

# CECININI LAW GROUP LLC

1081 AVENUE C  
BAYONNE, NJ 07002

201-354-9305 Phone  
201-603-6615 Fax  
Jamie@cecininilaw.com

November 7, 2025

**VIA FEDEX (885856270328)**

Tracey Tuohy  
City of Bayonne Zoning Officer  
630 Avenue C  
Bayonne, NJ 07002

**RE: 159 West 31st Street, Bayonne, New Jersey  
BL 150 / LOT 16**

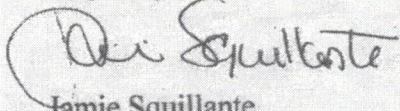
PETER CECININI, ESQ.  
LAUREN ROSS, ESQ.  
JAMES BEGLIOMINI, ESQ.  
R. CONNOR SULLIVAN, ESQ.

Dear Ms. Tuohy,

Enclosed please find the completed Building Permit Requirement Determination form along with a set of drawings and a check in the amount of \$100 representing the fee in the above said matter. We ask for a zoning determination letter be emailed to our office. Kindly note, TRC#25-702 was completed on August 13, 2025.

Thank you.

Very truly yours,

  
Jamie Squillante

Legal Secretary

55-233/212 1063

ALL CLEAN LAUNDROMAT LLC  
875 KENNEDY BLVD  
BAYONNE, NJ 07002-2826

11-5-2025

Pay to the order of CITY OF BAYONNE \$ 100.00

ONE HUNDRED — dollars

**CHASE**  
JPMorgan Chase Bank, N.A.  
www.Chase.com

for ZONING PERMIT - USE CHANGE R. Wicpracy

0212023371 2977330621 1063



ORIGIN IDLLYA  
PETER CECININI  
1081 AVENUE C  
1ST FLOOR  
BAYONNE, NJ 07002  
UNITED STATES US

(201) 344-3305

SHIP DATE: 07NOV25  
ACTWGT: 0.50 LB  
CAD: 110284187/NET4535

BILL SENDER

TO TRACEY TUOHY

CITY OF BAYONNE PLANNING / ZONING

630 AVENUE C

ROOM 13

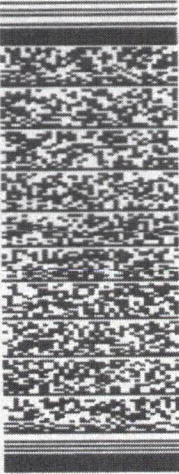
BAYONNE NJ 07002

(201) 653-6182

REF: 5766

DEPT:

PO:

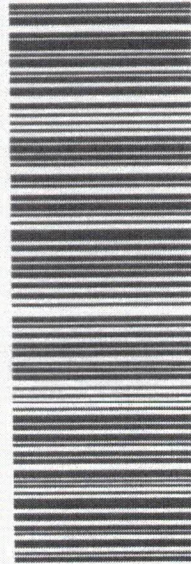


TUE - 11 NOV 10:30A  
MORNING 2 DAY

TRK# 8858 5627 0328

LLYA 07002  
NJ-US EWR

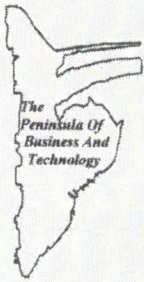
SP LINDG



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CONSIGNEE COPY - PLEASE PLACE IN FRONT OF POUCH

Use of this system constitutes your agreement to the service conditions in the current FedEx Service Guide, available on fedex.com. FedEx will not be responsible for any claim in excess of \$100 per package, whether the result of loss, damage, delay, non-delivery, misdelivery, or misinformation, unless you declare a higher value, pay an additional charge, document your actual loss and file a timely claim. Limitations found in the current FedEx Service Guide apply. Your right to recover from FedEx for any loss, including intrinsic value of the package, loss of sales, income interest, profit, attorney's fees, costs, and other forms of damage whether direct, incidental, consequential, or special is limited to the greater of \$100 or the authorized declared value. Recovery cannot exceed actual documented loss. Maximum for items of extraordinary value is \$1,000, e.g., jewelry, precious metals, negotiable instruments and other items listed in our Service Guide. Written claims must be filed within strict time limits, see current FedEx Service Guide.





