

OWNER/APPLICANT:

SALVATORE MOSCATO
301 AVENUE C
BAYONNE, NEW JERSEY 07002

CHANGE OF USE

299 AVENUE C
BLOCK 266, LOT 26
BAYONNE, NEW JERSEY

CHAIRPERSON, PLANNING BOARD

SECRETARY, PLANNING BOARD

MUNICIPAL ENGINEER

ZONING COMPARISON CHART				
<ul style="list-style-type: none"> ZONING DISTRICT: R-3 MEDIUM DENSITY RESIDENTIAL DISTRICT LOCATION: 299 AVENUE C BLOCK: 266 LOT(S): 26 LOT AREA: 2,750.00 S.F. 				
STANDARDS				
DESCRIPTION	EXISTING CONDITIONS	R-3 ZONE STANDARDS	PROPOSED	VARIANCE REQUIRED
1 USE	VACANT COMMERCIAL + 2 RESIDENTIAL	LOW-RISE APARTMENT	3 UNIT APARTMENT BUILDING	NO
2 HEIGHT	22.9 FEET / 2 STORIES	40 FEET / 3-1/2 STORIES	22.9 FEET / 2 STORIES	NO
3 LOT DIMENSIONS				
FRONTAGE	25 FEET	75 FEET	25 FEET	YES (PRE EXISTING)
LOT WIDTH	110 FEET	75 FEET	110 FEET	YES (PRE EXISTING)
LOT DEPTH	0 FEET	100 FEET	0 FEET	NO
FRONT YARD	46.2 FEET	(NONE)	0 FEET	NO
REAR YARD	0 FEET/0.34 FEET	(NONE)	46.2 FEET	NO
SIDE YARD	0 FEET/0.34 FEET	(NONE)	0 FEET/0.34 FEET	NO
AREA	2,750 S.F.	3,000 S.F.(3 UNITS @1000 S.F./UNIT)	2,750 S.F.	YES
4 BUILDING COVERAGE	59.3%	70%	59.3%	NO
5 FLOOR AREA RATIO	1.18	1.5	1.18	NO
6 PARKING	0 SPACES	4 SPACES	0 SPACES	YES
7 USABLE OPEN SPACE	1000 SQ.FT.	700 SQ.FT.	1000 SQ.FT.	NO



