



MEMO TO: City of Bayonne
Zoning Board

FROM: Greg A. Valesi, P.E., C.M.E. *GAV*
City Engineer's Office

DATE: October 24, 2025

RE: **The Blvd 1224, LLC
Report #1
Block 25, Lot 7 and 8
1224-1226 Kennedy Boulevard
Bayonne, New Jersey
Our File: PBYZ0025.01/600.01
Application # Z-25-005**

As per your request, this office has reviewed the following documents relative to the above referenced site plan application:

- Architectural Plans as prepared by Kawalek + Kawalek Architects, LLC, dated May 30, 2025, with no revisions;
- Survey of Property dated April 30, 2025, with no revisions;
- Application Forms.

The following comments are offered with regard to same:

A. PROJECT OVERVIEW

The site is located on the northeast corner of the intersection of John F. Kennedy Boulevard (C.R. 501) and West 55th Street. The applicant is proposing to make interior alterations to the existing building including but not limited to constructing a kitchen, as well as replacing the existing outdoor commercial signage. The applicant is requesting an expansion of an existing nonconforming use variance, and existing nonconforming bulk variances for minimum front yard setback, rear yard setback, minimum side yard setback, and maximum lot coverage.

We defer the review of the zoning related issues to the Board Planning Consultant except where they may pertain to engineering issues.



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B. GENERAL SITE IMPROVEMENT REVIEW

1. All existing utilities for the building should be delineated on the site plan. The applicant should provide testimony clarifying if all existing utilities can support the proposed kitchen. Any work that may be required to upgrade and/or provide additional utility services into the building should be clearly delineated on the site plan. Construction details for same should be provided as needed.
2. The exhaust for the proposed hood should be indicated on the site plan.
3. The survey and site plan appear to indicate an existing structure attached to the existing building on Lot 8, as such, the applicant should consolidate the existing lots. The proposed lot number should be approved by the City Tax Assessor.
4. As per §33-10.17.c.1, street trees shall be required on all development applications. Proposed street tree species and location shall be delineated on the site plan as required for review.
5. W. 55th Street should be labeled on the plan.
6. If the Board acts favorable on this application, the applicant shall post performance bonds and engineering and inspection fees, if required.
7. Other Agency Approvals, if required:
 - Hudson County Planning Board
 - Bayonne Utility Department and Veolia
 - All other agencies having jurisdiction

Should you have any questions regarding this matter, please do not hesitate to contact this office.

GAV/gav

cc: Director, Planning and Zoning
Land Use Administrator
Board Attorney
Board Planner
City Planner
Zoning Officer
The Blvd 1224, LLC, Applicant
Peter Cecinini, Esq., Applicant's Attorney
Stephen Kawalek, RA, PP, Applicant's Architect