



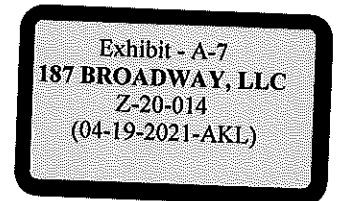
City of Bayonne
DEPARTMENT OF MUNICIPAL SERVICES
DIVISION OF PLANNING & ZONING
MUNICIPAL BUILDING
630 AVENUE C
BAYONNE, NJ 07002
TELEPHONE: 201-858-6110 Fax: 201-858-6185
E-MAIL: ALosonczy@BAYNJ.org



JAMES M. DAVIS
MAYOR

July 6, 2020

William J. Finnerty, Esq.
Hughes & Finnerty, P.C.
25 West 8th Street
Bayonne, NJ 07002



Re: Proposed New Three Story Building
187 Broadway; Block 318, Lot 18

Dear Mr. Finnerty:

As requested in your June 7, 2020 letter, I have reviewed the plans prepared by Malerba Architects, dated April 29, 2020, for the proposed new three story building for the above-referenced property located in the C-1 Neighborhood Commercial District as well as the 8th Street Station Rehabilitation Area.

Please be advised that your client will need to apply to the Zoning Board of Adjustment for major site plan review and approval, a use variance for the ground-floor residential use as well as bulk variances for the parking requirement, lot size, lot frontage, height and side yard setbacks.

Upon review of a complete application and plans by the Board's professionals, it may be determined that additional relief is required.

Very truly yours,

Alicia K. Losonczy
Zoning Officer

/akl

cc: Lillian Glazewski, Land Use Administrator