



Bayonne
DEPARTMENT OF MUNICIPAL SERVICES
630 AVENUE C
BAYONNE, NJ 07002
(201) 858-6110 FAX(201) 858-6185
TTUOHY@BAYNJ.ORG

Application Date: 11/4/2022
Application Number: ZA-22-00520
Permit Number: _____
Project Number: _____
Fee: \$0

Denial of Application

Date: 11/9/2022

To: ACA REMODELING
27 WEST 7TH STREET
BAYONNE, NJ 07002

CC: APP TELE:(201) 437-0997

RE: 161 BROADWAY
BLOCK: 330 LOT: 12 QUAL: ZONE: C-1 - NEIGHBORHOOD COMMERCIAL DISTRICT

Dear ACA Remodeling,

On behalf of the City of Bayonne, along with our City Engineer, I have reviewed the plans as prepared by Malerba Architects along with your zoning permit application for the above-referenced property. Please be advised that I must deny your application at this time. The following comments shall be addressed:

1. The plans MUST be dated.
2. The zoning application states that the current or last use of the property was three (3) residential dwelling units with a ground floor commercial space. City Tax records recognize this property as commercial with two (2) residential dwelling units. The dwelling unit behind the commercial space was an illegal unit and is not permitted according to Section 35-5.8 of the City of Bayonne Zoning Ordinance.
3. Section 35-5.8 states that dwelling apartment uses on floors above the street level floor are permitted, provided, however, each dwelling apartment shall have a minimum of six hundred (600) square feet of habitable floor area, and shall have no more than two (2) bedrooms. The plans must provide the total square footage of each dwelling unit.
4. The plans must provide the layout of the units and indicate the number of existing and proposed bedrooms.

Kindly revise the plans to comply with the City of Bayonne Zoning Ordinance, all comments of the City Engineer and resubmit two (2) COMPLETE sets with a REVISION DATE to this office. Should you have any questions or require any additional information, please do not hesitate to contact me.

Sincerely,

TRACEY TUOHY, ZONING OFFICER