



**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**

July 28, 2022

John A. Zucker, Esq.  
Rose & Zucker, LLC  
613 Broadway  
Bayonne, NJ 07002

**Re: Proposed conversion of one-family dwelling to a two-family dwelling  
64 West 31<sup>st</sup> Street; Block 157, Lot 22**

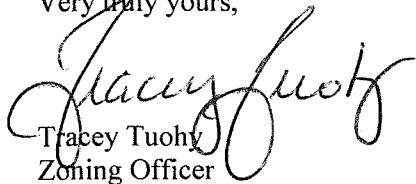
Dear Mr. Zucker:

I am writing in response to your letter dated July 21, 2022 in which you state you represent the property owner, A & K Jersey Construction for the proposed change of use of the one-family dwelling at the above-referenced property to a two-family dwelling.

As you know the property is located in the R-2 Detached/Attached Residential District which permits detached one- and two-family dwellings. I have reviewed the plans prepared by Andrew L. Ciok, with a last revision date of September 27, 2021, and determined that, in order to change the use from a one-family to a two-family dwelling at this location, your client will need to apply to the Zoning Board of Adjustment for approval. It appears that bulk variances will be required for minimum lot area, front yard setback, rear yard setback, side yard setback, building height, parking and proposed parking stall dimensions as well as lot coverage.

Upon review of a complete application and plans by the Board professionals, it may be determined that additional variances and/or waivers are required. Should your client wish to submit an application to the Board, please contact Alicia Losonczy, Land Use Administrator, at 201-858-6182.

Very truly yours,

  
Tracey Tuohy  
Zoning Officer

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cc: Alicia Losonczy, Land Use Administrator