



Bayonne  
DEPARTMENT OF PLANNING, ZONING AND  
DEVELOPMENT  
630 AVENUE C, ROOM 13  
BAYONNE, NJ 07002  
(201) 858-6110  
TTUOHY@BAYNJ.ORG

Application Date: 11/5/2025  
Application Number: ZA-25-00529  
Permit Number: \_\_\_\_\_  
Project Number: \_\_\_\_\_  
Fee: \$0

## Denial of Application

Date: 11/7/2025

To: ELSAKER, PHIL & STEPHEN  
14 O'BRIEN CT  
BAYONNE, NJ 07002

CC: APP TELE:(201) 779-1157

RE: 14 O'BRIEN CT  
BLOCK: 249 LOT: 36 QUAL: ZONE: R-2 - DETACHED/ATTACHED RESIDENTIAL DISTRICT

Dear Mr. Elsaker,

On behalf of the City of Bayonne, along with our City Engineer, I have reviewed the plans as prepared by Karnak Architecture, LLC dated November 1, 2025 along with your zoning permit application for the above-referenced property. Please be advised that I must deny your application at this time.

The proposed alterations would be an expansion to a nonconforming structure as the existing structure does not meet the front yard, side yard setback and lot coverage requirements therefore, this will require Board Approval.

Furthermore, there does not appear to be enough space for parking since you would not be able to obstruct the existing easement.

If you wish to move forward with your application it is recommended that you begin your conversation with a Land Use Attorney who will walk you through the process.

Should you have any questions or require any additional information, please do not hesitate to contact me.

Sincerely,

Tracey Tuohy, Zoning Officer, City of Bayonne