



**City of Bayonne**  
**DEPARTMENT OF MUNICIPAL SERVICES**  
**DIVISION OF PLANNING & ZONING**  
**MUNICIPAL BUILDING**  
**630 AVENUE C**  
**BAYONNE, NJ 07002**  
**TELEPHONE: 201-858-6110 Fax: 201-858-6185**  
**E-MAIL: ALosonczy@BAYNJ.org**



**JAMES M. DAVIS**  
**MAYOR**

August 20, 2020

Peter Cecinini, Esq.  
Cecinini Law Group, LLC  
1081 Avenue C  
Bayonne, NJ 07002

**Re: 295 Avenue B; Block 33, Lot 16**

Dear Mr. Cecinini:

In response to your August 13, 2020 letter, I have reviewed the plans prepared by DAL Design Group dated April 13, 2020 with a last revision date of July 20, 2020, for the proposed conversion of an existing 4-unit building (3 residential units and 1 commercial unit on the ground floor) to a four-family residential dwelling at the above-referenced property.

As you know the subject property is located in the R-2 - Detached/Attached Residential District where only detached one- and two-family dwellings are permitted. Your client will need to apply to the Zoning Board of Adjustment for a use variance as well as major site plan review and approval. It appears variances for rear and side yard setbacks, height, pervious coverage, useable open space and the parking requirement will be required from the Board. Upon review of a complete application and plans by the Board's professionals, it may be determined that additional relief is required.

Please contact Lillian Glazewski, Land Use Administrator, at 201-858-6182 to begin the application process.

Very truly yours,

Alicia K. Losonczy  
Zoning Officer  
AKL/tt

cc: Lillian Glazewski, Land Use Administrator