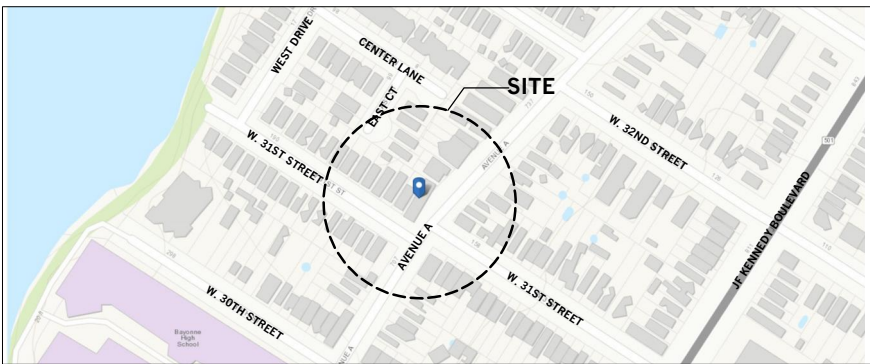
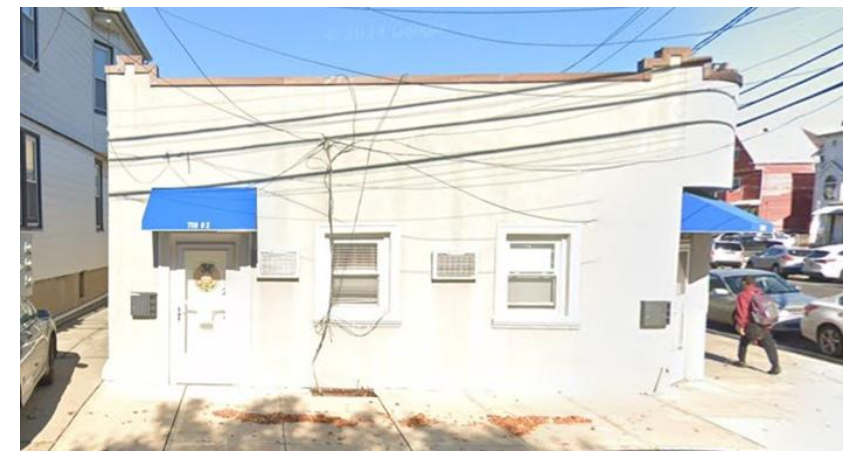




