



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

December 7, 2023

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

Re: Proposed Construction of a New Two-family Dwelling Destroyed by Fire
38 East 5th Street; Block 342, Lot 19
File No. 6017

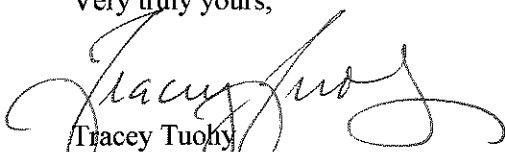
Dear Mr. Weeks:

I am writing in response to your letter dated December 5, 2023 in which you state you represent the property owners, Kellie and Lauren Dugan for the proposed construction of a new two-family dwelling to replace the two-family dwelling destroyed by fire. As you know the property is located in the R-2 – Detached/Attached Residential District where one-and two-family homes are permitted. City Tax records recognized this property as a two-story, two-family dwelling with a land description measuring 24.91 feet by 104.39 feet with an irregular shaped undersized lot. The minimum lot area for a detached two-family dwelling in the R-2 District is 3,000 square feet. I have reviewed the 1961 tax map and this lot did exist with the same dimensions (24.91 x 104.39) at that time, therefore is exempt from lot size and area requirements.

I have reviewed the revised plans prepared by Kawalek and Kawalek Architects, LLC, with a last revision date of November 21, 2023 and determined that your client will need to apply to the Zoning Board of Adjustment for bulk variances for side yard setback, building height and number of stories. Furthermore, although the plans meet the number of required parking spaces, the proposed second floor plan should not label a room as a den as this will be viewed as a bedroom. On a separate note, please advise your client that a zoning permit application is required when they are ready to install the swimming pool.

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 Zoning Board of Adjustment, 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