AERIAL PHOTOGRAPH

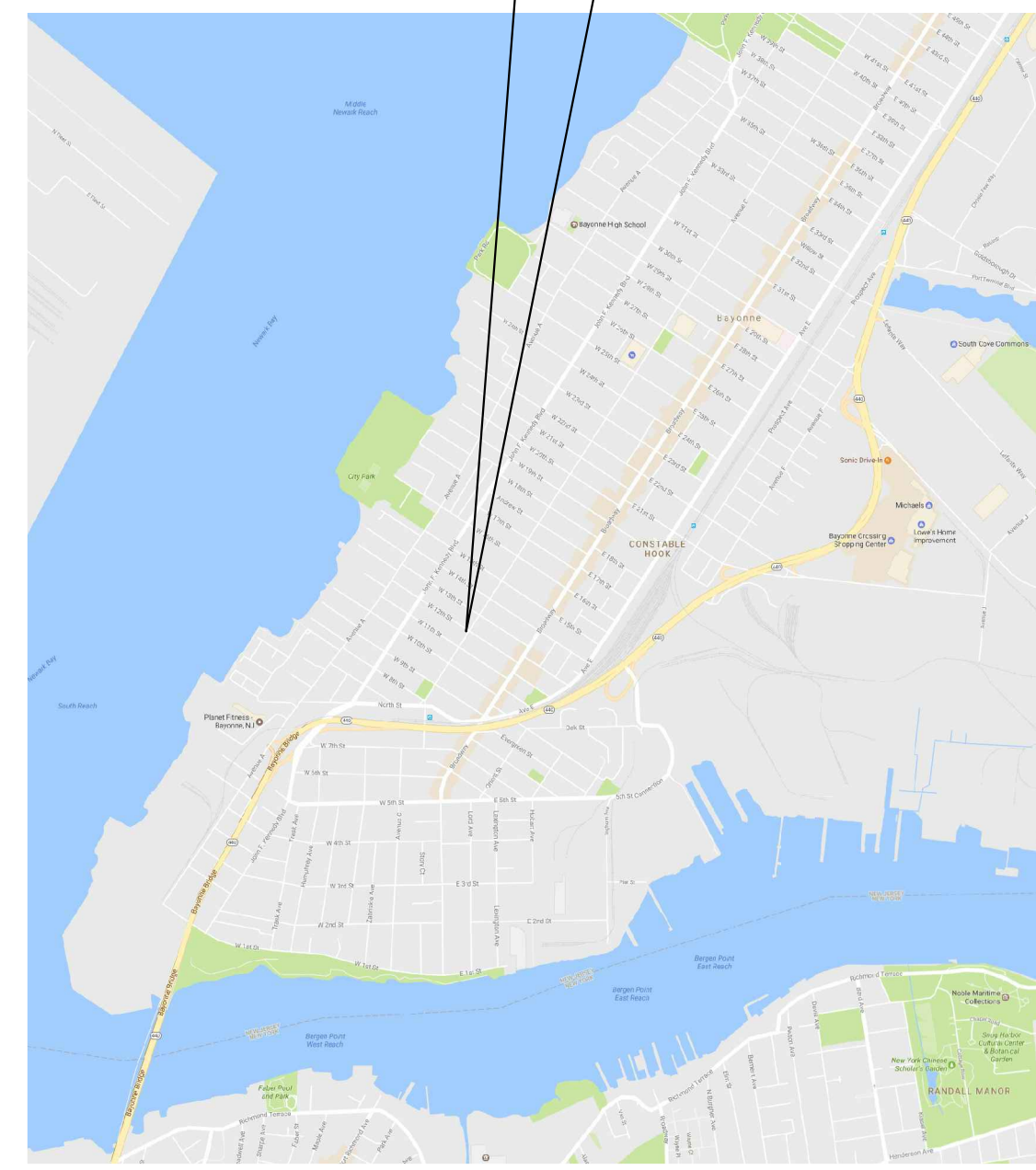


VIEW FROM AVENUE C

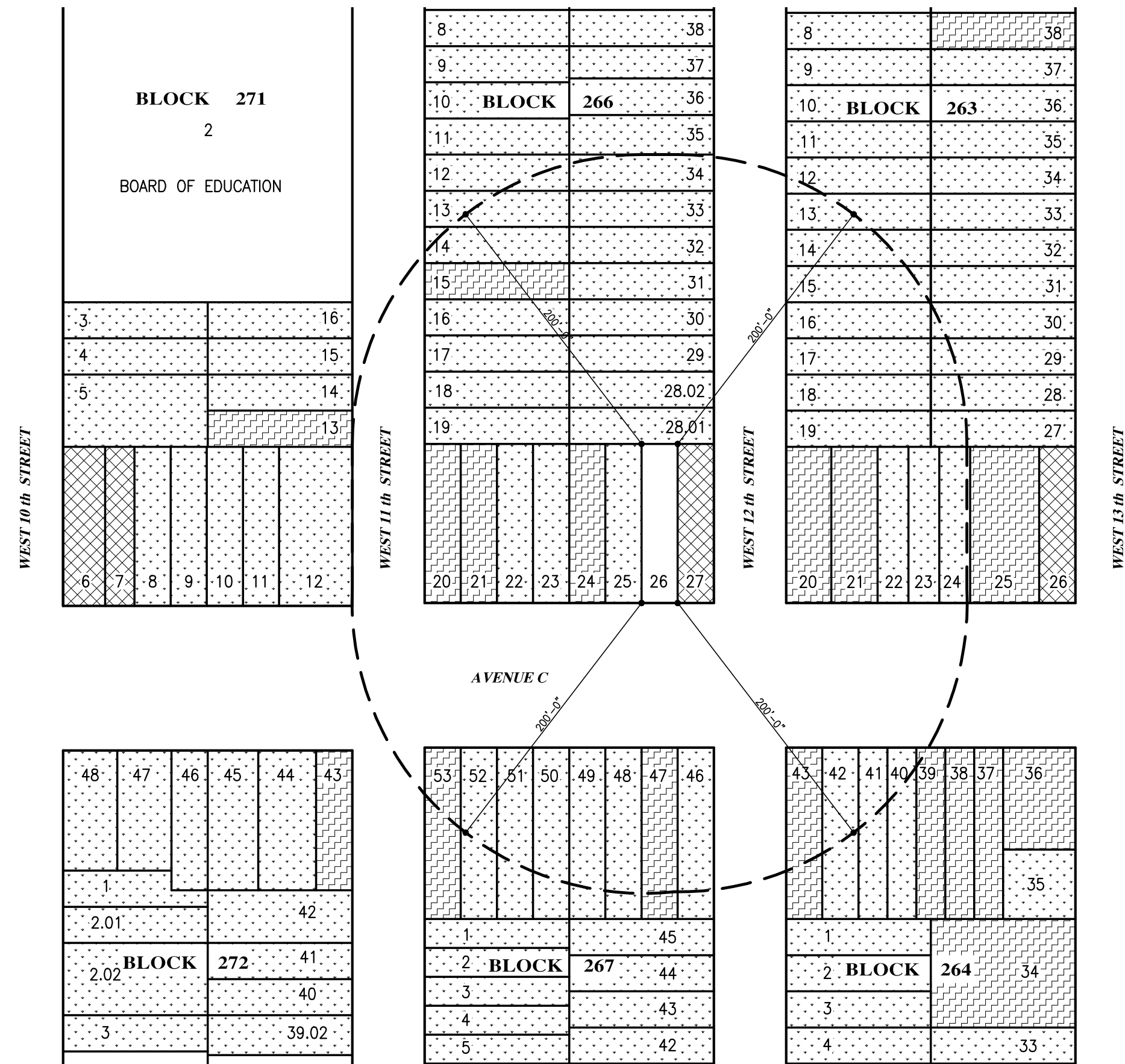
LANDSCAPE SCHEDULE

SYMBOL	QUANTITY	BOTANICAL NAME	COMMON NAME	CALIPER	HEIGHT	COMMENTS
GT	1	GLEDISTA TRICANTHOS INTERMIS 'SHADEMASTER'	SHADEMASTER HONEY LOCUST	2.5	10' - 12'	BB, FULL, WELL FURNISHED

