



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 5, 2021

Paul N. Weeks, Esq.
Raff & Masone, P.A.
1081 Avenue C
Bayonne, NJ 07002

Re: Conversion of Ground Floor from Commercial to Residential Use
215 Prospect Avenue; Block 421, Lot 18; Qualifier CO101

Dear Mr. Weeks:

In response to your March 29, 2021 letter, I have reviewed the plans prepared by Kawalek and Kawalek Architects, LLC dated March 25, 2021 for the proposed conversion of the first-floor condominium at the above-referenced property from a commercial use to a residential use.

As you know the property is located in the R-2 - Detached/Attached Residential District and multi-family dwellings are not permitted in this zoning district. The former use of this property was a deli which was also a nonconforming use in the R-2 District. Section 35-16.2.d of the City of Bayonne Zoning Ordinance states that no nonconforming use shall be substituted with another nonconforming use. In order to be permitted to convert the ground floor commercial space to three (3) dwelling units as proposed, your client will need to obtain site plan review and approval by the Zoning Board of Adjustment along with a use variance.

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