

KITCHEN #2

✓

FLOOR 1

✓

FLOOR 2

✓

BATH #1

✓

FRONT HALL

BATH #2

✓

REAR OR SIDE HALL

FIRE EXTING KIT. 1

✓

FIRE EXTING KIT. 2

✓

EXTERIOR

✓

TOTALS FOR BLDG

FAILED ITEMS REQUIRE PLUMBING PERMIT

FAILED ITEMS NO PERMIT REQUIRED

BACKFLOW PREVENTOR

PASS

FAIL

MISCELLANEOUS

PASS

FAIL

BOILER

HANDRAILS (SEE COMMENTS BELOW)

✓

GAS OIL

✓

WATER HEATER VENTING

✓

FAILED ITEMS NO PERMIT REQUIRED

BOILER VENTING

✓

RELIEF VALVE TAILS

PASS

FAIL

CARBON MONOXIDE DETECTORS

✓

H/W HEATER

✓

BOILER

✓

CONDITION OF BASEMENT

un finished

CONDITION OF ATTIC

Duplex bedroom's bathroom
NO Kitchen

INSPECTOR COMMENTS

10:30 AM

NP13-11-014

USE GROUP

PERMIT NUMBERS

BUILDING

ELECTRICAL

PLUMBING

FIRE

MECHANICAL

INSPECTOR

INSPECTOR

INSPECTOR

TO E.C.

DAY/DATE

WED. ~ 11/20/13

DAY/DATE

DAY/DATE

TIME

10:30 AM

TIME

TIME

INSPECTION RESULTS

REINSPECTION RESULTS

PASS

✓

FAIL

PASS

FAIL

PASS

FAIL

BY:

J. Gyll

BY:

BY:

DATE:

11/20/13

DATE:

DATE: