

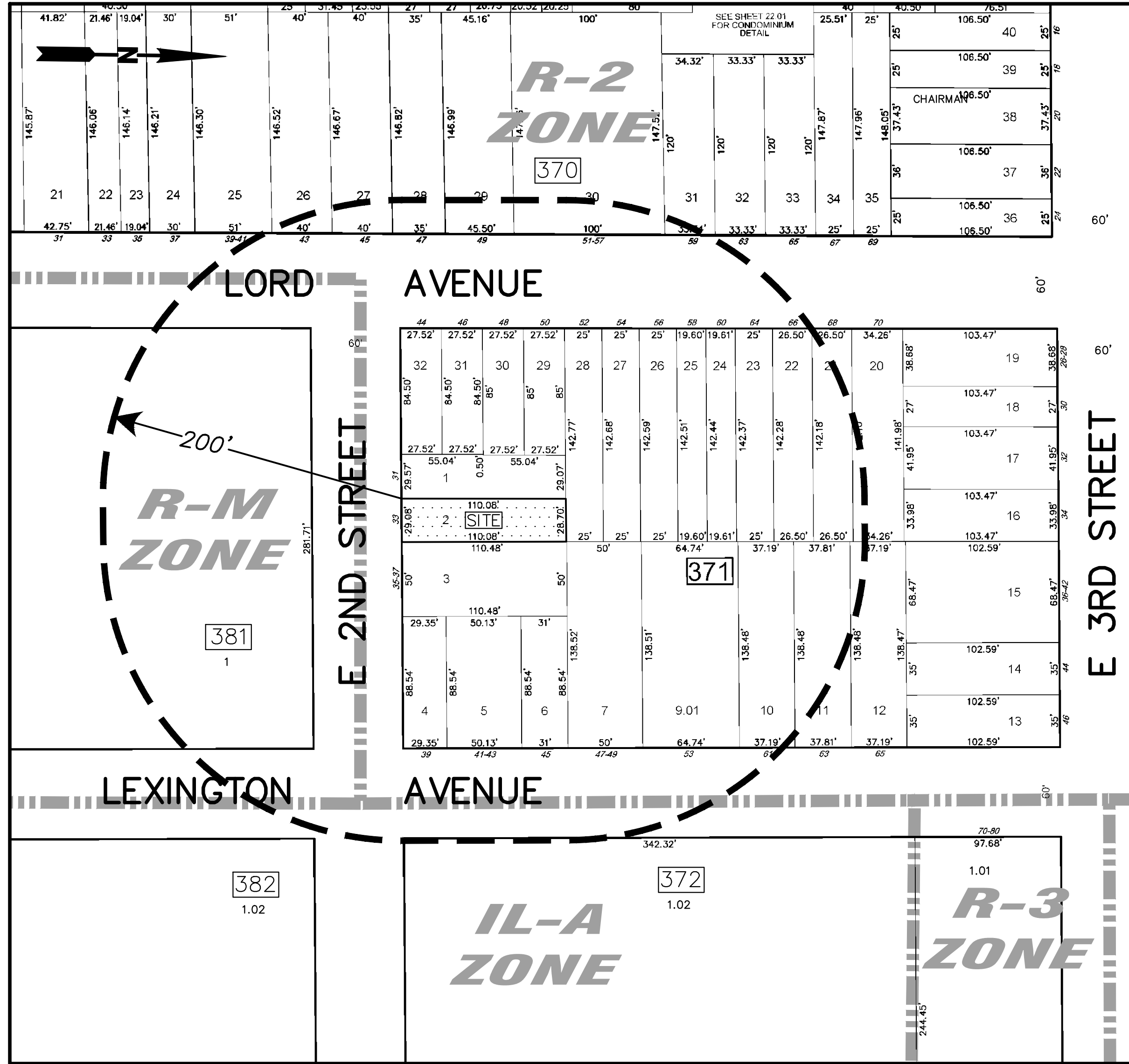
200' OWNERS LIST			
BLOCK	LOT	OWNER	ADDRESS
370	25	ASAAD, NABIL & PHEBY GUIRGUIS	39-41 LORD AVE
			BAYONNE NJ 07002
370	26	RUJZ, EDILBERTO & MARY ANN	43 LORD AVE
			BAYONNE NJ 07002
370	27	LEVINA, YULIA	45 LORD AVE
			BAYONNE NJ 07002
370	28	GIRGIS, MELAD	47 LORD AVE
			BAYONNE NJ 07002
370	29	NASSIM, HANY	49 LORD AVE
			BAYONNE NJ 07002
370	30	NAJAR,DAVID	53 LEXINGTON AVE
			BAYONNE NJ 07002
370	31	WEISS,JACOB	61 LORD AVE
			BAYONNE NJ 07002
371	1	31 E 2ND ST LLC	2 VERMELLA WAY, STE 1008
			UNION NJ 07083
371	3	HEANEY, JOSEPH W & DEBORAH	35-37 E 2ND ST
			BAYONNE NJ 07002
371	4	PICARIELLO, MICHAEL A	39 LEXINGTON AVE
			BAYONNE NJ 07002
371	5	NIEDZINSKI, ROBERT W & DOROTHY B	41-43 LEXINGTON AVE
			BAYONNE NJ 07002
371	6	NAKHLA, IJHAN Z. & EHAB K. WAHBA	45 LEXINGTON AVE
			BAYONNE NJ 07002
371	7	TORRELLA, ALBERT F.	47-49 LEXINGTON AVE
			BAYONNE NJ 07002
371	9.01	LIBERTY HARBOR LIVING REALTY LLC	354 3RD ST
			JERSEY CITY NJ 07302
371	10	MOUNIR, M., M. SALEH & M. IBRAHIM	61 LEXINGTON AVE
			BAYONNE NJ 07002
371	11	GREGORY, MICHAEL & CYNTHIA	57 PUERTO VALLARTA ST
			TOMS RIVER NJ 08757
371	12	MONCRIEF, JASON & ELIZABETH	65 LEXINGTON AVE
			BAYONNE NJ 07002
371	20	GLEASON, WILLIAM J & JOYCE	70 LORD AVE
			BAYONNE NJ 07002
371	21	GLEASON, WILLIAM J & JOYCE	70 LORD AVE
			BAYONNE NJ 07002
371	22	GLEASON, WILLIAM J & JOYCE	70 LORD AVE
			BAYONNE NJ 07002
371	23	KIRK, KOI & TYSHIA	64 LORD AVE
			BAYONNE NJ 07002
371	24	SALIB, ATEF & AMIRA TONY	60 LORD AVE
			BAYONNE NJ 07002
371	25	58 LORD AVE CO.	58 LORD AVE
			BAYONNE NJ 07002
371	26	PSZONEK, ARIENE	56 LORD AVE
			BAYONNE NJ 07002
371	27	AGUIRRE, THERESA A.	54 LORD AVE
			BAYONNE NJ 07002
371	28	PAPALSKI RAYMOND J	52 LORD AVE
			BAYONNE NJ 07002
371	29	HOGAN, JILL	50 LORD AVE
			BAYONNE NJ 07002
371	30	SAKOWSKI, EVE CHRISTINE	48 LORD AVE
			BAYONNE NJ 07002
371	31	RADUMSKI, EDWARD	46 LORD AVE
			BAYONNE NJ 07002
371	32	RADUMSKI, EDWARD	46 LORD AVE
			BAYONNE NJ 07002
372	1.02	SCF REALTY III LLC	61-63 E 2ND ST
			BAYONNE NJ 07002
381	1	BAYONNE HOUSING AUTHORITY	50 E 21ST ST
			BAYONNE NJ 07002
382	1.02	59 EAST FIRST STREET LLC % HENRY	REPEATING ARMS, 59 E 1ST
			BAYONNE NJ 07002

