

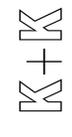
CHAIRPERSON

BOARD SECRETARY

ENGINEER

REVISIONS: NUMBER: DATE: COMMENT:

SEAL:



SIGNATURE: *Stephen M. Kawalek*
 STEPHEN M. KAWALEK, RA, PP

PROJECT NAME:

ALTERATION

PROJECT ADDRESS:
 1224-1226 JOHN F. KENNEDY BOULEVARD
 BAYONNE, NEW JERSEY 07002

OWNER/APPLICANT:
 ADEEL ASLAM

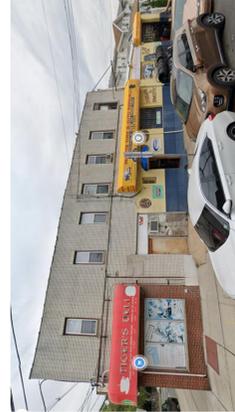
DRAWING TITLE:

MAPS, PLANS, IMAGES, AND ZONING DATA

PROJECT NUMBER: 2499-11
 SCALE: AS NOTED
 DRAWN BY: SMK
 CHECKED BY: SMK
 ISSUE: FOR APPROVAL
 DATE: 30 MAY 2025
 SHEET NUMBER: **A.001**



3 STREET VIEW: FRONT
 SCALE: NTS

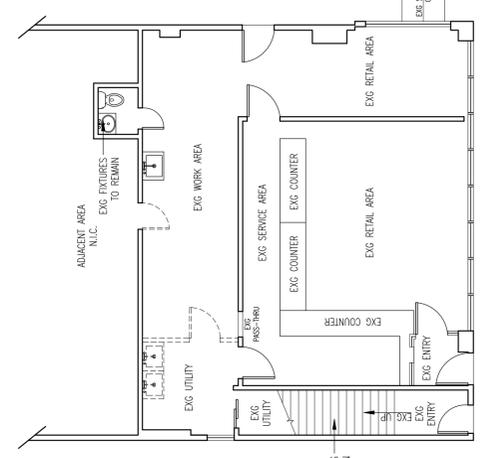


4 STREET VIEW: SIDE
 SCALE: NTS

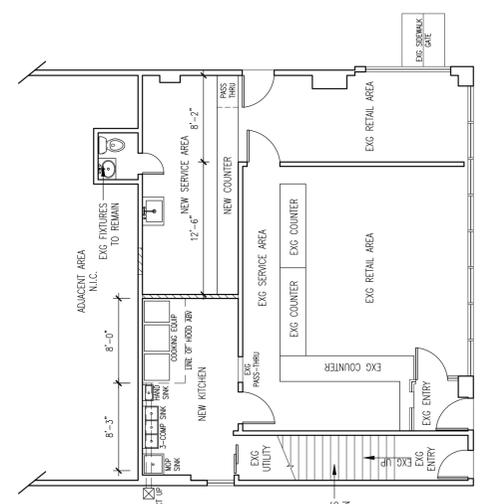
1224-1226 KENNEDY BOULEVARD, BAYONNE, NJ 07002
LOT 7-8, BLOCK 25, ZONE: R-2; FLOOD ZONE: NA

ZONING CRITERIA R-2	REQUIRED/PERMITTED	EXISTING	PROPOSED	VARIANCE	REMARK
USE	1- AND 2-FAMILY DETACHED RESIDENTIAL	COMMERCIAL	COMMERCIAL	YES	EXPANSION OF EXISTING COMMERCIAL USE
MAX HEIGHT	31.00 SF	20 FEET/2 STORES	NO CHANGE	NO	COMPLIES
MIN LOT SIZE	3,000 SF	4,000 SF	NO CHANGE	NO	COMPLIES
MIN LOT WIDTH	30 FEET	40 FEET	NO CHANGE	NO	COMPLIES
MIN FRONT YARD	20 FEET	0 FEET	NO CHANGE	YES	EXISTING NONCONFORMITY
MIN REAR YARD	20 FEET	0 FEET	NO CHANGE	YES	EXISTING NONCONFORMITY
MIN SIDE YARD	3 FEET	0 FEET	NO CHANGE	YES	EXISTING NONCONFORMITY
MAX LOT COVERAGE	70% MAX = 2,800 SF	100% = 4,000 SF	NO CHANGE	YES	EXISTING NONCONFORMITY
MIN OFF-STREET PARKING	RETAIL/INSTR 2.00 SF + 0	NONE	NO CHANGE	NO	COMPLIES

