



**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**



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

**JOSEPH D. SKILLENDER, JR., ESQ.**  
**DIRECTOR**

May 21, 2024

Joseph Nitti, Esq.  
Nitti & Nitti, P.C.  
Attorneys At Law  
145 Eagle Rock Avenue  
Roseland, New Jersey 07068

Mr. Salvatore Moscato  
301 Avenue C  
Bayonne, New Jersey 07002

**Re: Proposed Conversion of Ground Floor Commercial Space to Dwelling Unit**  
**299 Avenue C; Block 266, Lot 26**

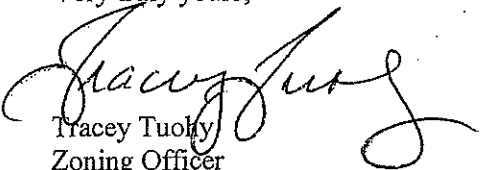
Dear Mr. Nitti:

I am writing in response to your letter dated May 13, 2024 in which you state you represent the property owner, Salvatore Moscato, for the proposed conversion of the ground floor commercial space into a residential dwelling unit for a total of three (3) residential dwelling units. The above-referenced property is located in the R-3 – Medium Density Residential District where multiple family dwellings are permitted. Enclosed please find the zoning regulations which indicate permitted uses. City Tax records recognize this property as a mixed-use structure consisting of one (1) ground floor commercial unit with two (2) residential dwelling units above with a land description measuring 25 feet by 110 feet. It appears to be a pre-existing nonconformity since it is attached.

I have reviewed the plans prepared by DAL Design Group, dated December 27, 2023 and determined that although multiple family dwellings are permitted, your client will need to apply to the Zoning Board of Adjustment for a d(2) variance for the expansion of a nonconforming use as well as major site plan review and approval. Additionally, bulk variance relief will be required for lot area, lot frontage, lot width and number of parking spaces. Please be advised that a TRC (Technical Review Committee) meeting will be required for this application.

Upon review of a complete application and plans by the Board professionals, it may be determined that additional relief is required. Please contact Alicia Losonczy, Land Use Administrator, at 201-858-6182 to schedule a TRC meeting.

Very truly yours,

  
Tracey Tuohy  
Zoning Officer  
Enclosure

/tt