



City of Bayonne
DEPARTMENT OF PLANNING, ZONING
AND DEVELOPMENT
MUNICIPAL BUILDING
630 AVENUE C
BAYONNE, NJ 07002
TELEPHONE: 201-858-6110 E-MAIL: TTuohy@BAYNJ.org



JAMES M. DAVIS
MAYOR

JOSEPH D. SKILLENDER, JR., ESQ.
DIRECTOR

October 6, 2025

Ms. Meenakshi Sharma
President/CEO
Prime Tree Lending, Inc.
43 Ocean Avenue
Jersey City, New Jersey 07305

Re: Zoning Letter of Determination
271 Broadway; Block 267, Lot 23

Dear Ms. Sharma:

I am writing in response to your letter dated October 3, 2025 for a Zoning Letter of Determination with regard to the above-referenced property. The subject property is located in the ORS – Office/Retail Service District. Enclosed please find the zoning regulations which indicate permitted uses. There is no use permit on file in the zoning office for this property. There is a Certificate of Continued Occupancy (CCO) in the zoning file dated January 30, 2025 issued by the Construction Official, Joseph Benkert, for the use as commercial and two (2) dwelling units.

City Tax records recognize this property as a mixed-use building consisting of ground floor commercial with two (2) residential dwelling units above with a land description measuring 24.41 feet by 108.50 feet. Furthermore, a review of the available information in the Tax Assessor's office indicates a property record card from the late 1980s that recognized the first-floor commercial tenant as Stan's Barber Shop.

Please be advised that I have reviewed the City's zoning file for this property and found no outstanding zoning violations. Should you have any questions or require additional information, you may contact me at the above number.

Very truly yours,

Tracey Tuohy
Zoning Officer
/tt
Enclosure