



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

March 5, 2024

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

Re: Proposed Conversion of Existing Portion of the Basement for a Studio Dwelling Unit
585 Avenue E; Block 121, Lot 25
(File No. 5928)

Dear Mr. Weeks:

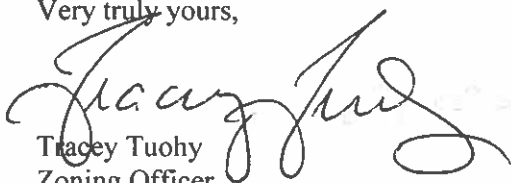
I am writing in response to your letter dated March 5, 2024 in which you state you represent the property owner, Quattro Arr Realty, LLC, for the proposed conversion of an existing portion of the basement for use as a studio dwelling unit. As you aware the above-referenced property is located in the TDD – Transit Development District. I have enclosed a copy of the T zoning regulations for your review. City Tax records recognize this property as a two-story, four-unit residential dwelling with land description measuring 25 feet by 100 feet on an undersized lot.

I have reviewed the plans prepared by Kawalek and Kawalek Architects, LLC, dated February 26, 2024 and determined that your client will need to apply to the Planning Board for bulk variance relief for lot area, lot frontage, front yard setback, coverage, gross habitable floor area, unoccupied open space and number of off-street parking spaces.

Furthermore, the plans delineate an encroachment into the City's right-of-way, therefore, approval must first be obtained from the Bayonne Municipal Council. You must contact the Law Department at 201-858-6094 to begin this process. If Council approval is obtained, you must provide this office with a copy of the lease agreement along with your permit application, which will be reviewed at that time.

Upon review of a complete application and plans by the Board professionals, it may be determined that additional relief is required. Should your client wish to submit an application to the Planning Board, please contact Alicia Losonczy, Land Use Administrator, at 201-858-6182.

Very truly yours,


Tracey Tuohy
Zoning Officer
/tt

cc: Alicia Losonczy, Land Use Administrator