GENERAL NOTES:

- THIS DRAWING REFERENCES AN EXISTING CONDITIONS PLAN PREPARED BY:

EKA ASSOCIATES, P.A.
328 PARK AVENUE
SCOTCH PLAINS, NJ 07076
DATED 6/5/2025
- THIS PARCEL IS KNOWN AS LOT 2 IN BLOCK 371 AS SHOWN ON SHEET 19 OF THE TAX MAPS OF THE CITY OF BAYONNE.
- AREA OF PARCEL = 3,179 S.F. OR 0.073 ACRES
- THIS PARCEL IS LOCATED ENTIRELY IN THE R-2 ZONE AS SHOWN ON THE ZONING MAP OF THE CITY OF BAYONNE.
- THIS PARCEL MAY BE SUBJECT TO UNDERGROUND UTILITIES AND/OR EASEMENTS WHICH ARE NOT SHOWN.
- IF THIS DOCUMENT DOES NOT CONTAIN A RAISED IMPRESSION SEAL OF THE PROFESSIONAL, IT IS NOT AN AUTHORIZED ORIGINAL AND MAY HAVE BEEN ALTERED.
- NO DETERMINATION WAS MADE AS TO THE PRESENCE AND/OR NONEXISTENCE OF TOXIC WASTES OR WETLANDS. ALSO NO DETERMINATION OF DEPTH TO GROUND WATER WAS MADE. THE CLIENT SHOULD PURSUE THESE MATTERS AS ITEMS SEPARATE AND APART FROM THIS PLAN.
- NO WETLANDS EXIST ON SITE PER NJ-GEOWEB ONLINE SERVICE OF THE NJDEP.
- DO NOT SCALE DRAWINGS FOR LOCATIONS OF ADJACENT STRUCTURES AND SURROUNDING PHYSICAL CONDITIONS. THESE ITEMS MAY BE SCHEMATIC ONLY EXCEPT WHERE DIMENSIONS ARE SHOWN THERETO.
- THIS IS A VARIANCE PLAN AND UNLESS SPECIFICALLY NOTED ELSEWHERE HEREON IS NOT A SURVEY.
- THIS PLAN HAS BEEN PREPARED FOR PURPOSES OF MUNICIPAL AND AGENCY REVIEW AND APPROVAL. THIS PLAN SHALL NOT BE UTILIZED AS CONSTRUCTION DOCUMENTS OR DIGITAL STAKEOUT UNTIL ALL CONDITIONS OF APPROVAL HAVE BEEN SATISFIED AND THE DRAWINGS MARKED "ISSUED FOR CONSTRUCTION AND DIGITAL STAKEOUT".
- EXISTING UTILITY INFORMATION SHOWN HEREON HAS BEEN COLLECTED FROM VARIOUS SOURCES AND IS NOT GUARANTEED AS TO ACCURACY AND COMPLETENESS. THE CONTRACTOR SHALL VERIFY ALL UTILITY INFORMATION TO HIS SATISFACTION PRIOR TO COMMENCEMENT OF ANY WORK. THE CONTRACTOR SHALL PERFORM TEST PITS WHERE EXISTING UTILITIES ARE TO BE CROSSED. TEST PIT INFORMATION SHALL BE GIVEN TO THE ENGINEER PRIOR TO CONSTRUCTION TO PERMIT ADJUSTMENTS AS MAY BE REQUIRED TO AVOID CONFLICTS.
- CONTRACTOR SHALL NOTIFY THE UNDERSIGNED PROFESSIONAL IMMEDIATELY IF ANY FIELD CONDITIONS ENCOUNTERED DIFFER FROM THOSE SHOWN HEREON.
- ANY PROPOSED UTILITIES SHALL BE INSTALLED UNDERGROUND.
- ALL MATERIAL, WORKMANSHIP AND CONSTRUCTION FOR SITE IMPROVEMENTS SHOWN HEREON SHALL BE IN ACCORDANCE WITH:
 - NJDOT "STANDARD SPECIFICATIONS FOR ROAD AND BRIDGE CONSTRUCTION", AS CURRENTLY AMENDED.
 - CURRENT PREVAILING MUNICIPAL AND/OR COUNTY SPECIFICATIONS, STANDARDS, AND REQUIREMENTS.
 - CURRENT PREVAILING UTILITY COMPANY/AUTHORITY SPECIFICATIONS, STANDARDS, AND REQUIREMENTS.
- ANY MATERIALS OR DEBRIS REMOVED FROM THE SITE SHALL BE DONE SO IN ACCORDANCE WITH LOCAL, STATE AND FEDERAL REGULATIONS. ANY UTILITY DISCONNECTS TO BE COORDINATED BY CONTRACTOR PRIOR TO DEMOLITION.
- ANY EXISTING IMPERVIOUS SURFACES NOT TO REMAIN SHALL BE RESTORED WITH A MINIMUM OF 5" TOPSOIL SEED AND MULCH
- EXISTING WATER, GAS & SEWER CONNECTIONS TO BE UTILIZED IF POSSIBLE. CONTRACTOR TO COORDINATE WITH LOCAL UTILITY. ANY CURB, SIDEWALK OR PAVEMENT DAMAGED DURING INSTALLATION OF ANY REQUIRED UTILITIES SHALL BE REPAIRED IN KIND PER THE BOROUGH STANDARDS.
- PARCEL IS LOCATED IN ZONE X (AREAS OUTSIDE THE 0.2% ANNUAL CHANCE FLOOD PLAIN) AS PER FIRM MAP NO. 34017C0113D DATED AUGUST 16, 2006.

VARIANCE PLAN
TAX LOT 2 BLOCK 371
33 EAST SECOND STREET
CITY OF BAYONNE, HUDSON COUNTY, NEW JERSEY



ZONING/200' RADIUS MAP

SCALE: 1" = 60'

SCHEDULE OF GENERAL REQUIREMENTS			
ZONE R-2 (DETACHED/ATTACHED RESIDENTIAL DISTRICT)			
EXISTING USE: DETACHED SINGLE-FAMILY DWELLING (PERMITTED USE)			
PROPOSED USE: DETACHED TWO-FAMILY DWELLING (PERMITTED USE)			
REGULATION	REQUIREMENT	EXISTING	PROPOSED
MINIMUM LOT AREA	3,000 S.F.	3,179 S.F.	3,179 S.F.
MINIMUM LOT FRONTAGE	30'	29.08*	29.08*
MINIMUM FRONT YARD	20' (1)	0'*	0'*
MINIMUM REAR YARD	20'	62.58'	43.25'
MINIMUM SIDE YARD	3'	2.46*	2.46*
MINIMUM BOTH SIDES	6'	5.4*	5.4*
MINIMUM BUILDING HEIGHT	35'	—	WILL COMPLY
MAXIMUM BUILDING STORIES	2.5	1	2
MAXIMUM LOT COVERAGE	70%	87.60%*	95.21%(V)
ACCESSORY STRUCTURE (GARAGE)	—	—	—
MINIMUM SIDE YARD	3'	0'*	0'*
MINIMUM REAR YARD	3'	0.88*	0.88*
MAXIMUM HEIGHT	15'	—	—
MAXIMUM STORIES	1.5	1	1

* - DENOTES EXISTING VIOLATION
(v) - DENOTES VARIANCE REQUIRED

NOTES:
(1) LESS THAN 65% OF LOTS ARE CLOSER THAN THE REQUIRED FRONT YARD SETBACK. FRONT YARD AVERAGE IS NOT APPLICABLE.

