



**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**

September 9, 2020

Stephen S. Rose, Esq.  
Rose & Zucker, LLC  
613 Broadway  
Bayonne, NJ 07002

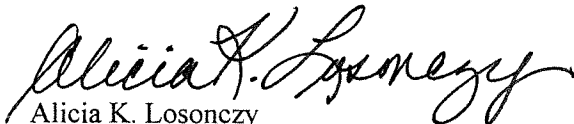
**Re: 418 Broadway; Block 226, Lot 36**

Dear Mr. Rose:

I am writing in response to our conversation earlier today in which you stated you represent the property owner at the above referenced location. The subject property is located in the CBD - Central Business District and according to Section 35-5.10.a.3 of the City of Bayonne Zoning Ordinance, the size of the ground floor retail space requires one parking space per 300 square feet of floor area (Section 35-17.6.b) for the last proposed use of Dollar Plus. In addition, according to Section 35-17.8.a, each lot on which a building for nonresidential use is hereafter or substantially altered shall make provision for loading and unloading which will not interfere with traffic on the main street or streets on which the use is located.

Please be advised that your client will need to submit an application before the Planning Board for preliminary and major site plan review and a bulk variance. Should you wish to submit an application to the Board, please contact Lillian Glazewski, Land Use Administrator at 201-858-6182.

Very truly yours,

  
Alicia K. Losonczy  
Zoning Officer

/akl

cc: Lillian Glazewski