



**City of Bayonne**  
**DEPARTMENT OF PLANNING, ZONING**  
**AND DEVELOPMENT**  
MUNICIPAL BUILDING  
630 AVENUE C  
BAYONNE, NJ 07002  
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**ROBERT KUBERT**  
MAYOR

February 13, 2026

Cecinini Law Group, LLC  
Peter Cecinini, Esq.  
1081 Avenue C  
Bayonne, New Jersey 07002

**Re: Proposed Expansion of an Existing Nonconformity to Convert From a One-Family to a Two-Family  
14 O'Brien Court; Block 249, Lot 39**

Dear Mr. Cecinini:

I am writing in response to your letter dated February 4, 2026 requesting a Zoning Determination Letter in connection with the property located at 14 O'Brien Court for the proposed conversion of an existing one-family dwelling into a two-family dwelling. As you are aware, the above-referenced property is located in the R-2-Detached/Attached Residential District.

On behalf of the City of Bayonne, along with our City Engineer, I have reviewed the plans as prepared by Karnak Architecture dated December 8, 2025 and have determined that the proposed alterations would be an expansion of a nonconforming structure with a conforming use. The existing structure does not meet the front yard setback, side yard setback, lot coverage requirements, and the number of parking spaces. Furthermore, the zoning table indicates that there are three (3) existing parking spaces, however, the plans only delineate two (2) vehicles parked in the rear yard which does not meet the requirement.

Your client will need to apply to the Zoning Board of Adjustment for c(1) bulk variances for front yard setback, side yard setback, lot coverage 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