



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 VIA EMAIL TO JDEMARCO@SH-LAW.COM

March 10, 2026

Joseph DeMarco, Esq.
Scarinci Hollenbeck, LLC
150 Clove Road, 9th Floor
Little Falls, New Jersey 07424

Re: Zoning Determination Letter
18 Goldsborough Drive; Block 721, Lot 2 (formerly Block 720, Lot 1)

Dear Mr. DeMarco:

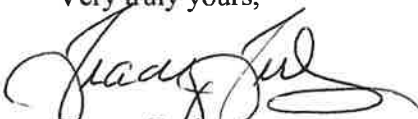
I am writing in response to your email dated February 20, 2026 requesting a zoning letter of determination for the above-referenced property. The underlying zone for this property is the Bayonne Metropolitan Harbor District (BMHD) which, is an ongoing Redevelopment Area and is governed by the Harbor Staton South Redevelopment Plan and amendments. I have reviewed the plans prepared by Arna Engineering, Inc., dated January 6, 2026, which propose the construction of a new 2,920 square foot building labeled as Tenant A which was formerly approved for the use as a bank with a drive-through lane.

Bayonne Redevelopers Urban Renewal Block 720, LLC received preliminary and final major site plan approval on June 12, 2018 to subdivide Block 720, Lot 1 into four (4) parcels and allow the construction of four (4) retail buildings totaling 97,712 square feet on the commercial parcel lying adjacent to Route 440 referred to as (HS-4). Retail sales and services are a permitted principal use in area HS-4 per the Redevelopment Plan.

You will need to apply to the Planning Board for Major Site Plan Review for the construction of the new building. Upon review of a complete application and plans by the Board professionals, it may be determined that additional relief is required. It is recommended that you schedule a Technical Review Committee (TRC) meeting prior to submitting an application to the Planning Board. Please contact Alicia Losonczy, Land Use Administrator, at 201-858-6182 to schedule a TRC meeting.

Should you have any questions or require additional information, you may contact me at the above number.

Very truly yours,


Tracey Tuohy
Zoning Officer
/tt