PROJECT SITE
299 AVENUE C
BAYONNE, NJ



A KEY MAP
1" = 2000'-0"
0 1000 2000 4000



B 200 FOOT RADIUS MAP
1" = 80'-0"
0 20 40 80 160

LIST OF DRAWINGS

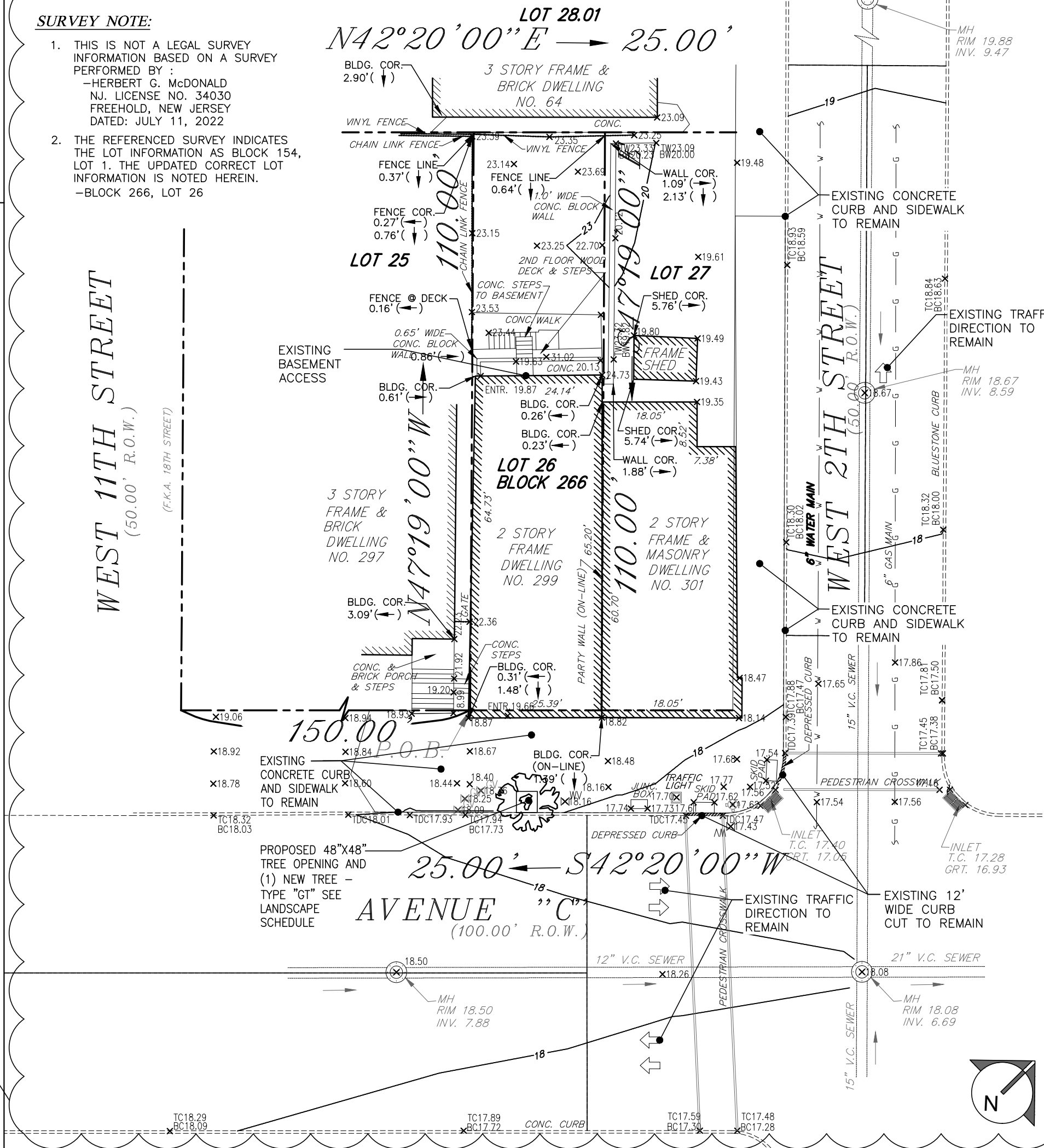
T0.1	TITLE AND INFORMATION SHEET
A1.1	EXISTING CONDITIONS

