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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

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DIRECTOR

September 13, 2024

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

Re: Proposed Subdivision and Construction of Two New Two-Family Dwellings
57-59 Evergreen Street; Block 320, Lot 10.01
(File No. 6027)

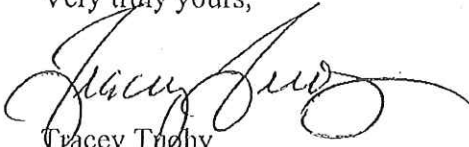
Dear Mr. Weeks:

I am writing in response to your letter dated September 10, 2024 in which you state you represent the property owner of 57-59 Evergreen Street, proposing the subdivision of an existing lot to construct two separate two-family dwellings. The above-referenced property is located in the R-2 – Detached/Attached Residential District where detached one-and two-family homes are permitted. City Tax records currently recognize a two story, one-family dwelling on this property with a land description measuring 50 feet by 100 feet.

I have reviewed the plans prepared by Jeffrey V. Lewis, with a last revision date of July 19, 2024. It appears that habitable space is being proposed behind the garage which includes a bedroom and a recreational room. According to the City of Bayonne Ordinance (amended on February 14, 2024); ground story containing habitable space behind the garage shall be considered a story. Because the area behind the garage is considered habitable space, the building in this plan is recognized as a three (3) story building. I have determined that, in order to subdivide this parcel and construct a two-family home on each new lot, you will need to apply to the Planning Board for major site plan review and approval, minor subdivision and bulk variance relief for lot area, lot width, and the number of stories. Furthermore, the land description measures 25 feet by 100 feet for a total of 2,500 square feet therefore, 750 square feet of pervious coverage is required. It appears that only 500 square feet is being proposed, since pervious pavers are not to be included in the calculations for new buildings, therefore a variance will also be required for lot coverage.

Upon review of a complete application and plans by the Board professionals, it may be determined that additional relief is required. Please contact Alicia Losonczy, Land Use Administrator, at 201-858-6182 to schedule a TRC meeting.

Very truly yours,

A handwritten signature in cursive script, appearing to read "Tracey Tuohy".

Tracey Tuohy
Zoning Officer
TT/jn

cc: Alicia Losonczy, Land Use Administrator