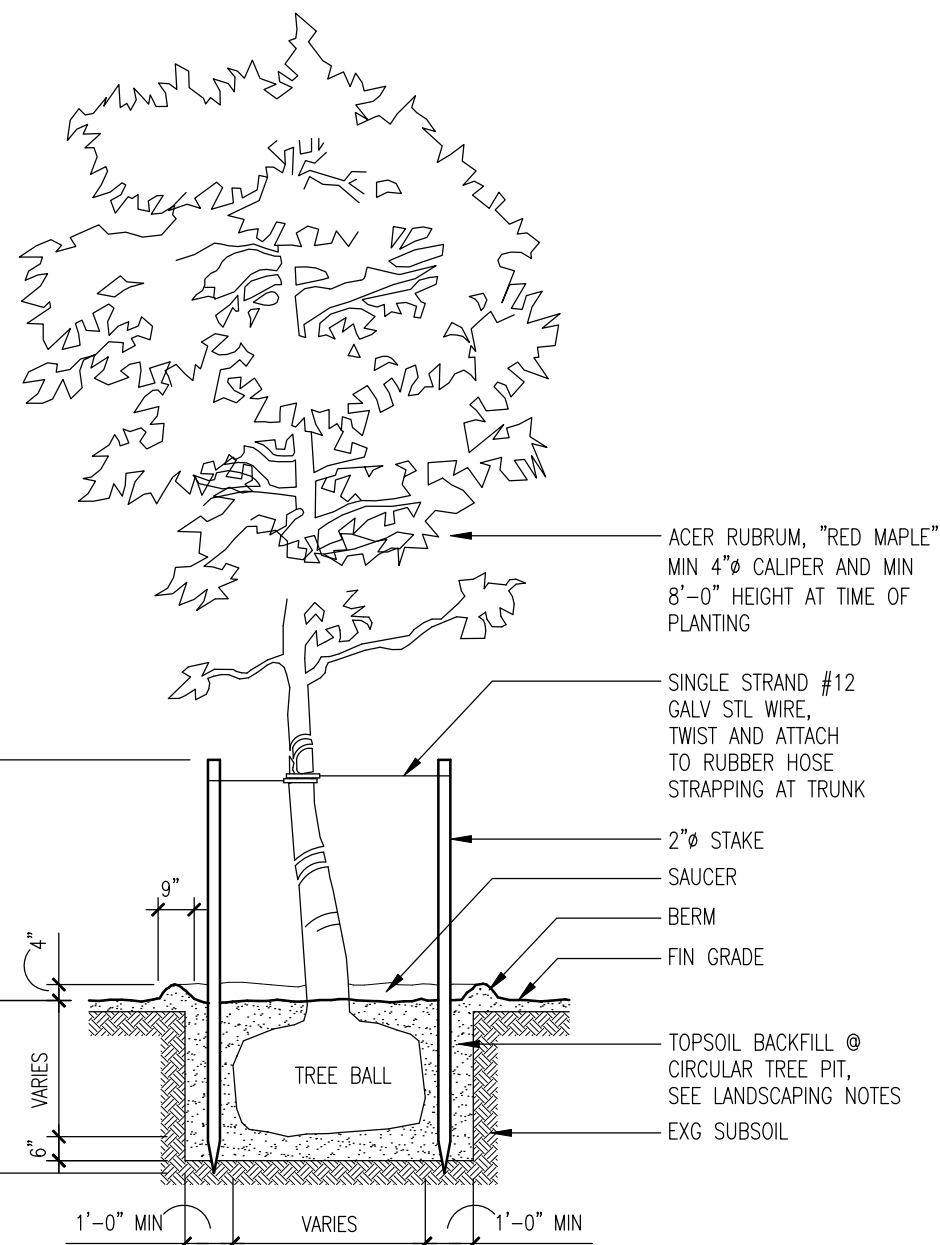
1 KEY MAP
SCALE: 1" = 600'



