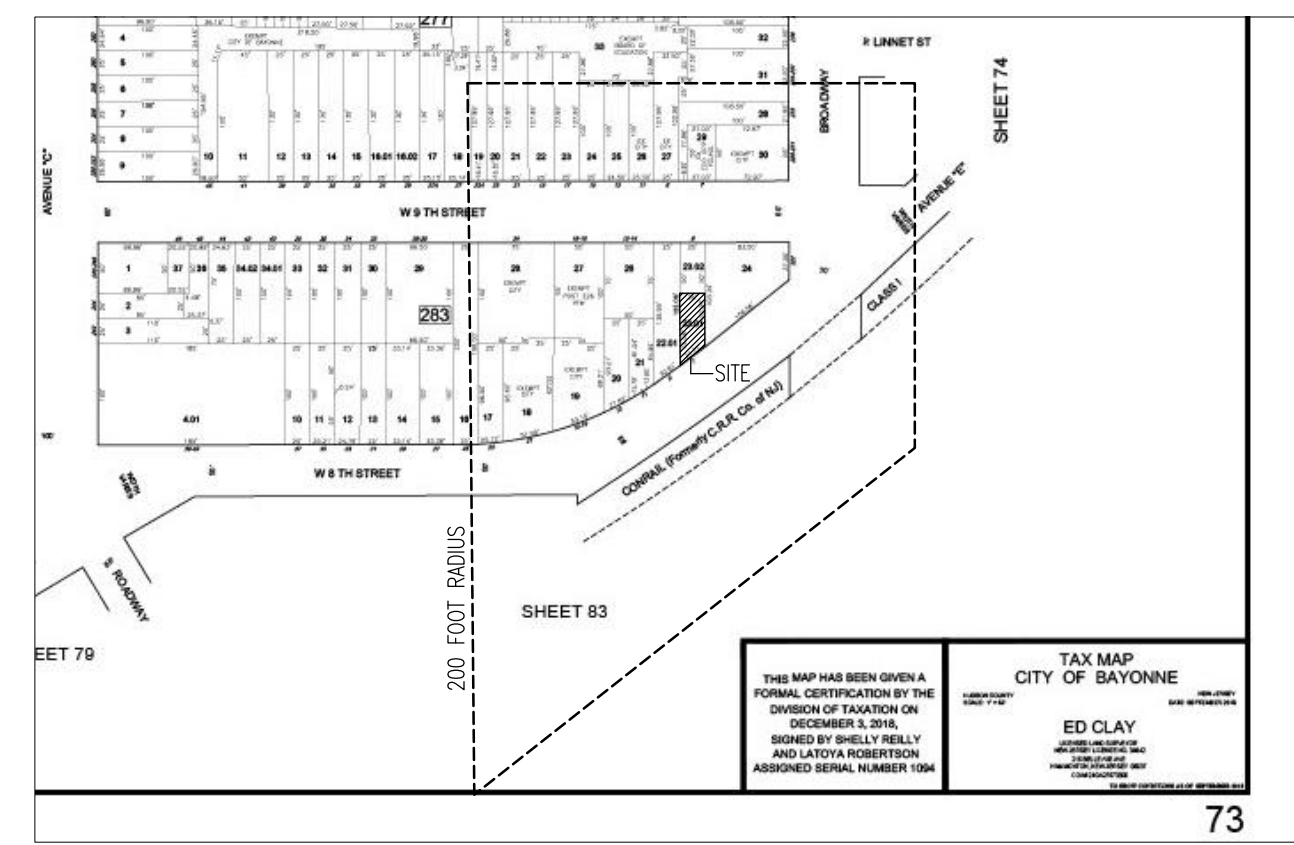


1 KEY MAP
 SCALE: 1" = 600'-0"



2 TAX MAP
 SCALE: 1" = 200'

ZONING DATA

ZONE:	ORS 8TH STREET STATION REHABILITATION AREA BROADWAY BUSINESS DISTRICT AREA
FLOOD ZONE:	NO
PERMITTED USE-RETAIL:	YES
PERMITTED USE-RESIDENTIAL ABOVE GRADE:	YES
MIN LOT AREA:	NR
EXISTING LOT AREA:	1,568 SF
MIN LOT FRONTAGE:	30'-0"
EXISTING LOT FRONTAGE:	31'-3"
MIN FRONT SETBACK:	NR
EXISTING FRONT SETBACK:	0'-0"
PROPOSED FRONT SETBACK:	0'-0"
MIN REAR SETBACK:	20'-0"
EXISTING REAR SETBACK:	9'-5"
PROPOSED REAR SETBACK:	9'-0"
MIN SIDE SETBACK:	NR
EXISTING SIDE SETBACK:	0'-0"
PROPOSED SIDE SETBACK:	0'-0"
MAX HEIGHT:	55'-0"/5 STORES
EXISTING HEIGHT:	27'-0"/2 STORES
PROPOSED HEIGHT:	51'-0"/5 STORES
PARKING SPACES REQUIRED:	4
PROPOSED PARKING SPACES:	0*
MAX LOT COVERAGE:	90%
EXISTING LOT COVERAGE:	84%
PROPOSED LOT COVERAGE:	84%
MAX FAR:	4.5
EXISTING FAR:	1.7
PROPOSED FAR:	4.2

PROJECT SCOPE:

AMENDING PRIOR APPROVAL FOR CONSTRUCTION OF NEW VERTICAL ADDITIONS AT THE EXISTING COMMERCIAL BUILDING AT 7 WEST 8TH STREET, CREATING 4 NEW DWELLING UNITS AND ONE RETAIL SPACE.

EXISTING BUILDING HAS BEEN FOUND INSUFFICIENT TO SUPPORT PROPOSED ADDITION, AND AS SUCH REQUIRES COMPLETE RECONSTRUCTION ON THE SAME FOOTPRINT.

AMENDED PROPOSAL ALSO INCLUDES PREVIOUSLY REQUESTED RESOLUTION COMPLIANCE REVISIONS.