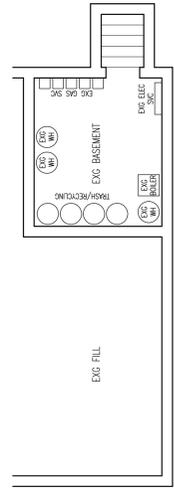
PROJECT SCOPE:
 INTERIOR ALTERATION OF THE EXISTING FRONT COMMERCIAL SPACE AT THE MIXED-USE BUILDING AT THE ADDRESS LISTED ON THESE PLANS TO ACCOMMODATE A NEW RESTAURANT, CONFECTIONERY, STORE TO INCORPORATE NEW COMMERCIAL KITCHEN AND A PHARMACY SERVICE AREA.



5 PART GROUND FLOOR PLAN: EXISTING
 SCALE: 1/8" = 1'-0"



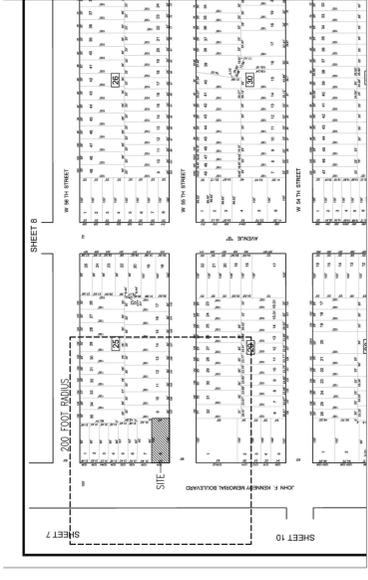
6 PART GROUND FLOOR PLAN: PROPOSED
 SCALE: 1/8" = 1'-0"



7 BASEMENT PLAN
 SCALE: 1/8" = 1'-0"

SHEET INDEX

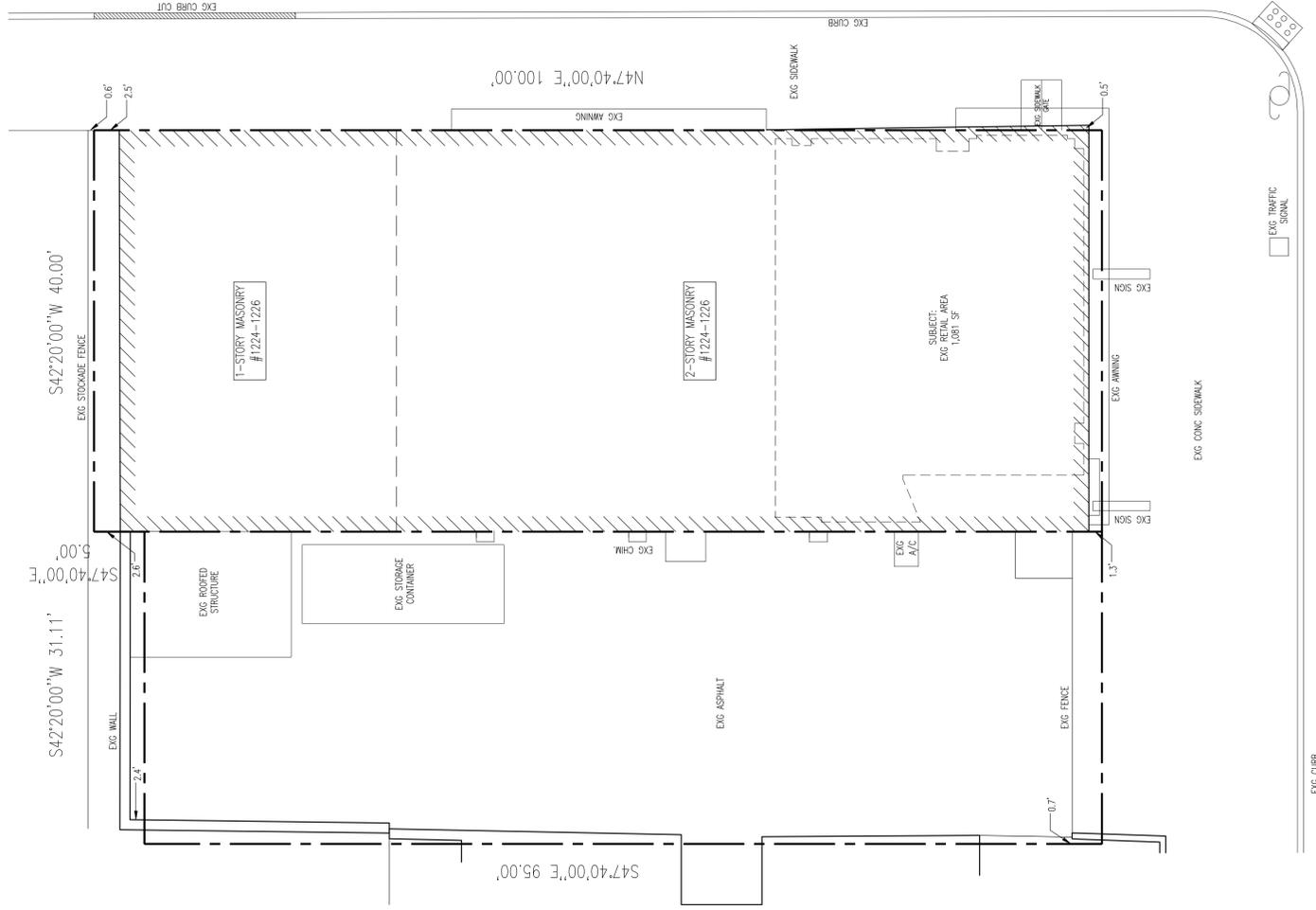
A.001	MAPS, PLANS, IMAGES, AND ZONING DATA
A.300	EXISTING ELEVATIONS
A.301	PROPOSED ELEVATIONS
A.302	ANNING SPECIFICATIONS