PARKING REQUIREMENTS	
PER SECTION 35-17.6:	
PARKING REQUIREMENTS:	
TWO-FAMILY DWELLING:	
3-BEDROOMS = 1.5 SPACES	
PROPOSED:	
TWO-FAMILY DWELLING:	
(2) 3-BEDROOMS = 2 X 1.5 SPACES = 3 SPACES	
TOTAL SPACES REQUIRED = 3 SPACES	
TOTAL SPACES PROPOSED = 3 SPACES (INCLUDES 2 GARAGE SPACE)	



KEY MAP

SCALE: 1" = 500'

OWNER/APPLICANT

177 3RD ST LLC
1 VERMELLA WAY APT 1008
UNION, NJ 07083

I HEREBY CERTIFY THAT I AM THE OWNER/APPLICANT OF TITLE OF LOT 2 IN BLOCK 371 AND I APPROVE THE FILING OF THIS PLAN WITH THE ZONING BOARD OF THE CITY OF BAYONNE.

(SIGNATURE) DATE

APPROVED BY:

CHAIRMAN DATE

SECRETARY DATE

ENGINEER DATE

SHEET	TITLE	ISSUED	REVISED
1	COVER SHEET	6/5/2025	2/26/2026
2	GRADING PLAN	6/5/2025	2/26/2026
1 OF 1	EXISTING CONDITIONS PLAN	6/5/2025	—

