



**City of Bayonne**  
**DEPARTMENT OF MUNICIPAL SERVICES**  
**DIVISION OF PLANNING & ZONING**  
**MUNICIPAL BUILDING**  
**630 AVENUE C**  
**BAYONNE, NJ 07002**  
**TELEPHONE: 201-858-6110 Fax: 201-858-6185**  
**E-MAIL: TTuohy@BAYNJ.org**



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

October 4, 2022

Mr. Ali Qureshi  
 Ali Qureshi Architect, LLC  
 236 Grandview Avenue  
 North Caldwell, New Jersey 07006

**Re: Proposed Construction of New Deck**  
**10 Elm Court; Block 473.02, Lot 10**

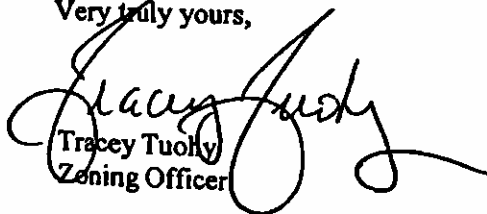
Dear Mr. Qureshi:

On behalf of the City of Bayonne, along with our City Engineer, I have reviewed your plans dated September 23, 2022 along with your permit application for the proposed construction of a new deck in the rear yard at the above-referenced property located in the R-2 – Detached/Attached Residential District.

Please be advised that I must deny your application at this time as the proposed deck exceeds the maximum permitted lot coverage. Section 35-5.3.e.7 of the City of Bayonne Zoning Ordinance states that the maximum lot coverage in the R-2 District is 70%. This means that 30% of the property must remain open ground or pervious in nature. According to Section 33-2.2 of the City of Bayonne Planning and Development Regulations, impervious coverage shall mean any material which generally reduces or prevents absorption of stormwater into the ground, including but not limited to buildings, parking areas, driveways, sidewalks, paving and patios, but not swimming pools.

An application to the Zoning Board of Adjustment for a bulk variance will need to be presented for review and approval. Upon review of a complete application and plans by the Board professionals, it may be determined that additional relief is required. Should you wish to submit an application to the Zoning Board of Adjustment, please contact Alicia Losonczy, Land Use Administrator, at 201-858-6182 within twenty (20) days of receiving this letter for further information.

Very truly yours,

  
 Tracey Tuohy  
 Zoning Officer

/tt

cc: Alicia Losonczy, Land Use Administrator