2 TAX MAP
 SCALE: 1" = 200'

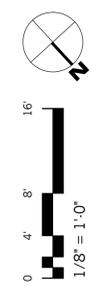


1 KEY MAP
 SCALE: 1" = 600'

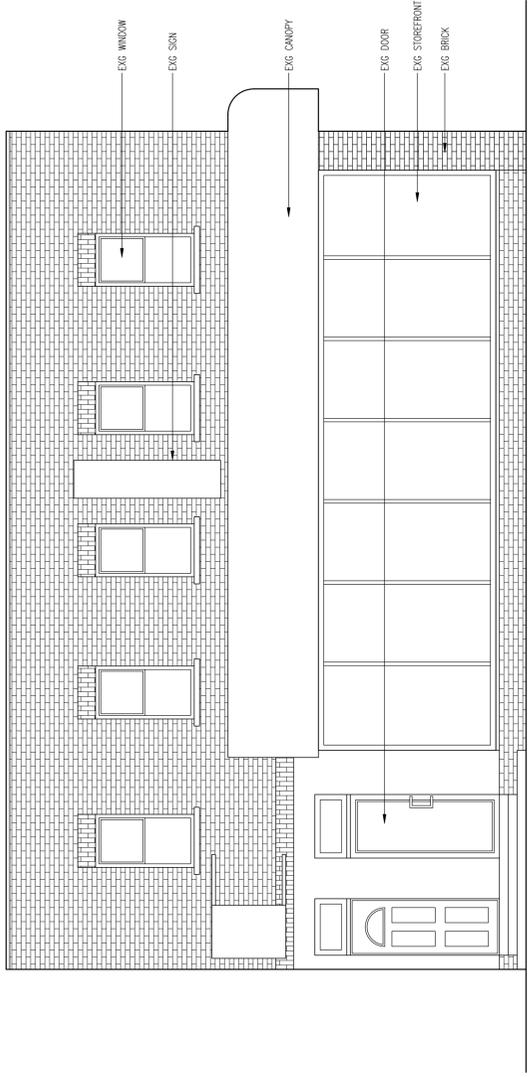


8 EXISTING SITE PLAN
 SCALE: 1/8" = 1'-0"

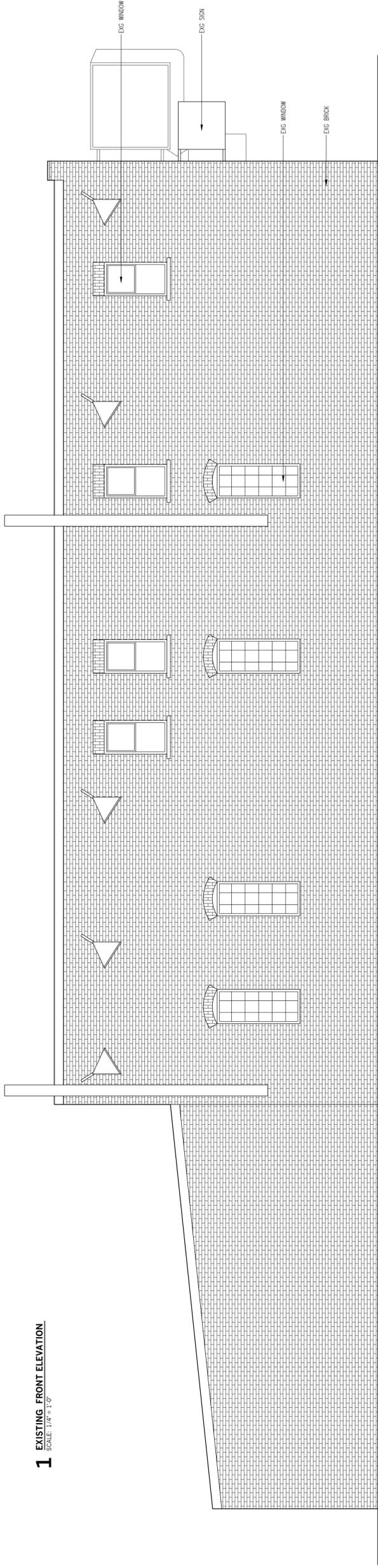
JFK BOULEVARD (100' R.O.W.)



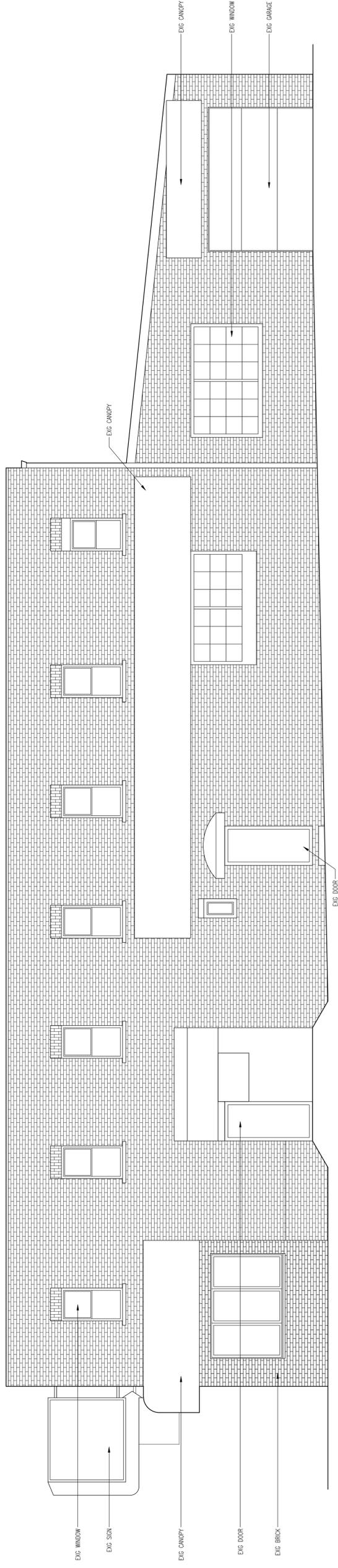
1/8" = 1'-0"



