



**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: TTuohy@BAYNJ.org**



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

November 14, 2022

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

**Re: Proposed Construction of a new three-family residential dwelling  
755 Avenue E; Block 72, Lot 8**

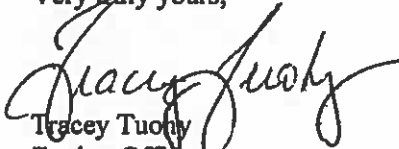
Dear Mr. Weeks:

I am writing in response to your November 9, 2022 letter in which you state you represent the property owner, Remo Ferraro, for the proposed construction of a new three-family residential dwelling at the above-referenced property. As you know the property is located in the TDD – Transit Development District where a multi-family dwelling is a permitted use as per Section 35-5.14(4) of the City of Bayonne Zoning Ordinance. City Tax records recognize this property as a vacant parcel with a land description measuring 55.60 feet by 50 feet on a corner lot that is undersized.

I have reviewed the plans prepared by Artek Studio with a last revision date of October 14, 2022 and determined that, in order to construct a new three-family residential dwelling on this parcel, your client will need to apply to the Planning Board for major site plan review and approval. It appears that bulk variances will be required for minimum lot area, minimum lot frontage, front yard setback, rear yard setback, minimum gross habitable floor area of the ground floor, and number of off-street parking spaces.

Upon review of a complete application and plans by the Board professionals, it may be determined that additional relief is required. Should your client wish to submit an application to the Planning Board, please contact Alicia Losonczy, Land Use Administrator, at 201-858-6182.

Very truly yours,

  
Tracey Tuohy  
Zoning Officer  
/tt

cc: Alicia Losonczy, Land Use Administrator