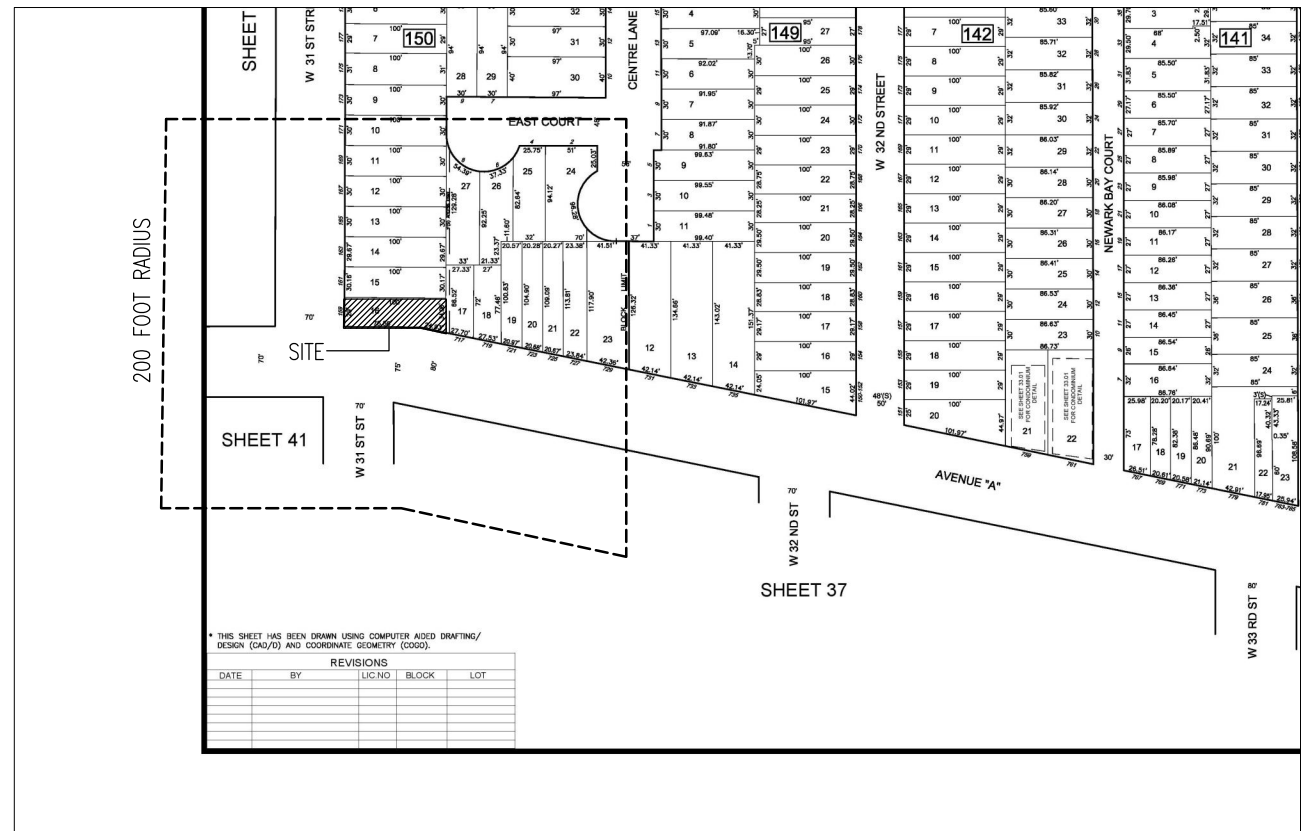
3 EXISTING STREET VIEW
SCALE: NTS



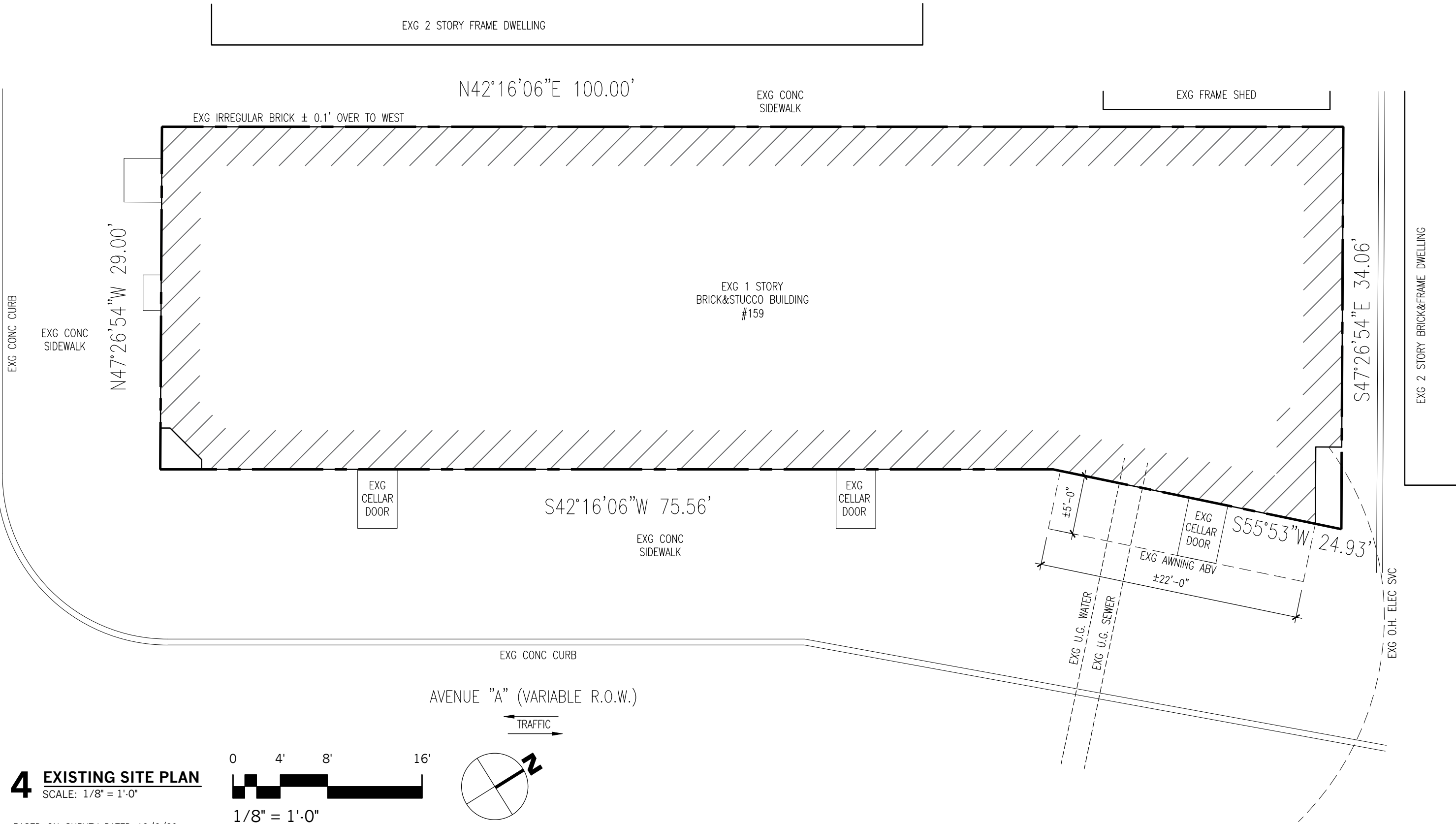
5 EXISTING STREET VIEW
SCALE: NTS



7 TREE STAKING DETAIL
SCALE: 1/4" = 1'-0"

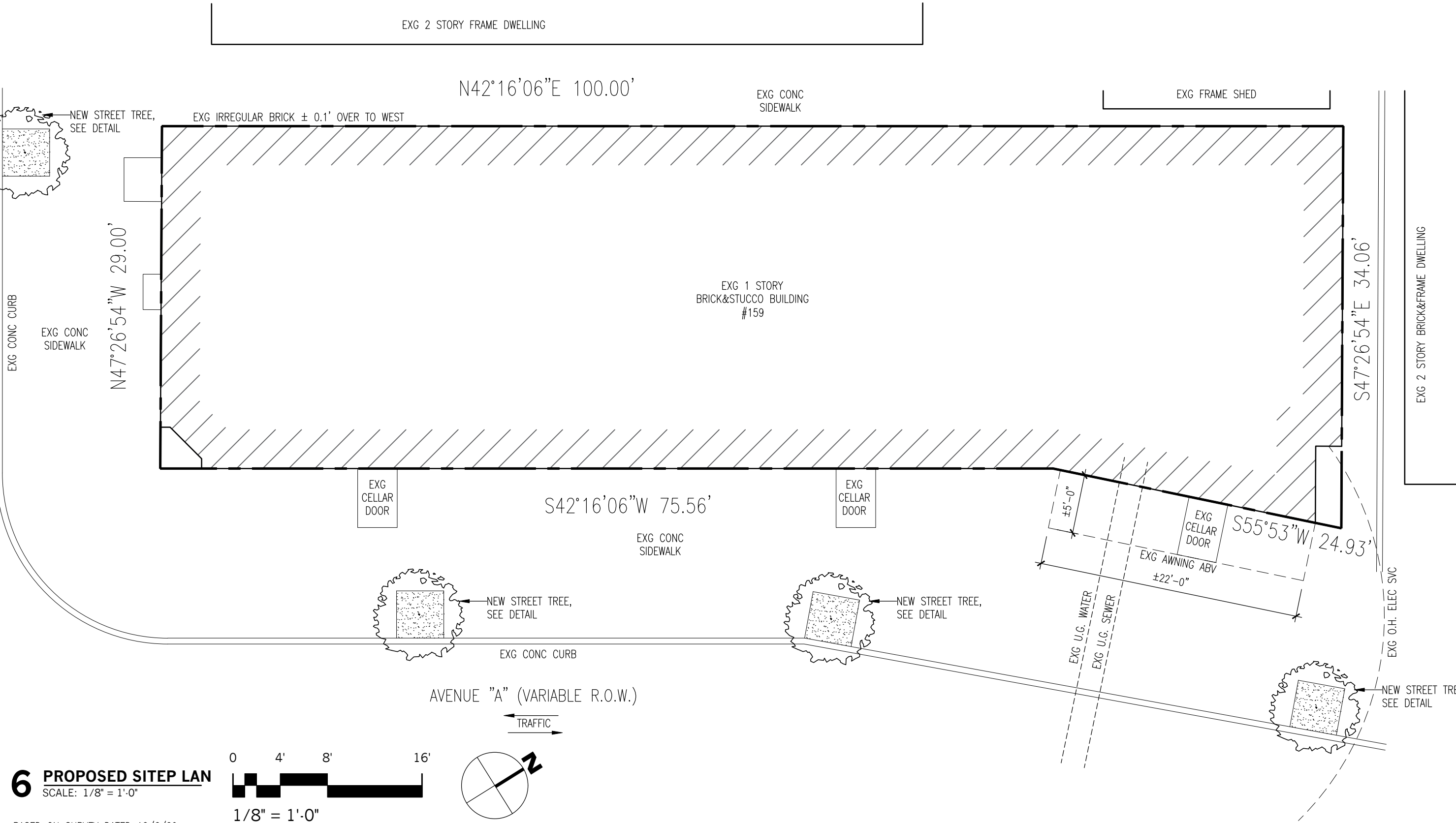


2 TAX MAP
SCALE: 1" = 200'



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

BASED ON SURVEY DATED 10/6/09
PREPARED BY S.J. KASZYNSKI, PE, LS



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

BASED ON SURVEY DATED 10/6/09
PREPARED BY S.J. KASZYNSKI, PE, LS

150 WEST 31ST STREET, BAYONNE, NJ 07002
LOT 16, BLOCK 150: R-2 ZONE, FLOOD ZONE X