COVER SHEET
VARIANCE PLAN
33 EAST SECOND STREET
TAX LOT 2 BLOCK 371
CITY OF BAYONNE, HUDSON COUNTY, NEW JERSEY

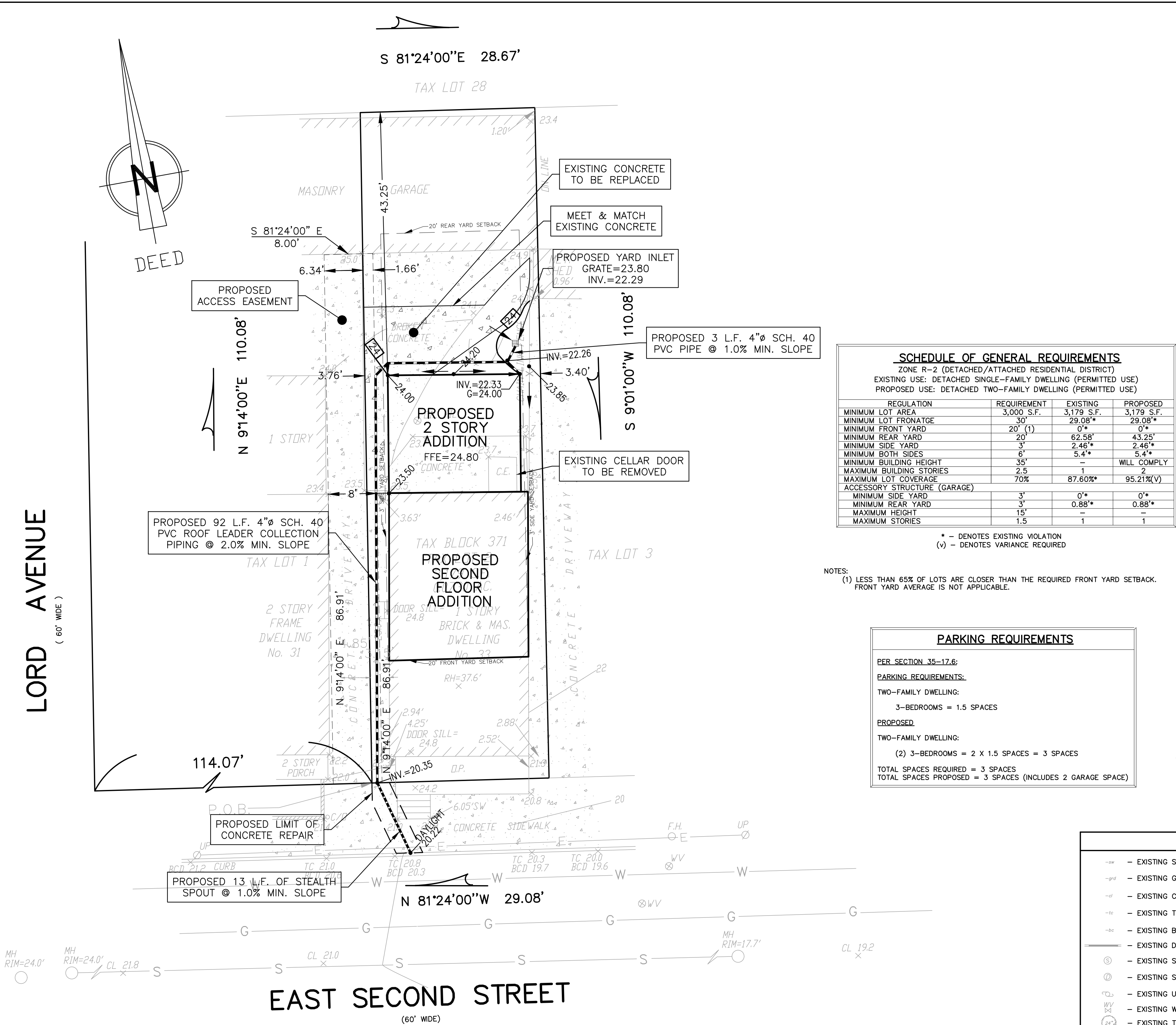
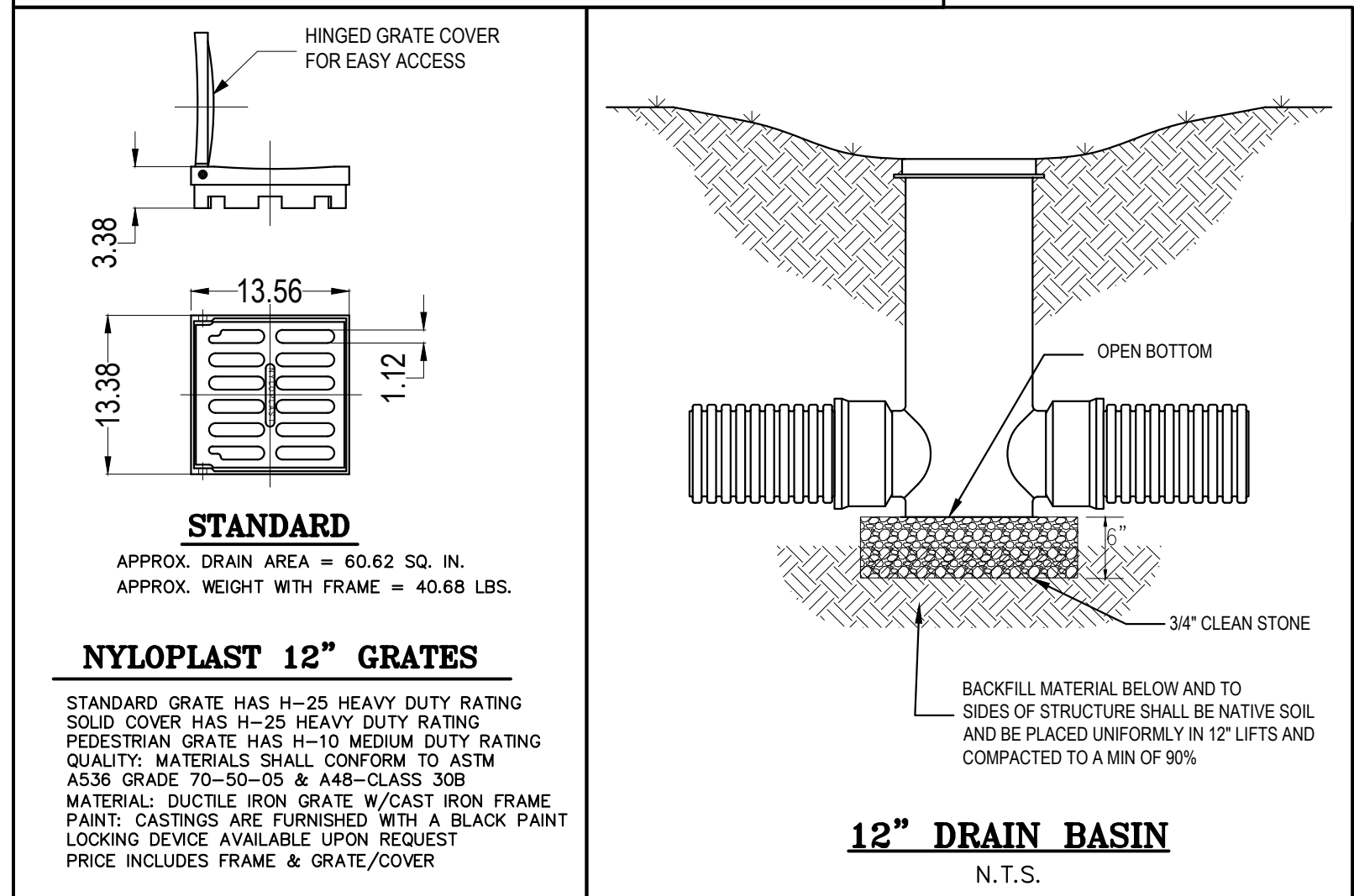
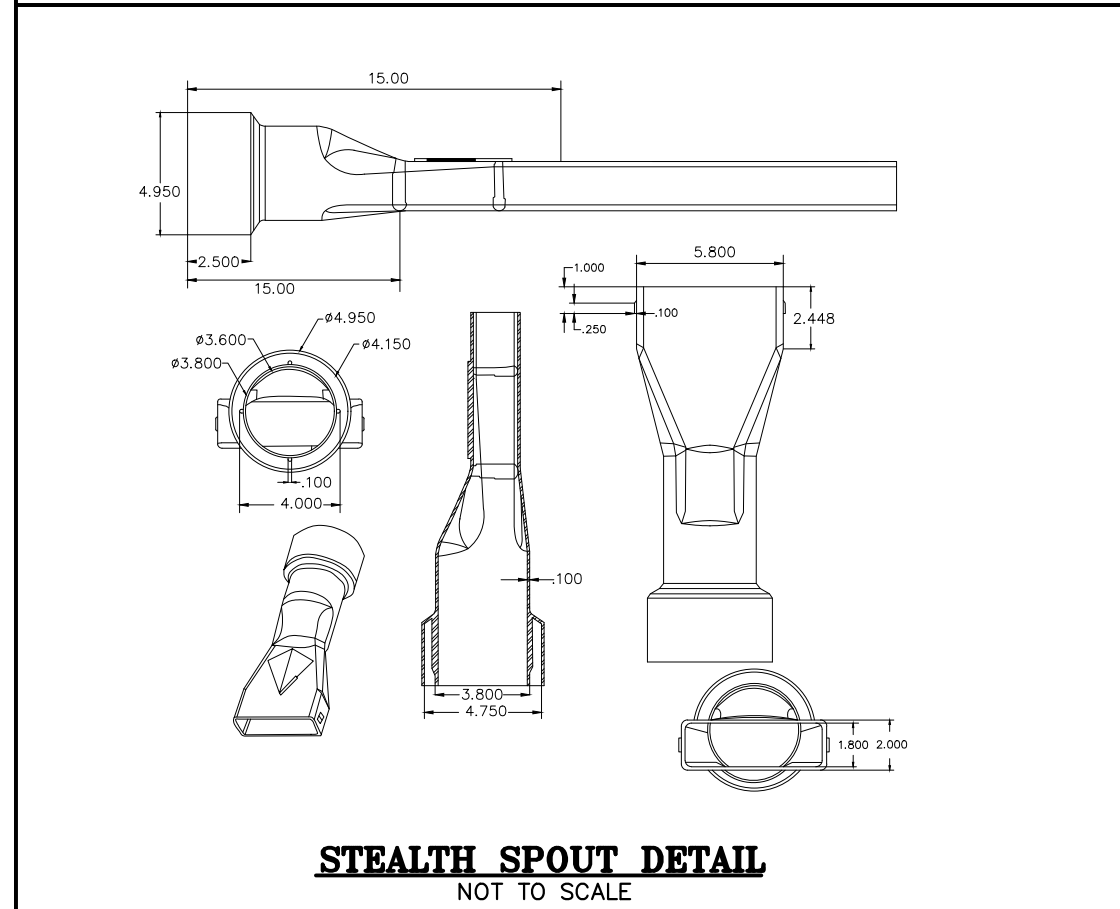
