



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



ROBERT KUBERT
MAYOR

SENT VIA REGULAR MAIL AND EMAIL TO PETER@CECINILAW.COM
April 10, 2026

Cecinini Law Group, LLC
Peter Cecinini, Esq.
1081 Avenue C
Bayonne, New Jersey 07002

Re: Proposed Construction of a New Four-Story, Seven-Unit Residential Building
527 Avenue A; Block 192, Lot 20

Dear Mr. Cecinini:

The Technical Review Committee has reviewed the plans prepared by Kawalek and Kawalek Architects, LLC dated October 17, 2025 for the proposed construction of a new four-story, seven-unit residential building with associated parking at the above-subject property located in the R-M – High Density Residential District.

Following the Technical Review Committee Meeting (TRC-25-703b) held on January 21, 2026 at 10:00 am, it has been determined that your client will need to apply to the Zoning Board of Adjustment for Major Site Plan approval and bulk variance relief for the following: lot frontage, side yard setbacks for each side, number of stories and curb cut width. Furthermore, a d(4) Floor Area Ratio variance will be required.

Upon review of a complete application and plans by the Board professionals, it may be determined that additional relief is required.

Very truly yours,

Tracey Tuohy
Zoning Officer
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