



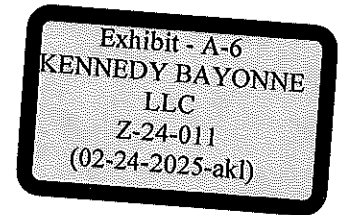
**City of Bayonne**  
**DEPARTMENT OF PLANNING, ZONING**  
**AND DEVELOPMENT**  
**MUNICIPAL BUILDING**  
**630 AVENUE C**  
**BAYONNE, NJ 07002**  
**TELEPHONE: 201-858-6110 E-MAIL: TTuohy@BAYNJ.org**



**JAMES M. DAVIS**  
**MAYOR**

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

January 8, 2025



Noemio A. Vellozzi, Esq.  
Vellozzi & Associates LLC  
112 Jabez Street, Suite, 101  
Newark, New Jersey 07105

Kennedy Boulevard, LLC  
Mr. Pablo Fonseca  
914 79<sup>th</sup> Street  
North Bergen, New Jersey 07047

**Re: Proposed Conversion of a Mixed-Use Building to a Two-Family Residential Dwelling**  
**120 Kennedy Boulevard; Block 335, Lot 14**

Dear Mr. Vellozzi:

Following our Technical Review Committee (TRC) meeting on January 8, 2025, it was agreed that the proposed conversion of the mixed-use building to a two-family residential dwelling will not require site plan review and approval, therefore, the application will need approval from the Zoning Board of Adjustmnet.

Your client will need to apply to the Zoning Board of Adjustment for bulk variance relief for lot area, lot frontage, lot width, front, rear and side yard setbacks, lot coverage and number of parking spaces. 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 have your client contact Alicia Losonczy, Land Use Administrator, at 201-858-6182 to schedule a TRC meeting.

Very truly yours,

Tracey Tuohy  
Zoning Officer

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cc: Alicia Losonczy, Land Use Administrator