



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

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April 3, 2025

John Zucker, Esq.
Rose & Zucker, LLC
Attorneys At Law
613 Broadway
Bayonne, New Jersey 07002

Re: Proposed Conversion of One-Story Commercial to Five-Story Mixed-Use Building
317 Broadway; Block 252, Lot 17
TRC-25-694

Dear Mr. Zucker:

The Technical Review Committee has reviewed the plans prepared by Zampolin & Associates Architects dated July 31, 2024 (with a last revision date of January 29, 2025) and Site Plan prepared by Bowman Consulting Group Ltd dated February 21, 2025 for the proposed conversion of the existing one-story commercial structure to a five-story mixed-use structure. As you are aware, the above-subject property is located in the ORS – Office/Retail Service District, however, is governed by the 8th Street Redevelopment Plan.

Following the Technical Review Committee Meeting (TRC-25-694) held on April 2, 2025 at 9:00am, it has been determined that your client will need to apply to the Planning Board for Major Site Plan review and bulk variance relief for lot frontage and 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.

Very truly yours,

Tracey Tuohy
Zoning Officer
/tt

cc: Alicia Losonczy, Land Use Administrator