2

HAROLD J. KAWALEK, AIA
 NJ REG A106957
 NY REG 14834
 PA REG B7874

STEPHEN M. KAWALEK, RA, PP
 NJ REG 21A1016837
 NJ LIC 33L100595800
 NY REG 031090-1
 PA REG RA405310
 FL LIC AR101846

CHAIRPERSON

BOARD SECRETARY

ENGINEER

REVISIONS:

NUMBER:	DATE:	COMMENT:
1	30 MAY 2024	RESOLUTION COMPLIANCE
2	16 AUGUST 2024	ADD SIGNATURE LINES
3	9 FEBRUARY 2026	ADD SUBMITTAL INDEX, NOTE NEW CONSTRUCTION TYPE

SEAL:

K+K

SIGNATURE: *Harold Kawalek*

PROJECT NAME:
ADDITION

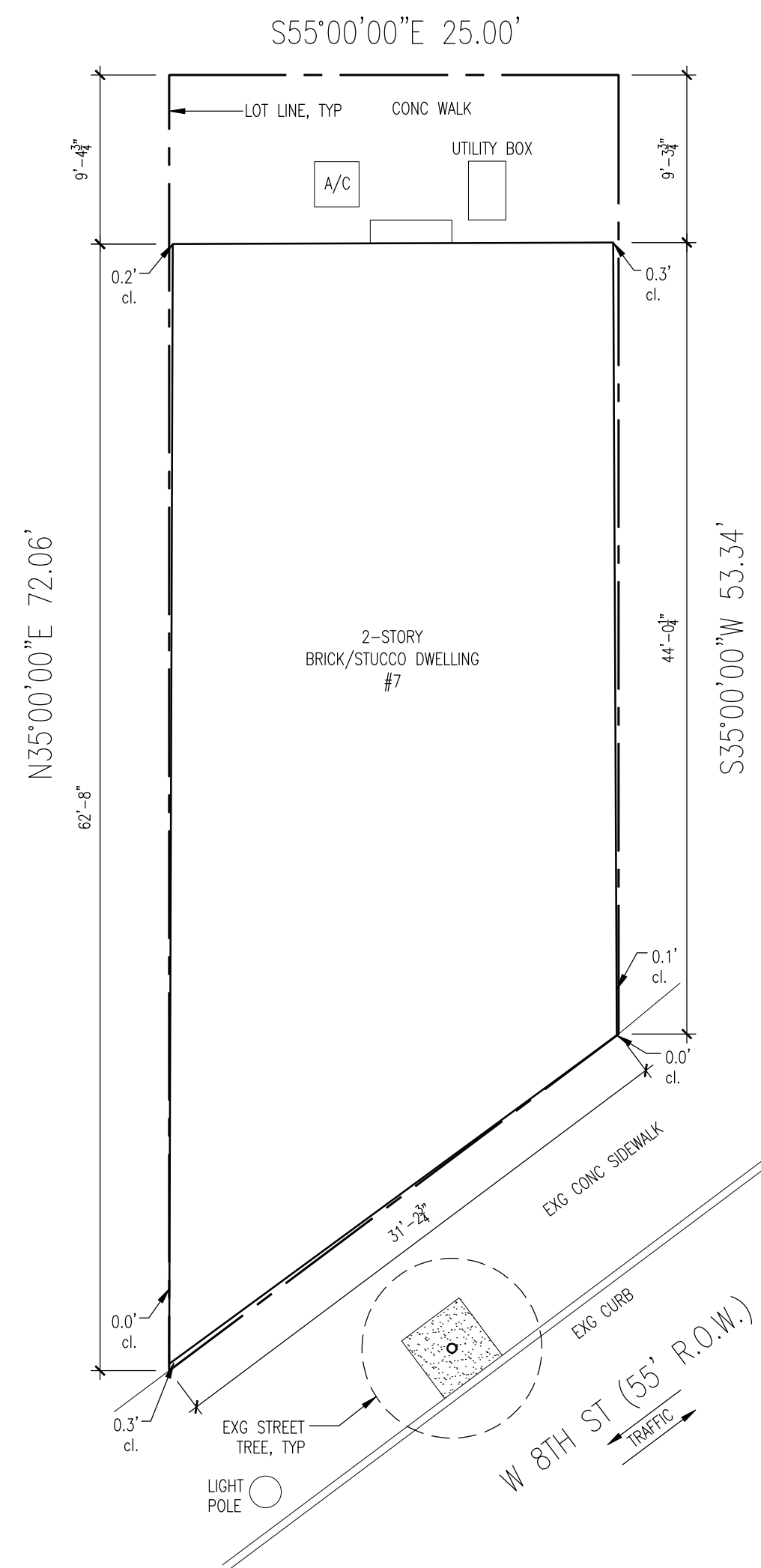
PROJECT ADDRESS:
 7 WEST 8TH STREET
 BAYONNE, NEW JERSEY 07002

OWNER/APPLICANT:
 ZARA REALTY LLC

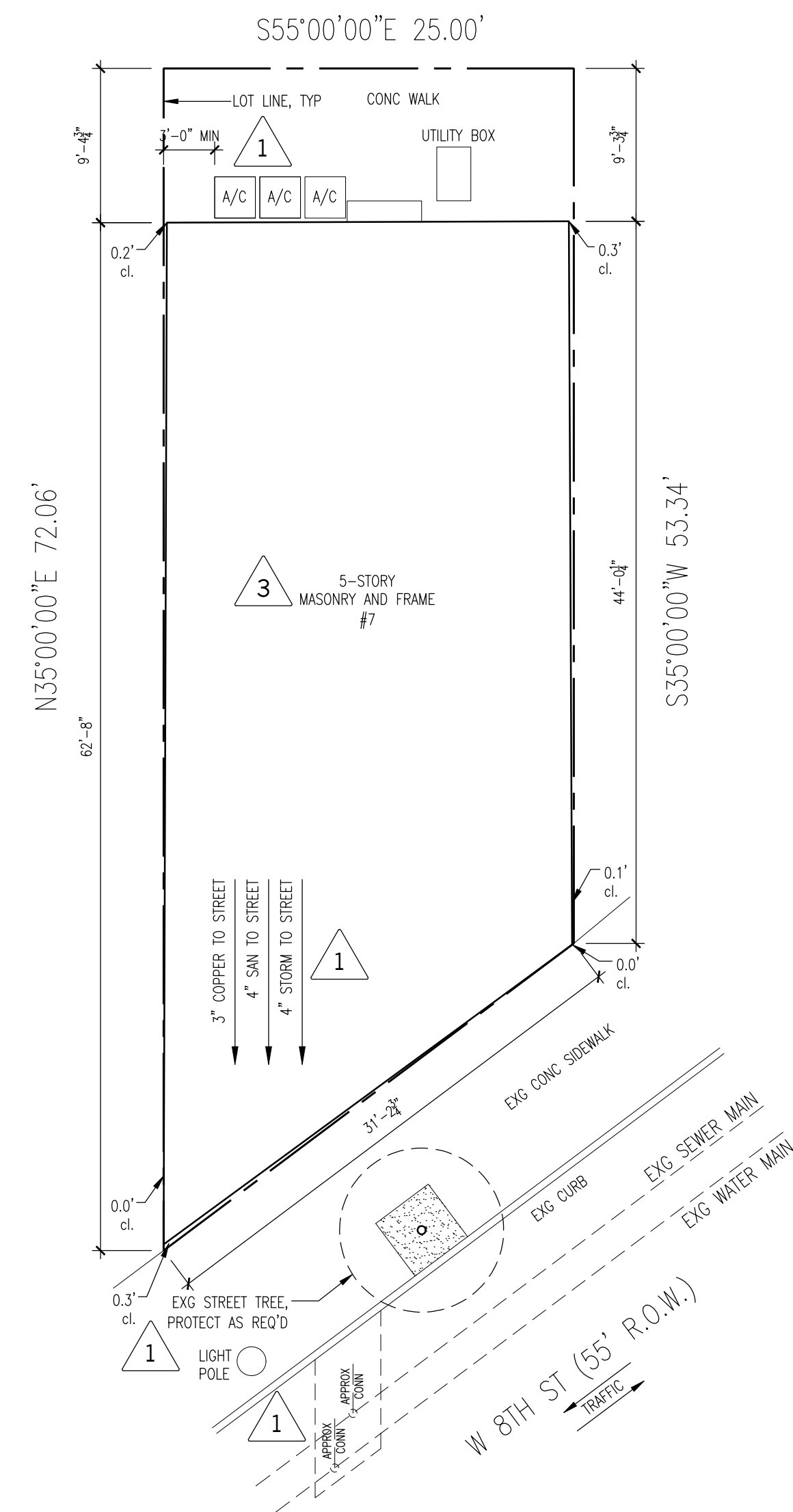
DRAWING TITLE:
SITE PLANS, MAPS, AND ZONING DATA

