



**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**

**JOSEPH D. SKILLENDER, JR., ESQ.**  
**DIRECTOR**

April 3, 2025

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

**Re: Proposed Expansion of an Existing Nonconforming Use**  
**1224 Kennedy Boulevard (front); Block 25, Lot 8**  
**TRC-25-690**

Dear Mr. Cecinini:

The Technical Review Committee has reviewed the plans prepared by Kawalek and Kawalek Architects, LLC dated January 17, 2025 for the proposed interior alterations of the existing commercial space to include a new commercial kitchen and pharmacy service area at the above-subject property located in the R-2 – Detached/Attached Residential District.

Following the Technical Review Committee Meeting (TRC-25-690) held on March 5, 2025 at 9:00am, it has been determined that your client will need to apply to the Zoning Board of Adjustment for Major Site Plan review, a d(2) variance for the expansion of a nonconforming use, and bulk variance relief for front yard setback, rear yard setback, side yard setbacks, 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

cc: Alicia Losonczy, Land Use Administrator