



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

April 24, 2023

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

Re: Proposed Construction of a Two-Story Addition to Existing Mixed-Use Structure
490 Avenue C; Block 210, Lot 44
FILE NO: 5970

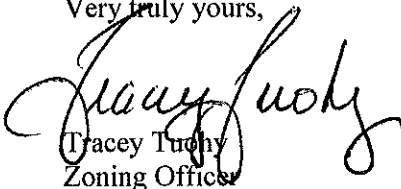
Dear Mr. Weeks:

I am writing in response to your letter dated April 18, 2023 submitted on behalf of the applicant 490 Avenue, LLC, for the proposed construction of a two-story addition at the above-referenced property located in the C-1 – Neighborhood Commercial District.

I have reviewed the plans prepared by Kawalek and Kawalek Architects, LLC, dated April 6, 2023, for the proposed construction of a two-story addition above the one-story rear portion of an existing mixed-use building. The proposal will create two (2) new dwelling units for a total of three (3) residential dwelling units and one (1) ground floor commercial unit. It is my determination that your client will need to apply to the Planning Board. It also appears that bulk variances will be required for frontage, rear yard setback, lot coverage, and parking.

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