PROJECT NUMBER: 2233
 SCALE: AS NOTED
 DRAWN BY: SMK
 CHECKED BY: SMK
 ISSUE: FOR APPROVAL
 DATE: 29 SEPTEMBER 2023

SHEET NUMBER: **A.001**



3 EXISTING SITE PLAN
 SCALE: 1/8" = 1'-0"



4 PROPOSED SITE PLAN
 SCALE: 1/8" = 1'-0"



**ADDITION (AMENDED)
 FOR ZARA REALTY LLC**

7 WEST 8TH STREET, BAYONNE, NJ 07002

SHEET INDEX

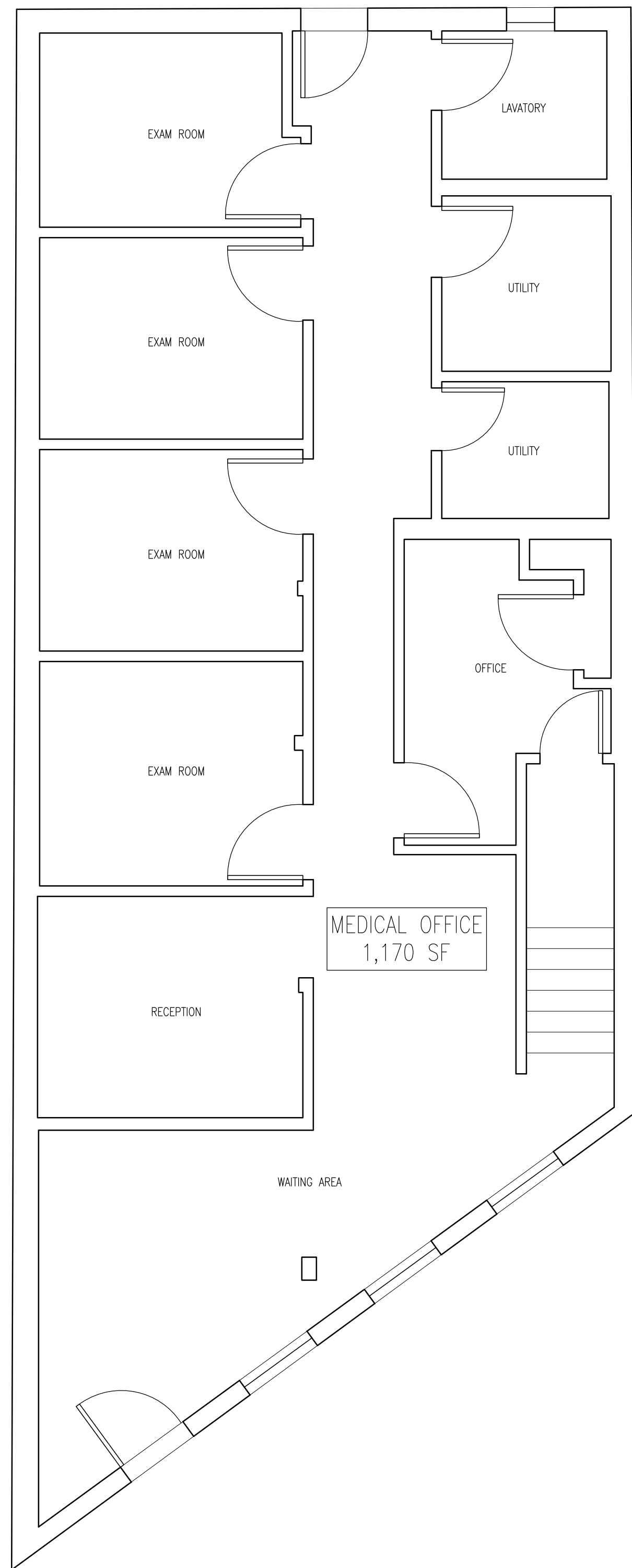
A.001	MAPS, SITE PLANS AND ZONING DATA
A.100	EXISTING FLOOR PLANS
A.101	PROPOSED FLOOR PLANS
A.300	ELEVATIONS

