



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

October 13, 2023

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

**Re: Proposed Three-Story Addition Above Existing Commercial Building to Create Mixed-Use
7 West 8th Street; Block 283, Lot 23.01 (File No. 5958)**

Dear Mr. Weeks:

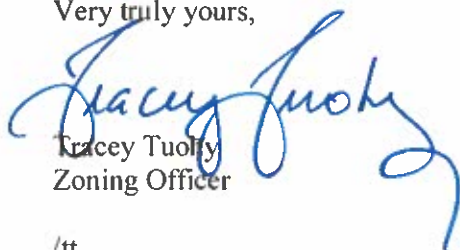
I am writing in response to your letter dated October 12, 2023 in which you state you represent the property owner, Zara Realty, LLC (Mohammad Chaudhry), for the proposed construction of a three-story addition above an existing two-story commercial building to create a mixed-use. The proposed renovations will consist of creating a ground floor retail and amenity space, with one-bedroom residential units on the first to fourth floors for a total of one (1) ground floor commercial space and four (4) residential units.

As you know the property is located in the ORS – Office-Retail Service District however, is governed by the 8th Street Redevelopment Plan. City Tax records recognize this property as a two-story structure with a land description measuring 25 feet by 62 feet with an irregular shaped lot.

I have reviewed the plans prepared by Kawalek and Kawalek Architects, LLC, dated September 29, 2023 and determined that your client will need to apply to the Planning Board for bulk variances for rear yard setback and for the number of parking spaces.

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