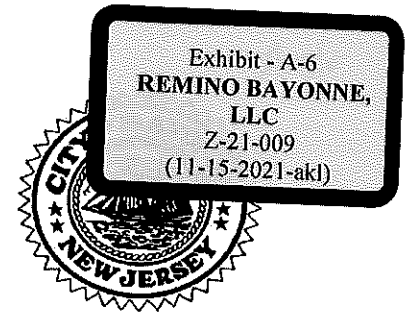




City of Bayonne
DEPARTMENT OF MUNICIPAL SERVICES
DIVISION OF PLANNING & ZONING
MUNICIPAL BUILDING
630 AVENUE C
BAYONNE, NJ 07002
TELEPHONE: 201-858-6110 Fax: 201-858-6185
E-MAIL: TTuohy@BAYNJ.org



JAMES M. DAVIS
MAYOR

SENT VIA REGULAR MAIL AND EMAIL TO BFINNERTY43.BF@GMAIL.COM
May 11, 2021

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

Re: 120-122 West 33rd Street
Block 143, Lot 28

Dear Mr. Finnerty:

I am writing in response to your April 28, 2021 letter in which you state you represent your client, Remino Bayonne LLC, with regard to the above referenced property. I have reviewed the plans prepared by DAL Design Group dated April 1, 2021 for the proposed construction of a four-story, multi-family dwelling, consisting of nine (9) residential units with nine (9) on-site parking spaces.

As you know the subject property is located in the R-2 - Detached/Attached Residential District where only detached one- and two-family dwellings are permitted. Your client will need to apply to the Zoning Board of Adjustment for major site plan review and approval as well as a use variance. It appears variances for front, rear and side yard setbacks, height, pervious coverage, useable open space and the parking requirement will also be required from the Board.

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