



**City of Bayonne**  
**DEPARTMENT OF PLANNING, ZONING**  
**AND DEVELOPMENT**  
MUNICIPAL BUILDING  
630 AVENUE C  
BAYONNE, NJ 07002  
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**JAMES M. DAVIS**  
**MAYOR**

**JOSEPH D. SKILLENDER, JR., ESQ.**  
**DIRECTOR**

May 21, 2025

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

**Re: Proposed Lot Consolidation and Construction of a New Multi-Family Dwelling**  
**34 and 36 East 31<sup>st</sup> Street; Block 159, Lots 26 and 27**  
**(File No. 6133)**

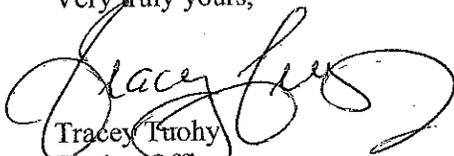
Dear Mr. Weeks:

I am writing in response to your letter dated April 8, 2025, in which you state you represent the property owners, Advent 31, LLC, in connection with the properties located at 34 and 36 East 31<sup>st</sup> Street, Block 159, Lots 26 and 27, proposing a lot consolidation of the existing lots to construct a new multi-family dwelling consisting of eight (8) residential dwelling units with ten (10) associated parking spaces. Please accept this letter as the *revised* Order of the Administrative Officer.

I have reviewed the plans prepared by Kawalek and Kawalek Architects, LLC dated March 28, 2025 and have determined that your client will need to apply to the Zoning Board of Adjustment for major site plan review and approval, a d(1) Use variance and bulk variance relief for number of stories, and curb cut width. Furthermore, Mr. Kawalek informed me that he will be adding stairs leading into the rear yard which will lead into the garage and will result in a net reduction in pervious coverage. Although, the result is de minimis, a bulk variance will also be required for lot coverage.

Upon review of a complete application and plans by the Board professionals, it may be determined that additional relief is required.

Very truly yours,

  
Tracey Tuohy  
Zoning Officer  
/tt

cc: Alicia Losonczy, Land Use Administrator