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



2 EXISTING SIDE ELEVATION
 SCALE: 1/4" = 1'-0"



3 EXISTING SIDE ELEVATION
 SCALE: 1/4" = 1'-0"

REVISIONS:
 NUMBER: _____ DATE: _____ COMMENT: _____

SEAL: _____



SIGNATURE: *Stephen M. Kawalek*
 STEPHEN M. KAWALEK, RA, PP

PROJECT NAME: **ALTERATION**

PROJECT ADDRESS:
 1224.1226 JOHN F. KENNEDY BLVD.
 BAYONNE NEW JERSEY 07002

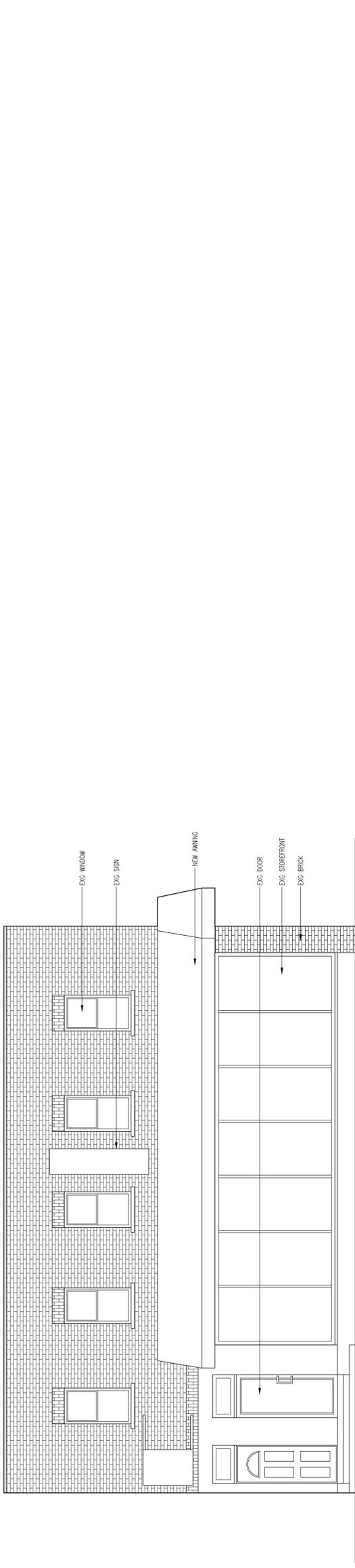
OWNER/APPLICANT:
 ADEEL ASLAM

DRAWING TITLE:
EXISTING ELEVATIONS

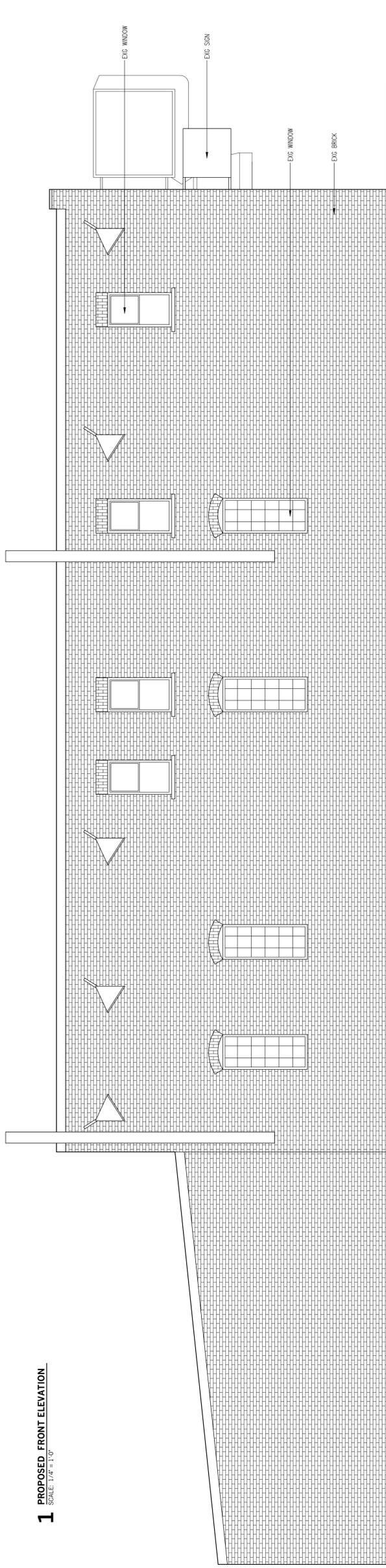
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ISSUE: FOR APPROVAL
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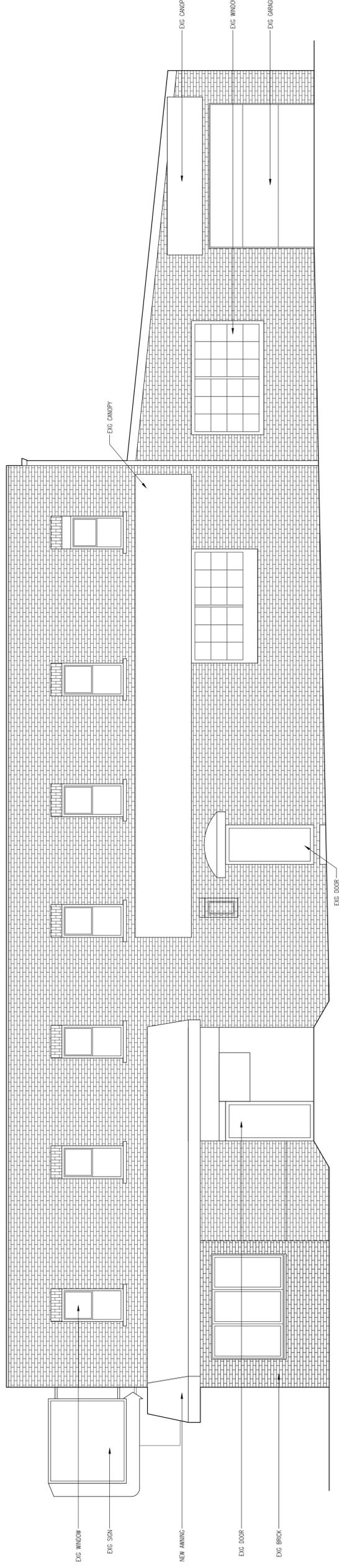
SHEET NUMBER: **A.300**