# 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](mailto:TTuohy@BAYNJ.org)



JAMES M. DAVIS  
MAYOR

JOSEPH D. SKILLENDER, JR., ESQ.  
DIRECTOR

## Zoning Permit Instructions - Use/Change of Use

1. Fill out the attached zoning permit application after you read the ordinance requirements. If an LLC, LLP, etc. provide both the name of the company and Registered Agent. A copy of your certificate of formation and a certificate of good standing (within the last six (6) months) will be required.
2. Two copies of a letter on letterhead to the Zoning Officer describing the proposed use of the property are required. The letter must be signed, dated, include property address, hours of operation, number of employees, number of tables/seats (if applicable) and all other relevant information.
3. Include two copies of a floor plan drawing (including dimensions and total square footage) showing how the space will be allocated, including the anticipated amount of regular/recyclable trash, location for storage and disposal plan.
4. The following will require copies of both Shop and Individual Licenses from the New Jersey State Board of Cosmetology and Hairstyling: *Barber, Beautician/Hairstylist, Cosmetologist, Hair Braiding Specialist, Manicurist and Skin Care Specialist.*
5. One copy of the Completed Building Permit Requirement Determination Form.
6. Payment of \$100 (in the form of money order or check payable to the City of Bayonne) is due at the time of submission along with the items 1-5 listed above. Bring to Room #18A.

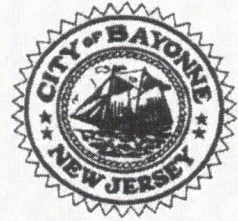
### Other City Departments to contact:

- ☐ Bayonne Building Department (change of use): 201-858-6334
- ☐ Bayonne Fire Department (Fire Prevention Registration): 201-858-6017
- ☐ Health Department (Retail Food Establishment or Establishment with packaged food items/ Laundromat/Dry Cleaner/Tattoo Parlor/Daycare/Pet Shop): 201-858-6100
- ☐ City Clerk's Office (Business Registration for Limo/Taxi/Jewelry Store/Florist): 201-858-6029
- ☐ UEZ Office (Urban Enterprise Zone): For business benefits/grant opportunities please contact Jacqueline Farber at [BayonneUEZ@BayNJ.org](mailto:BayonneUEZ@BayNJ.org) or 201-273-3568 / 201-858-6357
- ☐ Ribbon Cutting Ceremony: Mayor's Office at 201-858-6010 (A sign MUST be installed first)



# City of Bayonne

DEPARTMENT OF PLANNING, ZONING AND DEVELOPMENT  
& BUILDING DEPARTMENT  
630 AVENUE C, BAYONNE, NJ 07002  
ZONING: (PHONE) 201-858-6110  
BUILDING: (PHONE) 201-858-6073



JAMES M. DAVIS  
MAYOR

JOSEPH D. SKILLENDER, JR., ESQ.  
DIRECTOR

## Building Permit Requirement Determination Commercial – New Business or Change of Use Form

Site Address: 159 West 31st Street

Block: 150 Lot: 16 Zone District: R-2

Name of New Business Owner: R Squared Prop Mgmt, LLC

Telephone: 201-240-0822 Email: allcleanlaundromat@gmail.com

Description of Proposed New Use: \_\_\_\_\_

Name of Previous Owner/Tenant: same as above

Description of Previous Use: Currently there is one commercial (laundromat) space along with three residential units.

Approximate Square Footage of Space for New Use: \_\_\_\_\_

Scope of Work Required (briefly describe): Applicant wishes to expand the commerical space / use  
converting the adjacent residential unit.

### INTERNAL USE ONLY

☐ YES, Building Permits required

☐ NO, Building Permits required

\_\_\_\_\_  
Joseph Benkert, Construction Official