

CITY OF BAYONNE
SITE PLAN REFERRAL
AND
REQUEST FOR RECOMMENDATION
E-mail will be sent with One-Drive electronic file share

Joseph Benkert
Building Construction Official

Date: January 22, 2025
Application number: P-24-035

Joseph Coughlin
Fire Sub-Code Official

Applicant Name: 40 COTTAGE STREET, LLC

Joseph Ryan
Historic Preservation Commission

address: 80-84 East 25th Street
Block 442, Lot 14

Robert Zawistowski
Bayonne Environmental Commission

Jessica Connors, *(for subdivision matters only)*
Tax Assessor

Robert Russo, P.E.
City Engineer

Attorney for Applicant:
Michael Miceli, Esq

Planning Board

Zoning Board of Adjustment

Application and site plan for your consideration.

The Administrator has placed the matter on the agenda for the meeting of February 11, 2025
Please provide your comment by: February 5, 2025

COMMENTS: (Use separate sheet if necessary)

Comments Attached

Dated: 2/9/2025

Signed: J Ben

80-84 East 25th Street

1. It appears that this site may be in a flood zone and an NJDEP flood hazard permit may be required.
2. 2021 International Building Code, New Jersey Edition Section 3202.2 Exterior doors cannot open into the public right of way.
3. Section 1005.7 and 1020.4 closet doors may not encroach or obstruct the minimum corridor width.
4. Section 1022, 1023, and 1028 Exits shall be continuous from the point of entry into the exit to the exit discharge. Stairway exit into the garage is not permitted.

JRB
2/4/2025
