



City of Bayonne
DEPARTMENT OF MUNICIPAL SERVICES
DIVISION OF PLANNING & ZONING
MUNICIPAL BUILDING
630 AVENUE C
BAYONNE, NJ 07002
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JAMES M. DAVIS
MAYOR

January 17, 2023

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

Re: Proposed Construction of a New Two-Family Dwelling
12 West Grand Street; Block 64, Lot 29

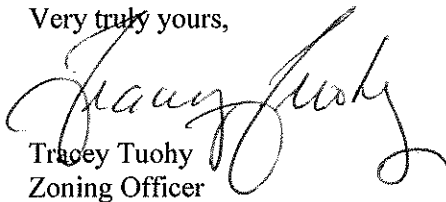
Dear Mr. Weeks:

I am writing in response to your letter dated December 29, 2022 in which you state you represent the property owner, St. Maria Group Corp., for the proposed construction of a new two-family dwelling at the above-referenced property located in the R-2 – Detached/Attached Residential District.

I have reviewed the plans prepared by Kawalek and Kawalek Architects, LLC, dated December 28, 2022, and determined that, although a two-family dwelling is permitted, the lot is undersized with an existing lot area of 2,335 square feet. The City of Bayonne Zoning Ordinance, Section 35-16.6 states that in any district permitting residential uses, a single-family structure, or a double family structure provided such use is permitted, may be erected on a nonconforming lot, provided that the total lot area is not less than twenty-five hundred (2,500) square feet.

Your client will need to apply to the Zoning Board of Adjustment for a c(1) bulk variance. 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 Zoning Board of Adjustment, 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