



City of Bayonne
DEPARTMENT OF MUNICIPAL SERVICES
DIVISION OF PLANNING & ZONING
MUNICIPAL BUILDING
630 AVENUE C
BAYONNE, NJ 07002
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JAMES M. DAVIS
MAYOR

December 23, 2020

Paul N. Weeks, Esq.
Raff, Masone & Weeks, P.A.
1083 Avenue C
Bayonne, NJ 07002



Re: Sign and Awning Manufacturer
Proposed Use of Property
16 West 49th Street; Block 64, Lot 33

Dear Mr. Weeks:

This letter is in response to your December 23, 2020 email inquiry for the proposed use of a Sign and Awning Manufacturer at the above subject property located in the R-2 - Detached/Attached Residential District, where only detached one- and two-family dwellings are permitted. It is recognized as a pre-existing non-conformity with a prior use as a warehouse for storage purposes.

According to Section 35-16.2(d) of the City of Bayonne Zoning Ordinance, no nonconforming use shall be substituted with another nonconforming use. Please be advised that the proposed commercial use is not permitted by ordinance and is not substantially similar to the prior use. An application to the Zoning Board of Adjustment for a use variance will need to be presented for review and approval.

Upon review of a complete application and plans by the Board's professionals, it may be determined that additional relief is required. Should you wish to submit an application to the Board, please contact Alicia Losonczy, Planning Board/Zoning Board of Adjustment Secretary, at 201-858-6182 to begin the application process.

Very truly yours,

Tracey Tuohy
Acting Zoning Officer

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