



**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**

April 9, 2021

Michael P. Bonner, Esq.  
Hehl Offices of Javerbaum Wurgaft Hicks Kahn Wikstrom and Sinins  
370 Chestnut Street  
Union, NJ 07083

**Re: Proposed two-story addition to existing one-story residential home  
14 West 49<sup>th</sup> Street; Block 64, Lot 32**

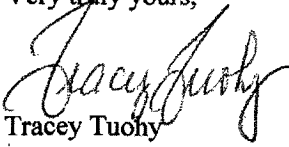
Dear Mr. Bonner:

I am writing in response to your April 5, 2021 email in which you state you represent your client, Natasha Sharma, with regard to the above referenced property. I have reviewed the plans prepared by The Nader Group, LLC dated July 1, 2020 with a last revision date of October 27, 2020 for the proposed two-story addition to an existing one-story residential structure at the above-referenced property with the current use as a one story one family dwelling with a land description measuring 35 feet by 75.41 feet by 84 feet (triangle lot).

The subject property is located in the R-2 Detached Residential District which permits detached one-and two-family dwellings according to Section 35-5.3 of the Zoning Regulations of the City of Bayonne which I have enclosed for your review. In addition, please be advised that according to Section 35-4.28 of the Zoning Ordinance of the City of Bayonne, if an undersized lot existed with the same dimensions prior to August 21, 1969 then it would be exempt from lot size and area requirements. I can confirm that this lot did exist with the same dimensions at that time and, therefore, is exempt from lot size and area requirements.

Your client will need to apply to the Planning Board for major site plan review and approval as well as bulk variances for front yard and side yard setbacks and structure height. Upon review of a complete application and plans by the Board's professionals, it may be determined that additional relief is required. Please contact Alicia Losonczy, Planning Board/Zoning Board of Adjustment Secretary, at 201-858-6182 to begin the application process.

Very truly yours,

  
Tracey Tuohy  
Zoning Officer

/tt

cc: Alicia Losonczy, Planning Board/Zoning Board of Adjustment Secretary