

**CITY OF BAYONNE
SITE PLAN REFERRAL
AND
REQUEST FOR RECOMMENDATION**

Joseph Benkert
Building Construction Official

Date: October 17, 2024
Application number: Z-24-009

Joseph Coughlin
Fire Sub-Code Official

Applicant Name: TPV PROPERTY, LLC

Joseph Ryan
Historic Preservation Commission

Site address: 204 Kennedy Boulevard:
Block 303 , Lot 18

Robert Zawistowski
Bayonne Environmental Commission

Joseph Skillender
Director of Planning, Zoning and Development

Robert Russo, P.E.
City Engineer

James Clavelli, AICP, PIT
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 16, 2024

Please provide your comment by: October 31, 2024

COMMENTS: *(Use separate sheet if necessary)*

N.J.A.C. 5:23-3.21 Newly created
Habitable Attic must comply with
this section.
Definition Attached

Dated: 10/18/2024

Signed: 

Agency: Building Dept.

[N.J.A.C. 5:23-3.21](#)

This file includes all Regulations adopted and published through the New Jersey Register, Vol. 56 No. 16, August 19, 2024

NJ - New Jersey Administrative Code > TITLE 5. COMMUNITY AFFAIRS > CHAPTER 23. UNIFORM CONSTRUCTION CODE > SUBCHAPTER 3. SUBCODES

§ 5:23-3.21 One- and two-family dwelling subcode

(a) Rules concerning the one- and two-family dwelling subcode are adopted as follows:

1. Pursuant to authority of P.L. 1975, c. 217, as modified by P.L. 1996, c. 53, the Commissioner hereby adopts the model code of the International Code Council, 2021 International Residential Code known as the "IRC/2021" as the one- and two-family dwelling subcode in New Jersey subject to the modifications stated at (c) below.

i. Copies of this code may be obtained from the International Code Council at 4051 West Flossmoor Road, Country Club Hills, Illinois 60478-5795.

ii. The IRC/2021 may be known and cited as the one- and two-family dwelling subcode.

(b) The provisions of this subcode shall apply to detached one- and two-family dwellings and townhouses not more than three stories above grade plane in height with a separate means of egress serving each dwelling unit and their accessory structures.

(c) The following chapters or sections of the IRC/2021 shall be modified as follows:

1. Chapter 1, Scope and Administration, shall be deleted in its entirety and "See the administrative provisions of [N.J.A.C. 5:23](#)." shall be inserted. In addition, any referenced section of Chapter 1 shall be deleted throughout the code and "the administrative provisions of the Uniform Construction Code ([N.J.A.C. 5:23](#))" shall be inserted.

2. Chapter 2, Definitions, shall be amended as follows:

i. The definition of "Addition" shall be deleted.

ii. The definition of "Alteration" shall be deleted.

iii. The definition of "Approved" shall be deleted and the following shall be inserted: "Approved refers to approval by the appropriate subcode official or other authority having jurisdiction in accordance with the regulations."

iv. In the definition of "Approved Agency," "or other authority having jurisdiction in accordance with the Uniform Construction Code" shall be inserted after "official."

v. The definition of "Attic, habitable" shall be deleted and the following shall be inserted:

"An attic that has a stairway as a means of access and egress and in which the ceiling area at a height of seven feet above the attic floor is not more than one-third the area of the next floor below."

vi. The definition of "Building" shall be deleted and the following shall be inserted:

"BUILDING. A structure enclosed with exterior walls or fire walls, built, erected and framed of component structural parts, designed for the housing shelter, enclosure and support of