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



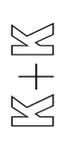
2 PROPOSED SIDE ELEVATION
 SCALE: 1/4" = 1'-0"



3 PROPOSED SIDE ELEVATION
 SCALE: 1/4" = 1'-0"

REVISIONS:
 NUMBER: DATE: COMMENT:

SEAL:



SIGNATURE: *Stephen M. Kawalek*
 STEPHEN M. KAWALEK, RA, PP

PROJECT NAME:
ALTERATION

PROJECT ADDRESS:
 1224-1226 JOHN F. KENNEDY BLVD.
 BAYONNE NEW JERSEY 07002

OWNER/APPLICANT:
 ADEEL ASLAM

DRAWING TITLE:
PROPOSED ELEVATIONS

PROJECT NUMBER: 2499-11
 SCALE: AS NOTED
 DRAWN BY: SMK
 CHECKED BY: SMK
 ISSUE: FOR APPROVAL
 DATE: 30 MAY 2025
 SHEET NUMBER: **A.301**

EXISTING

38" H x 135" W = 87.5 SQF
38" H x 165" W = 37 SQF



PROPOSED



PROPOSED



PROPOSED



STEPHEN M. KAWALEK, RA, PP
NJ REG 21A016837
NJ LIC 3310095800
PA REG 0000000000
PA REG 8A40531.0
FL LIC AR101846
FOUNDER EMERGUS

HAROLD J. KAWALEK, AIA
FOUNDER EMERGUS

REVISIONS:
NUMBER: _____ DATE: _____ COMMENT: _____

SEAL: _____



SIGNATURE: *Stephen M. Kawalek*
STEPHEN M. KAWALEK, RA, PP

PROJECT NAME:
ALTERATION

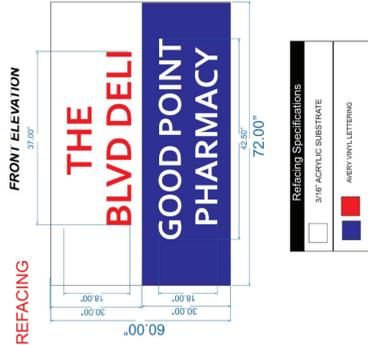
PROJECT ADDRESS:
1224-1226 JOHN F. KENNEDY BLVD.
BAYONNE NEW JERSEY 07002

OWNER/APPLICANT:
ADEEL ASLAM

DRAWING TITLE:

AWNING SPECIFICATIONS

PROJECT NUMBER: 2499.11
SCALE: AS NOTED
DRAWN BY: SMK
CHECKED BY: SMK
ISSUE: FOR APPROVAL
DATE: 30 MAY 2025
SHEET NUMBER: **A.302**



PYLON SIGN REFACING