ZONING CRITERIA	REQUIRED/PERMITTED	EXISTING	PROPOSED	VARIANCE	REMARK
USE	DETACH 1- AND 2-FAMILY DWELLINGS	1 COMMERCIAL 2 RESIDENTIAL	1 COMMERCIAL 2 RESIDENTIAL	YES	EXPANSION OF EXISTING NONCONFORMITY
MAX HEIGHT	35 FEET/2.5 STORIES	15 FEET/1 STORY	NO CHANGE	NO	COMPLIES
MIN LOT SIZE	3,000 SF	2,962 SF	NO CHANGE	YES	EXISTING NONCONFORMITY
MAX 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
MIN LOT WIDTH	30 FEET	29 FEET	NO CHANGE	YES	EXISTING NONCONFORMITY
MAX LOT COVERAGE	70% MAX = 2,073 SF	100% = 2,962 SF	NO CHANGE	YES	EXISTING NONCONFORMITY
MIN OFF-STREET PARKING	EXISTING: 1.5 PER 3BR/3 = 5 SPACES PROPOSED: 1.5 PER 3BR/2 = 3 SPACES	NONE	NO CHANGE	NO	REDUCTION IN RESID. REQ'D. 0 REQ'D FOR RETAIL <2,000SF

CHANGE OF USE/ALTERATION
FOR ALL CLEAN LAUNDROMAT

SUBJECT PROPERTY:
159 WEST 31ST STREET, BAYONNE, NJ 07002
BLOCK 150, LOT 16

DRAWING INDEX

A.001 COVER SHEET AND SITE PLAN
A.100 FLOOR PLANS
A.300 BUILDING ELEVATIONS

SUBMITTAL INDEX

14 AUG 2025 DATE OF ORIGINAL SUBMITTAL SET
9 MAR 2026 COMPLETENESS REVISIONS

KAWALEK + KAWALEK
ARCHITECTS
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NJ LIC 33100595800
NY REG 031090.1
PA REG RA405310
FL LIC AR101846