3 SUBMITTAL INDEX

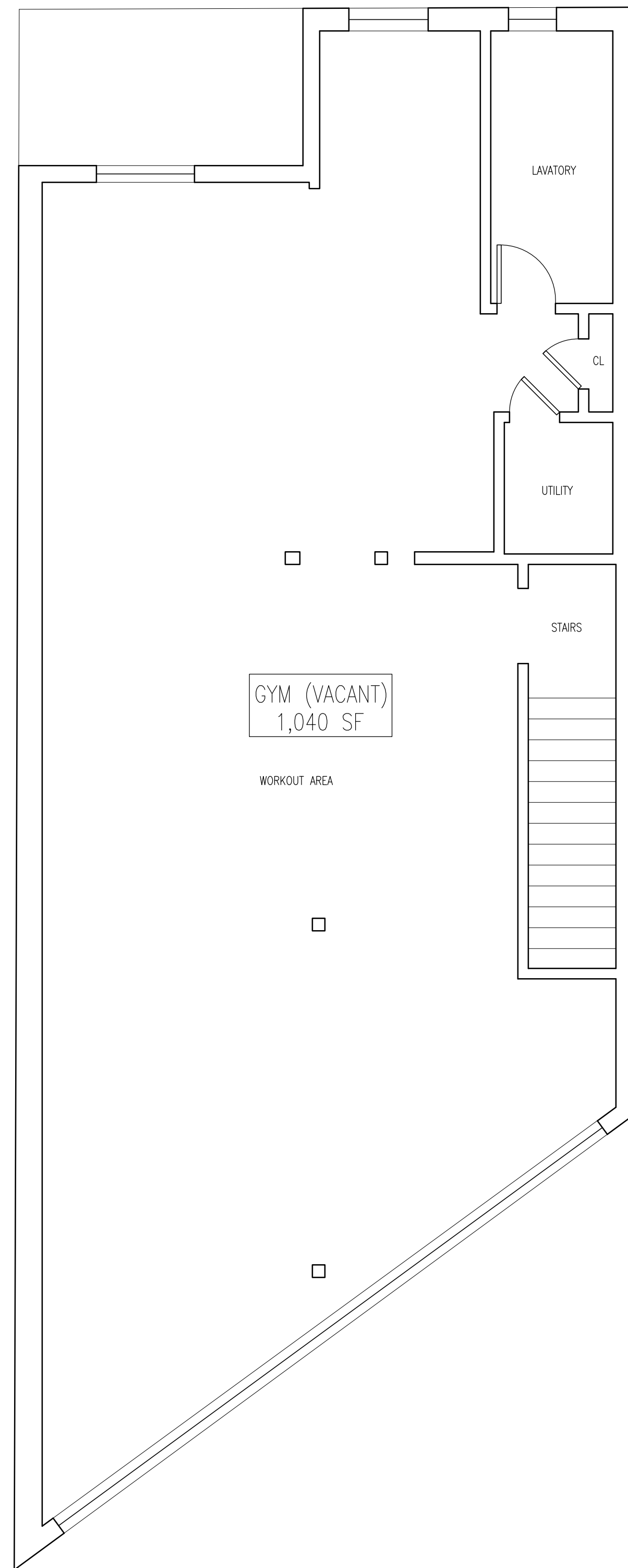
29 SEP 2023	INITIAL SUBMITTAL
30 MAY 2024	REVISED A.001, A.101, A.300 FOR RESOLUTION COMPLIANCE
16 AUG 2024	REVISED A.001, A.101, A.300 FOR RESOLUTION COMPLIANCE
9 FEB 2026	REVISED A.001, A.101, A.300 FOR AMENDED APPLICATION

HAROLD J. KAWALEK, AIA
 NJ REG A106957
 NY REG 14834
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 FL LIC AR101846



1 EXISTING GROUND FLOOR PLAN
 SCALE: 1/4" = 1'-0"



2 EXISTING 1ST FLOOR PLAN
 SCALE: 1/4" = 1'-0"

REVISIONS:
 NUMBER: DATE: COMMENT:

SEAL:

K+K

SIGNATURE: *Stam*

PROJECT NAME:
ADDITION

PROJECT ADDRESS:
 7 WEST 8TH STREET
 BAYONNE, NEW JERSEY 07002

OWNER/APPLICANT:
 ZARA REALTY LLC

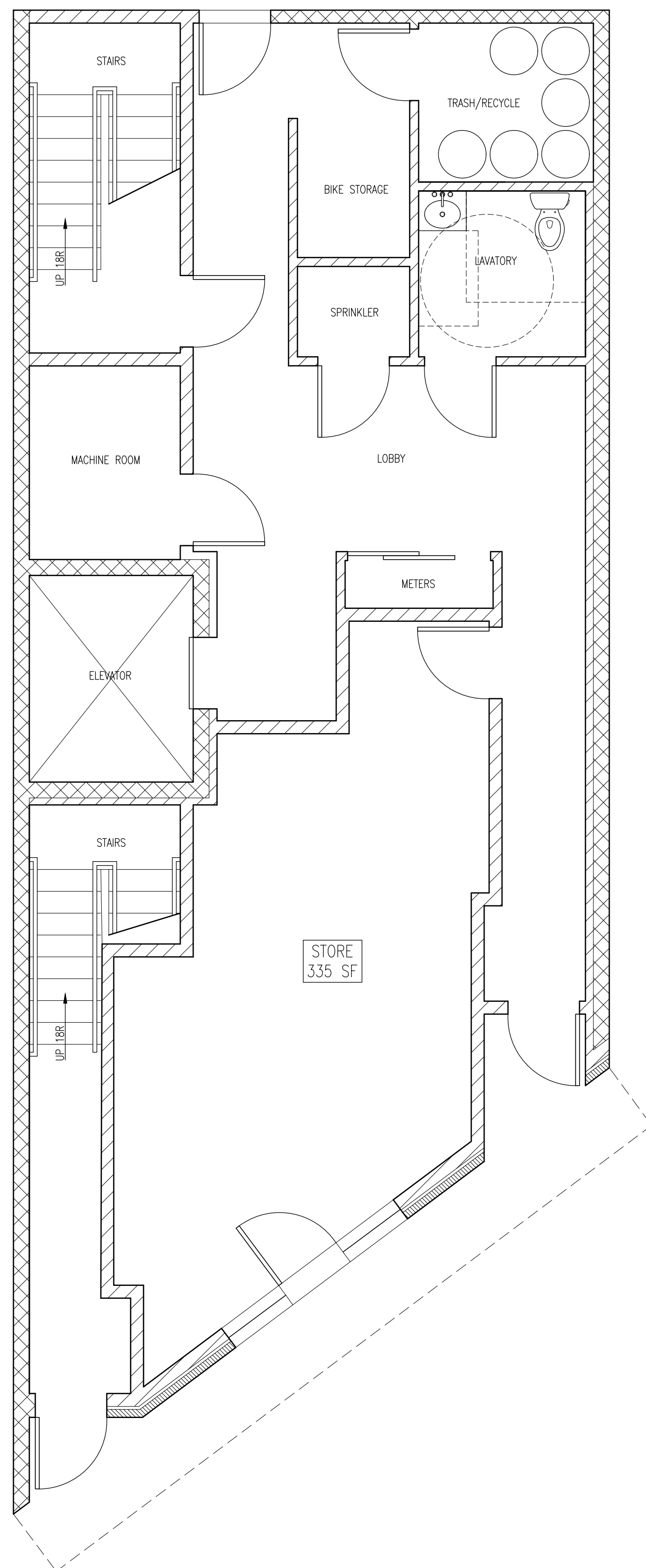
DRAWING TITLE:
EXISTING PLANS

PROJECT NUMBER: 2233
 SCALE: AS NOTED
 DRAWN BY: SMK
 CHECKED BY: SMK
 ISSUE: FOR APPROVAL
 DATE: 29 SEPTEMBER 2023

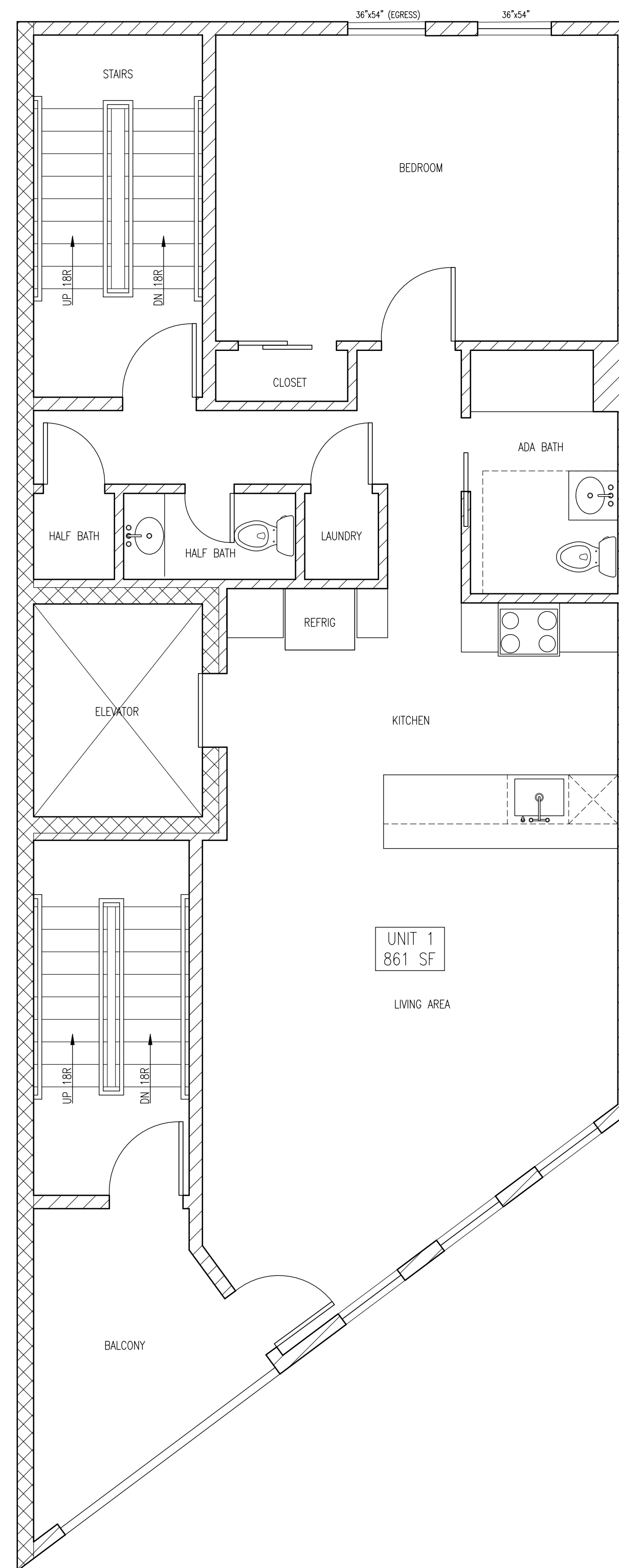
SHEET NUMBER: **A.100**

HAROLD J. KAWALEK, AIA
 NJ REG A106957
 NY REG 14834
 PA REG B7874

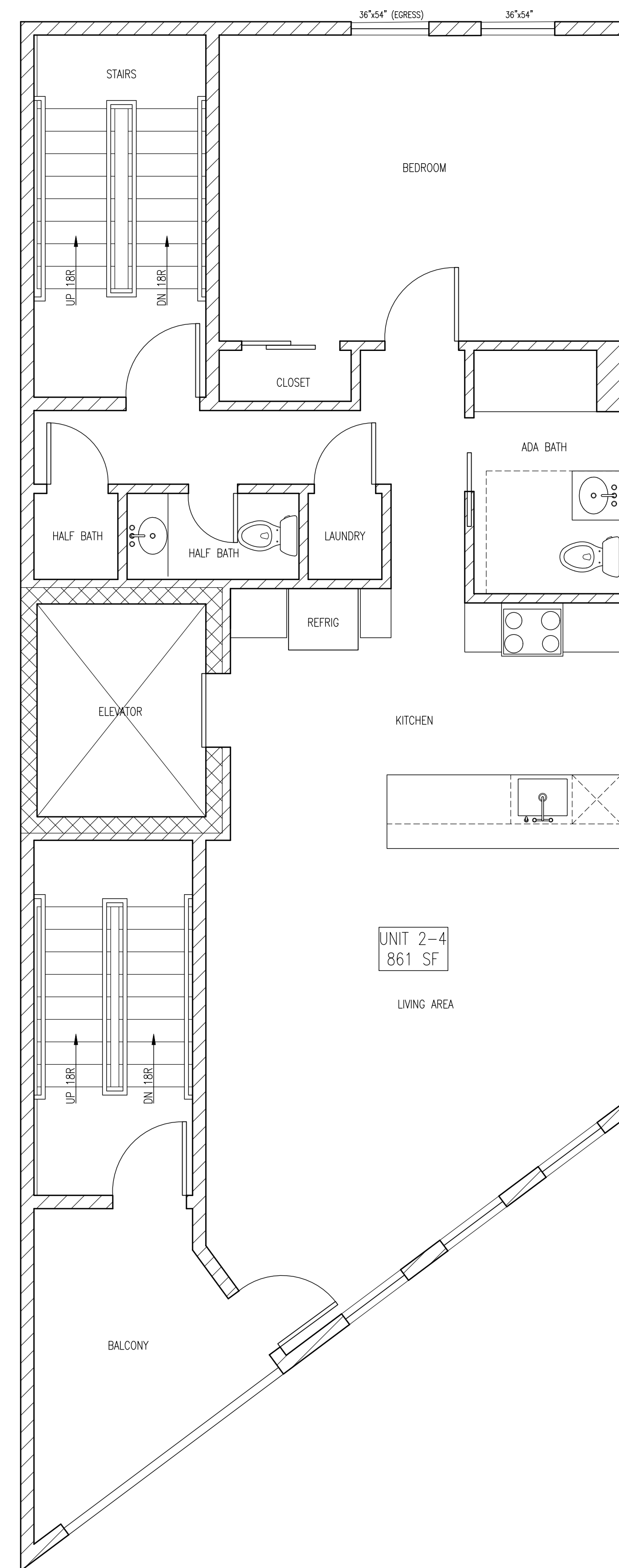
STEPHEN M. KAWALEK, RA, PP
 NJ REG 21A1016837
 NJ LIC 33L00595800
 NY REG 031090-1
 PA REG RA405310
 FL LIC AR101846