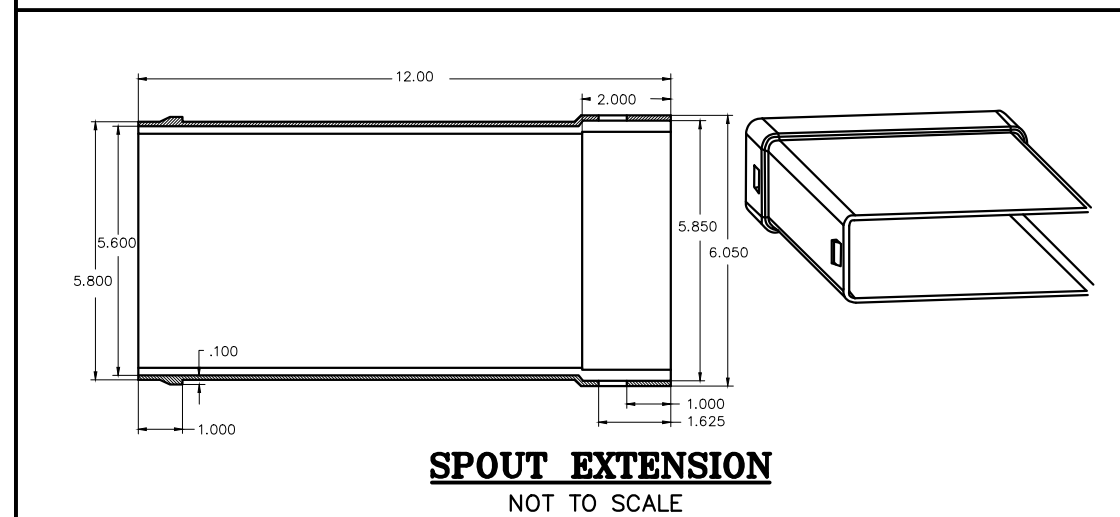
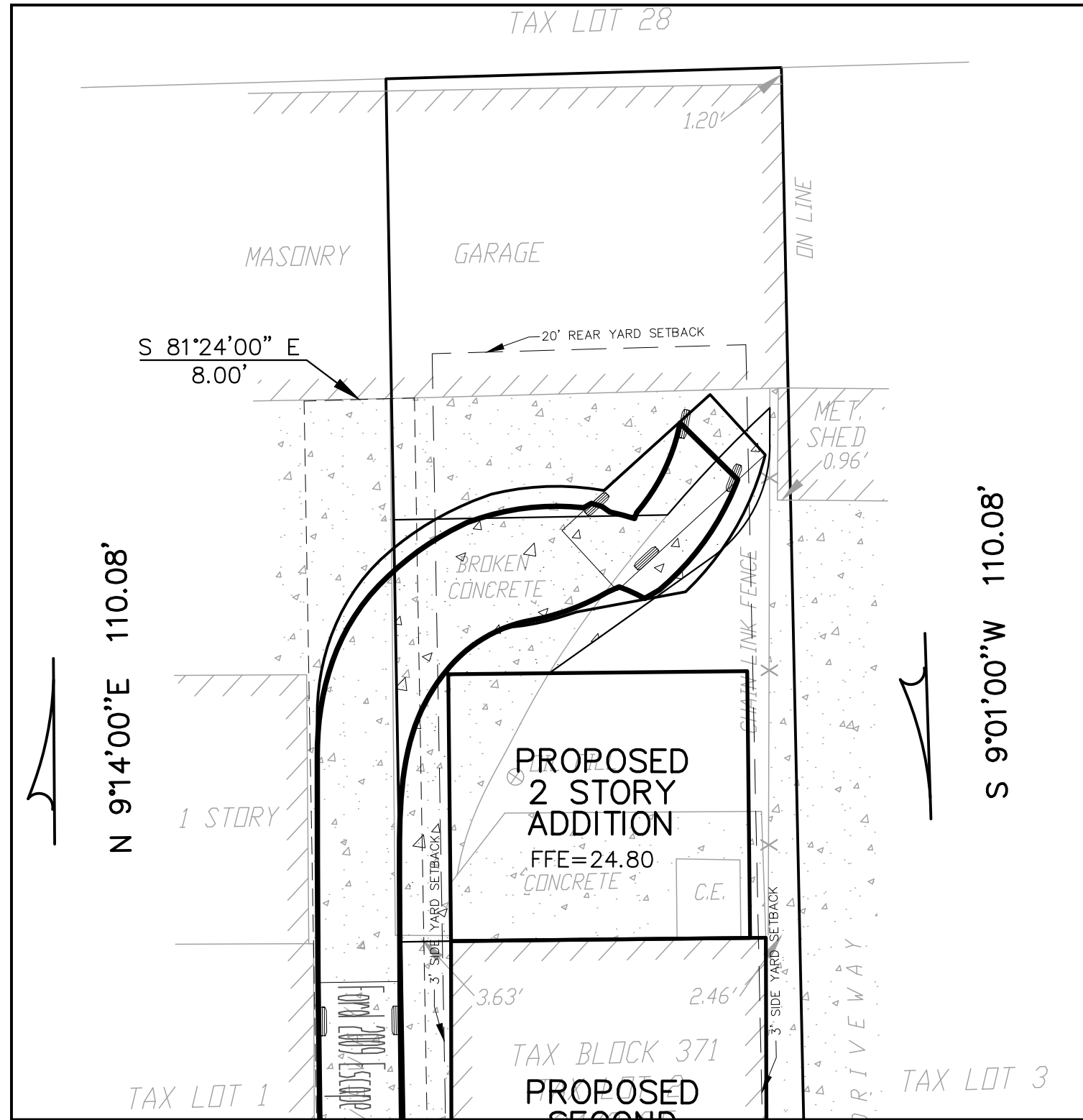
EKA ASSOCIATES, P.A.