HAROLD J. KAWALEK, AIA
FOUNDER EMERITUS

CHAIRPERSON

BOARD SECRETARY

ENGINEER

REVISIONS:

NUMBER:

1

9 MARCH 2026

ADD EXG UTILITIES, FLOOD ZONE, KEEP EXG SIGN AND AWNING

SEAL:

K+K

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

PROJECT NAME:

**CHANGE OF USE
AND ALTERATION**

PROJECT ADDRESS:

159 WEST 31ST STREET
BAYONNE, NEW JERSEY 07002

OWNER/APPLICANT:

ALL CLEAN LAUNDROMAT

DRAWING TITLE:

SITE PLAN

PROJECT NUMBER: 2545

SCALE: AS NOTED

DRAWN BY: SMK

CHECKED BY: SMK

ISSUE: FOR APPROVAL

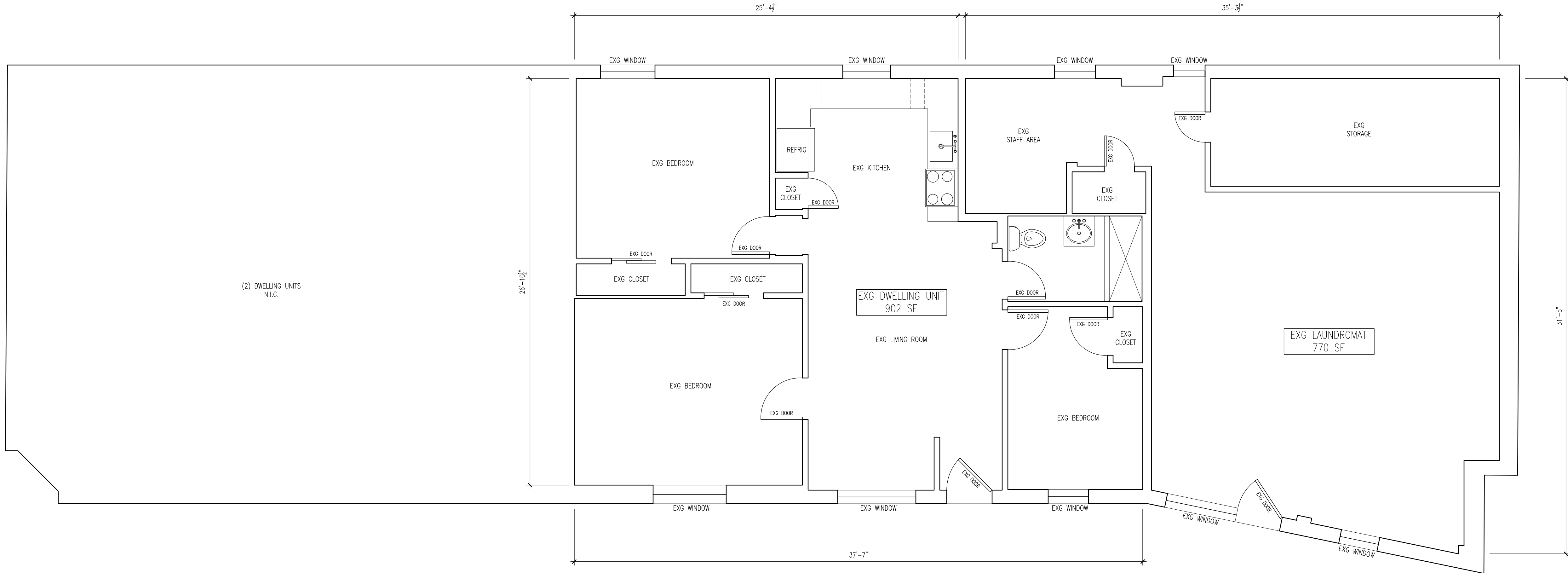
DATE: 14 AUGUST 2025

SHEET NUMBER:

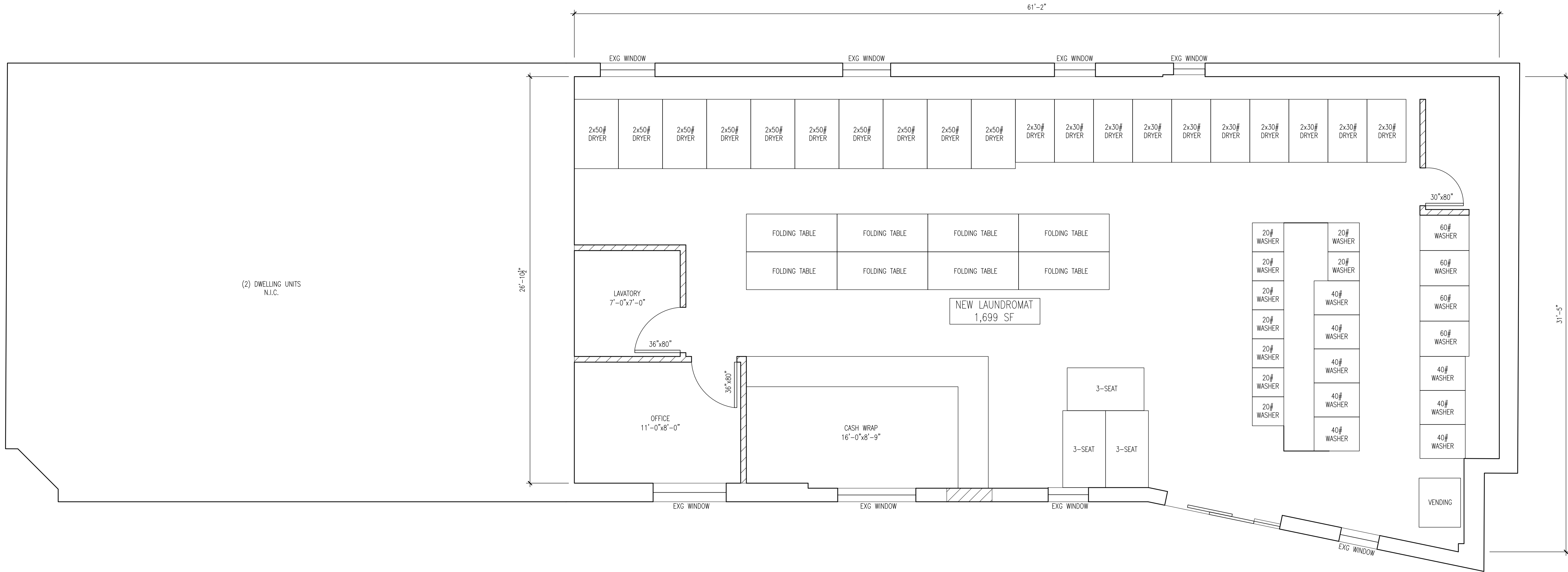
A.001

STEPHEN M. KAWALEK, RA, PP
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NJ LIC 33100595800
NY REG 031090-1
PA REG RA405310
FL LIC AR101846

HAROLD J. KAWALEK, AIA
FOUNDER EMERITUS



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



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

REVISIONS:
NUMBER:

1
9 MARCH 2026 RECONFIGURE ENTRANCE

SEAL:

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

PROJECT NAME:
**CHANGE OF USE
AND ALTERATION**

PROJECT ADDRESS:
159 WEST 31ST STREET
BAYONNE, NEW JERSEY 07002

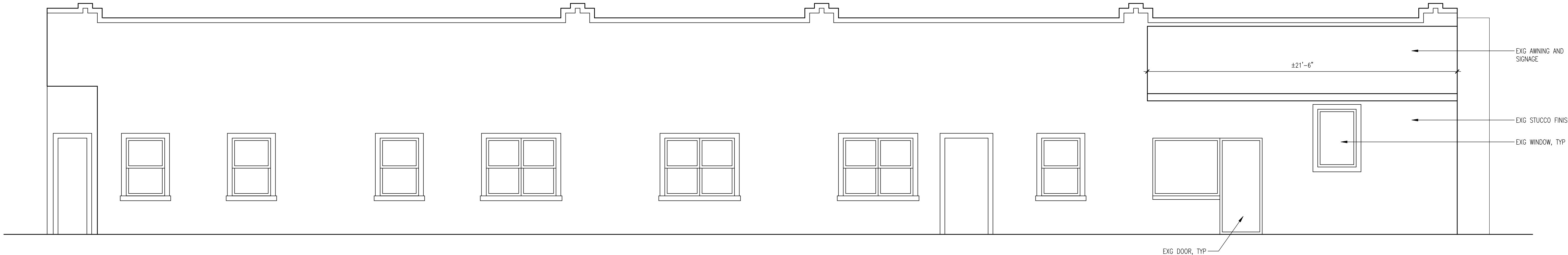
OWNER/APPLICANT:
ALL CLEAN LAUNDROMAT

DRAWING TITLE:
FLOOR PLANS

PROJECT NUMBER: 2545
SCALE: AS NOTED
DRAWN BY: SMK
CHECKED BY: SMK
ISSUE: FOR APPROVAL
DATE: 14 AUGUST 2025
SHEET NUMBER: **A.100**

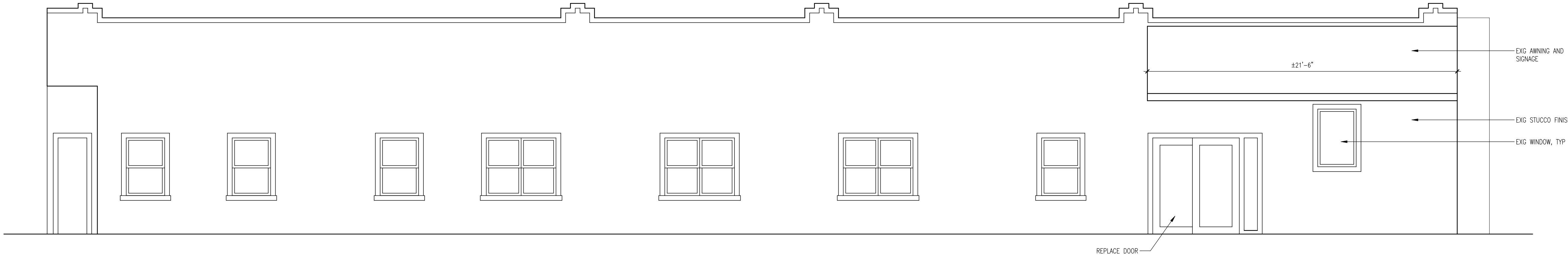
STEPHEN M. KAWALEK, RA, PP
NJ REG 21A016837
NJ LIC 33100595800
NY REG 0310901
PA REG RA405310
FL LIC AR101846

HAROLD J. KAWALEK, AIA
FOUNDER EMERITUS



1 EXISTING SIDE ELEVATION

SCALE: 1/4" = 1'-0"



2 PROPOSED SIDE ELEVATION

SCALE: 1/4" = 1'-0"

REVISIONS:

NUMBER:

1

9 MARCH 2026

RECONFIGURE ENTRANCE,
KEEP EXG SIGN AND AWNING

SEAL:

K+K

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

PROJECT NAME:

**CHANGE OF USE
AND ALTERATION**

PROJECT ADDRESS:

159 WEST 31ST STREET
BAYONNE, NEW JERSEY 07002

OWNER/APPLICANT:

ALL CLEAN LAUNDROMAT

DRAWING TITLE:

BUILDING ELEVATIONS

PROJECT NUMBER: 2545

SCALE: AS NOTED

DRAWN BY: SMK

CHECKED BY: SMK

ISSUE: FOR APPROVAL

DATE: 14 AUGUST 2025

SHEET NUMBER:

A.300