2 GROUND FLOOR PLAN
 SCALE: 1/4" = 1'-0"



3 1ST FLOOR PLAN
 SCALE: 1/4" = 1'-0"



1 2ND-4TH FLOOR PLAN
 SCALE: 1/4" = 1'-0"

REVISIONS:	NUMBER:	DATE:	COMMENT:
	1	30 MAY 2024	RESOLUTION COMPLIANCE
	2	16 AUGUST 2024	ADJUST WINDOW DIMS, ADD LIGHTS
	3	9 FEBRUARY 2026	REVISE EXIT CONFIGURATION, MINOR PLAN CHANGES

SEAL:

K+K

SIGNATURE: *Smk*

PROJECT NAME:
ADDITION

PROJECT ADDRESS:
 7 WEST 8TH STREET
 BAYONNE, NEW JERSEY 07002

OWNER/APPLICANT:
 ZARA REALTY LLC

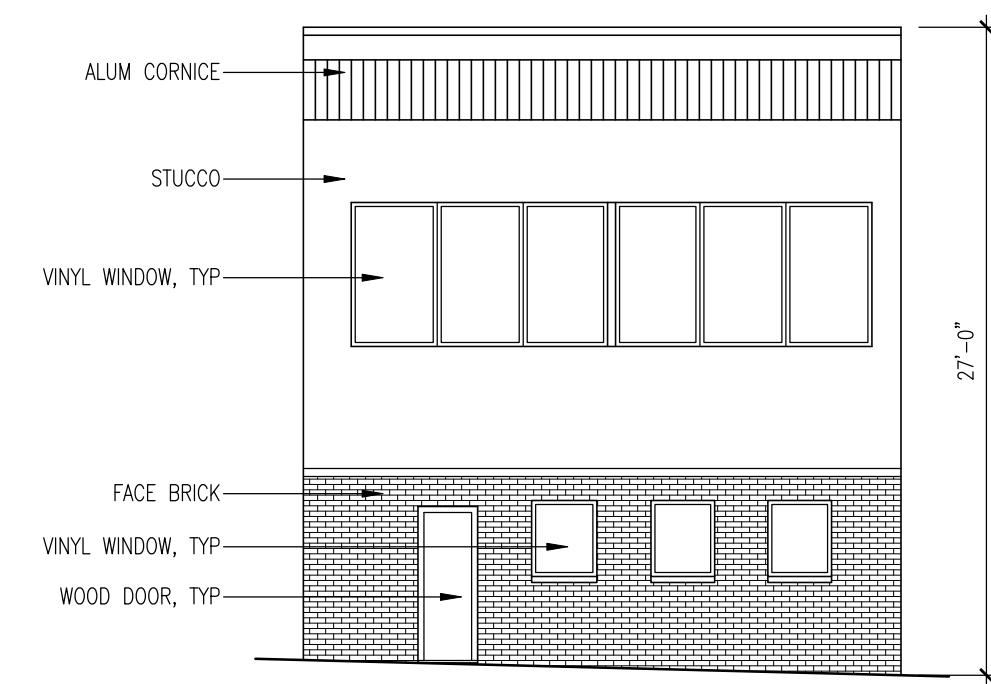
DRAWING TITLE:
PROPOSED PLANS

PROJECT NUMBER: 2233
 SCALE: AS NOTED
 DRAWN BY: SMK