Engineers • Surveyors • Planners
328 Park Avenue, Scotch Plains, N.J. 07076
908-322-2030

REVISIONS:
2/26/2026-REVISED PER CITY ENGINEER

JOSEPH N. BACHI, P.E., C.M.E.
PROFESSIONAL ENGINEER
N.J. LICENSE NO. 24GE05325200

Job No.	850645	Date	6/5/2025	Scale	AS SHOWN	Drawn	EF	Map No.	FILE	Sheet	1	of	2
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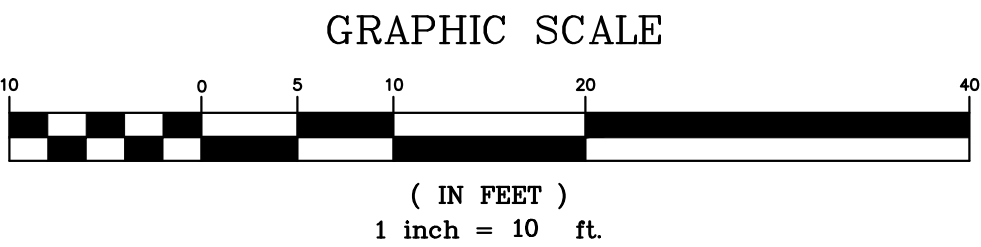


