



**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**

August 29, 2024

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

**Re: Proposed Conversion of Second Floor Unit into a Duplex**  
**204 Kennedy Boulevard; Block 303, Lot 18**  
**(File No. 6062)**

Dear Mr. Weeks:

I am writing in response to your letter dated August 9, 2024 in which you state you represent the property owner, TPV Property, LLC, for the proposed conversion of the second-floor unit into a duplex with the attic. The above-referenced property is located in the R-2 – Detached/Attached Residential District where detached one-and two-family homes are permitted. City Tax records currently recognize this property as a two-and one-half story, two-family dwelling with a land description measuring 30 feet by 100 feet.

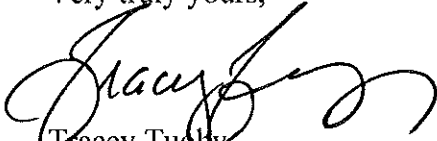
I have reviewed the revised plans prepared by Kawalek and Kawalek Architects, LLC with a last revision date of August 1, 2024. It appears that the structure is a pre-existing nonconformity as the planted area in front of the property along with the stairs and concrete wall encroach onto the City's right-of-way; therefore, a current and accurate property survey will be required. Furthermore, a license agreement, must be obtained from the City of Bayonne Law Department for the encroachment.

I have determined that, in order to convert the existing second floor into a duplex dwelling unit with the attic, your client will need to apply to the Zoning Board of Adjustment for and bulk variance relief for rear yard setback, side yard setbacks, lot coverage and number of stories. Please be advised that a TRC (Technical Review Committee) meeting will be required for this application. Furthermore, since the subject property is located along Kennedy Boulevard, which

is a county road, a jurisdictional determination will be required from the Hudson County Planning Board.

Upon review of a complete application and plans by the Board professionals, it may be determined that additional relief is required. Please contact Alicia Losonczy, Land Use Administrator, at 201-858-6182 to schedule a TRC meeting.

Very truly yours,

A handwritten signature in black ink, appearing to read "Tracey Tully", written in a cursive style.

Tracey Tully  
Zoning Officer  
/tt

cc: Alicia Losonczy, Land Use Administrator