 CHECKED BY: SMK
 ISSUE: FOR APPROVAL
 DATE: 3 FEBRUARY 2026

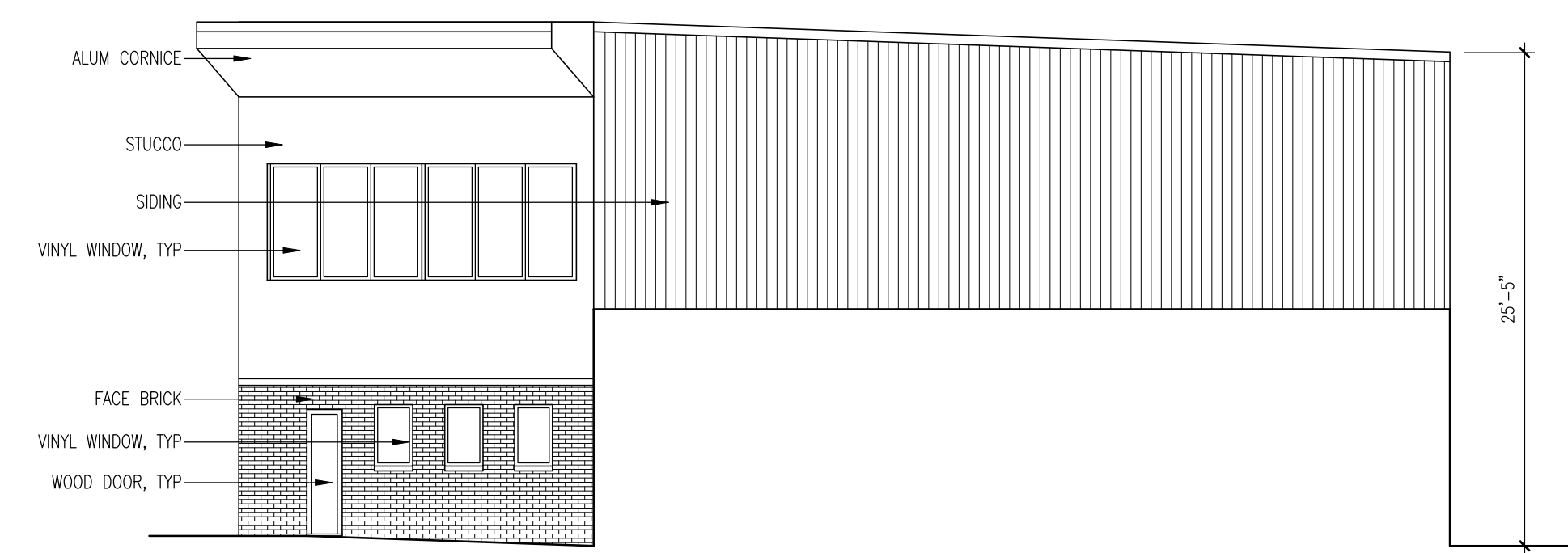
SHEET NUMBER: **A.101**

HAROLD J. KAWALEK, AIA
 NJ REG A106957
 NY REG 14834
 PA REG B7874

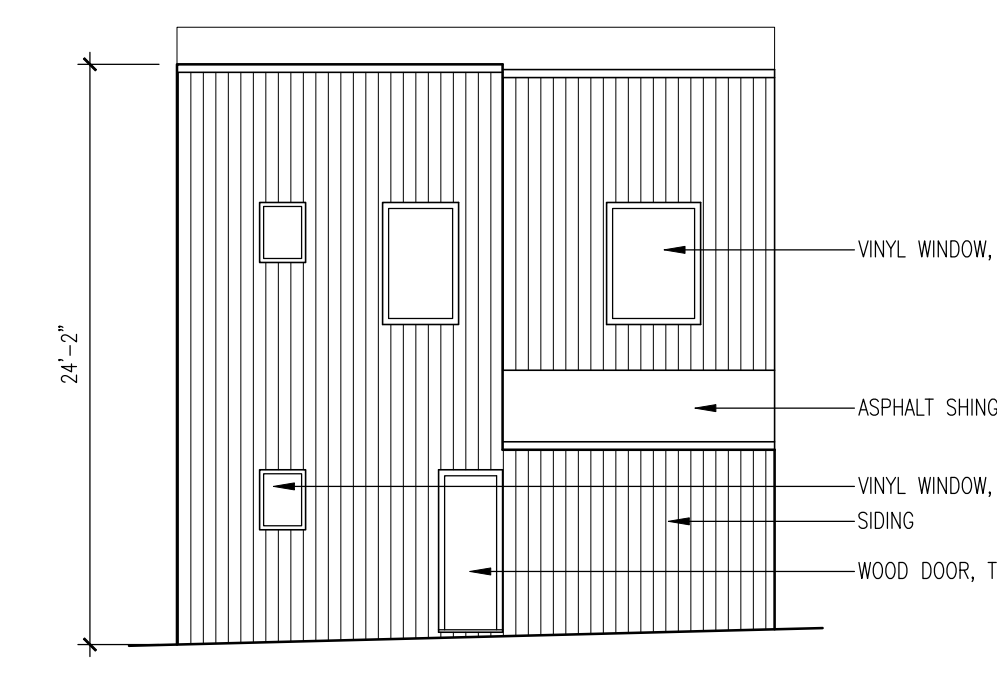
STEPHEN M. KAWALEK, RA, PP
 NJ REG 21A1016837
 NJ LIC 33L100595800
 NY REG 031090-1
 PA REG RA405310
 FL LIC AR101846



1 EXISTING FRONT ELEVATION
 SCALE: 1/8" = 1'-0"



2 EXISTING SIDE ELEVATION
 SCALE: 1/8" = 1'-0"



3 EXISTING REAR ELEVATION
 SCALE: 1/8" = 1'-0"



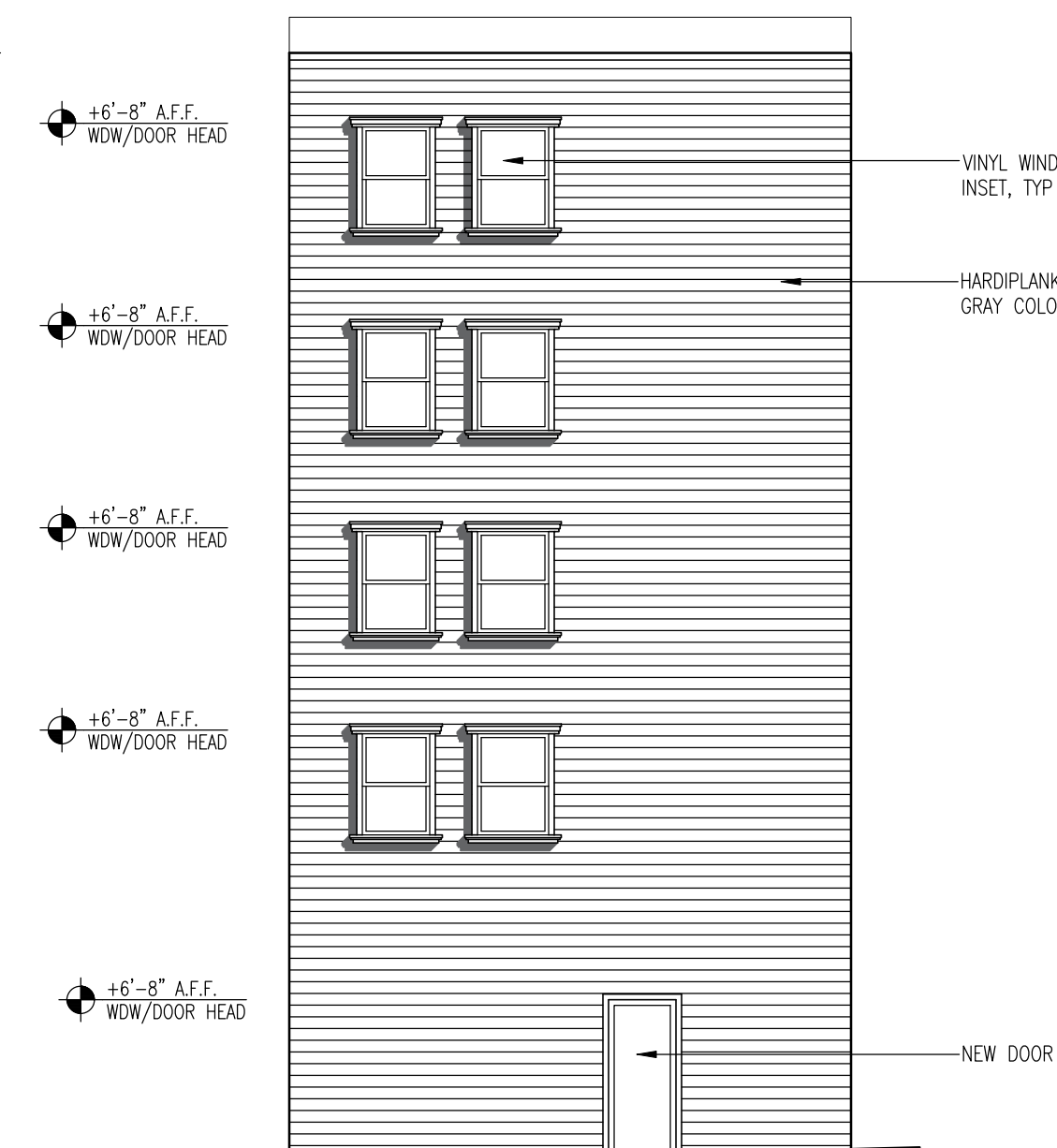
4 PROPOSED FRONT ELEVATION
 SCALE: 1/8" = 1'-0"