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NOTES:

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LEGEND			
	- EXISTING SIDEWALK ELEVATION		- PROPOSED CONTOUR
	- EXISTING GROUND ELEVATION		- PROPOSED SPOT ELEVATION
	- EXISTING CENTERLINE ELEVATION		- EXISTING PAVEMENT ELEVATION
	- EXISTING TOP OF CURB ELEVATION		- EXISTING GRAVEL ELEVATION
	- EXISTING BOTTOM OF CURB ELEVATION		- EXISTING BUILDING ELEVATION
	- EXISTING DEPRESSED CURB		- EXISTING CONCRETE ELEVATION
	- EXISTING SANITARY MANHOLE		- EXISTING TOP OF GRATE ELEVATION
	- EXISTING STORM MANHOLE		- EXISTING INVERT
	- EXISTING UTILITY POLE		- EXISTING SPOT ELEVATION
	- EXISTING WATER VALVE		- EXISTING EDGE OF PAVEMENT ELEVATION
	- EXISTING TREE AND SIZE		- EXISTING CONTOUR
	- EXISTING TREES TO BE REMOVED		

GRADING PLAN

VARIANCE PLAN

33 EAST SECOND STREET

TAX LOT 2 BLOCK 371

CITY OF BAYONNE, HUDSON COUNTY, NEW JERSEY

EKA ASSOCIATES, P.A.

Engineers • Surveyors • Planners

328 Park Avenue, Scotch Plains, N.J. 07076

908-322-2030

REVISIONS:

2/26/2026-REVISED PER CITY ENGINEER

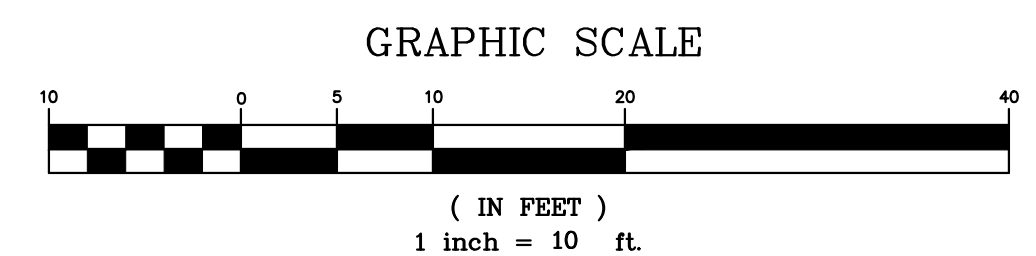
Job No. 850645 Date 6/5/2025 Scale 1" = 10' Drawn EF Map No. FILE Sheet 2 of 2

PHILIP A. DANIELE, P.E.

PROFESSIONAL ENGINEER

N.J. LICENSE NO. 24GE04206900

1. THIS DRAWING REFERENCES A PLAN OF TOPOGRAPHY SURVEY PREPARED BY:
MANNO SURVEYIN , INC.
543 POST AVE
LYNDHURST, NJ 07071
DATED 3/22/2025
2. THIS PARCEL IS KNOWN AS LOT 2 IN BLOCK 371 AS SHOWN ON SHEET 106 OF THE TAX MAPS OF THE CITY OF BAYONNE.
3. THIS PARCEL MAY BE SUBJECT TO UNDERGROUND UTILITIES AND/OR EASEMENTS WHICH ARE NOT SHOWN.
4. IF THIS DOCUMENT DOES NOT CONTAIN A RAISED IMPRESSION SEAL OF THE PROFESSIONAL, IT IS NOT AN AUTHORIZED ORIGINAL AND MAY HAVE BEEN ALTERED.
5. NO DETERMINATION WAS MADE AS TO THE PRESENCE AND/OR NONEXISTENCE OF TOXIC WASTES OR WETLANDS. THE CLIENT SHOULD PURSUE THESE MATTERS AS ITEMS SEPARATE AND APART FROM THIS PLAN.



EKA ASSOCIATES, P.A.
Engineers • Surveyors • Planners
328 Park Avenue, Scotch Plains, N.J. 07076
908-322-2030

Wayne K Applegate 6/5/2025
 WAYNE K. APPLGATE, P.L.S.
 PROFESSIONAL LAND SURVEYOR
 N.J. LICENSE NO. 35347

Job No.	850645	Date	6/5/2025	Scale	1" = 10'	Drawn	FF	Map No.	FILE	Sheet	1	of	1
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