GLASS AREA NOTE:
 TOTAL GLASS AREA AT UPPER FLOORS
 SHALL EQUAL APPROX 25% AS PER
 HEARING TESTIMONY



5 PROPOSED SIDE ELEVATION
 SCALE: 1/8" = 1'-0"

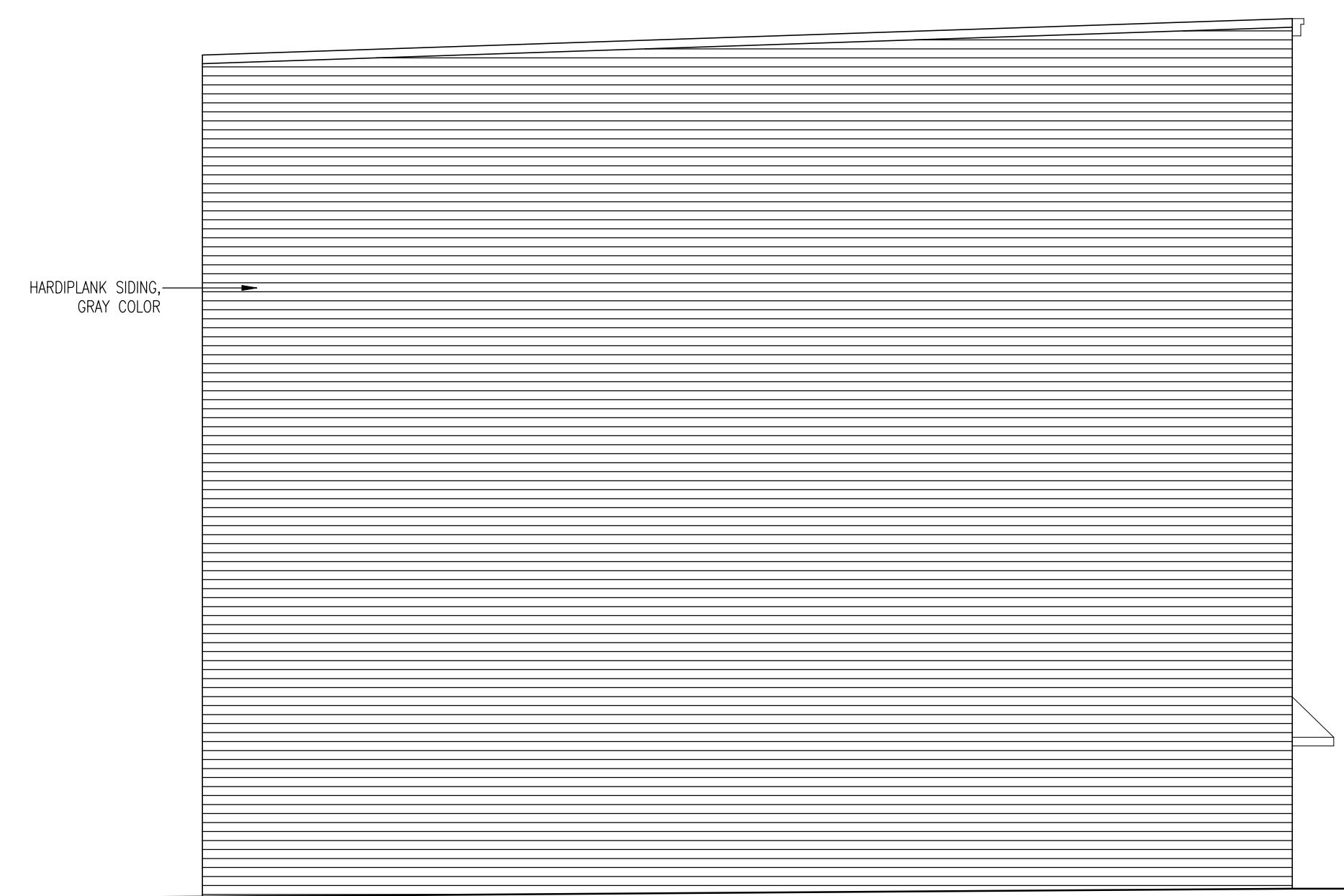
HVAC NOTE:
 NO ROOFTOP HVAC EQUIPMENT IS
 PROPOSED.



6 PROPOSED REAR ELEVATION
 SCALE: 1/8" = 1'-0"



7 EXISTING SIDE ELEVATION
 SCALE: 1/8" = 1'-0"



8 PROPOSED SIDE ELEVATION
 SCALE: 1/8" = 1'-0"

REVISIONS:	NUMBER:	DATE:	COMMENT:
	1	30 MAY 2024	RESOLUTION COMPLIANCE
	2	16 AUGUST 2024	ADJUST WINDOW SIZES, REVISE ELEVATION NOTES
	3	9 FEBRUARY 2026	REVISE GROUND FLOOR DOOR ARRANGEMENT

SEAL:

K+K

SIGNATURE: *[Signature]*

PROJECT NAME:
ADDITION

PROJECT ADDRESS:
 7 WEST 8TH STREET
 BAYONNE, NEW JERSEY 07002

OWNER/APPLICANT:
 ZARA REALTY LLC

DRAWING TITLE:
ELEVATIONS

PROJECT NUMBER: 2233
 SCALE: AS NOTED
 DRAWN BY: SMK
 CHECKED BY: SMK
 ISSUE: FOR APPROVAL
 DATE: 29 SEPTEMBER 2023

SHEET NUMBER: **A.300**