SITE LEGEND - LAND USES

- USE GROUP - RESIDENTIAL USE
- USE GROUP - MULTI-FAMILY
- USE GROUP - COMMERCIAL / RESIDENTIAL

SURVEY NOTE:

- THIS IS NOT A LEGAL SURVEY INFORMATION BASED ON A SURVEY PERFORMED BY: HERBERT G. McDONALD NJ LICENSE NO. 34030 FREEHOLD, NEW JERSEY DATED: JULY 11, 2022
- THE REFERENCED SURVEY INDICATES THE LOT INFORMATION AS BLOCK 154, LOT 1. THE UPDATED CORRECT LOT INFORMATION IS NOTED HEREIN. -BLOCK 266, LOT 26



C EXISTING SITE LAYOUT
1" = 20'-0"
0 5 10 20 40

PROPOSED CHANGE OF USE
299 AVENUE C
BLOCK 266, LOT 26
BAYONNE, NEW JERSEY

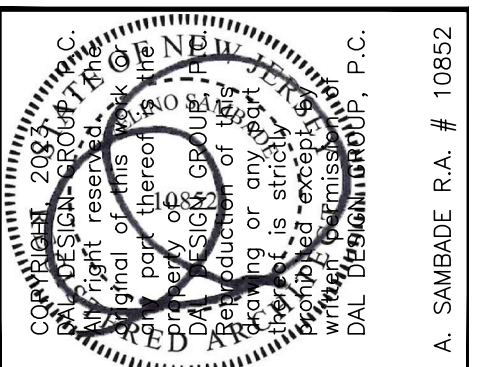
Project Title

TITLE AND INFORMATION SHEET

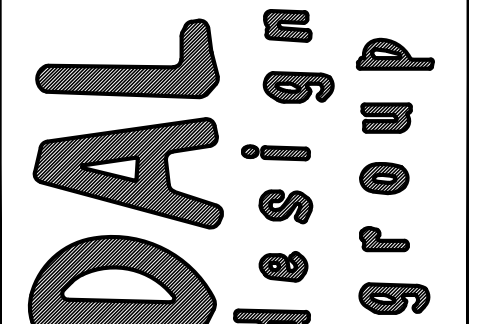
Drawing Title

Revision	Date	Description
NOVEMBER 27, 2023	10/03/24	PER REC MTG

Date	NOVEMBER 27, 2023
Scale	AS NOTED
Drawn	MA
Checked	CP/AS
Project	202218-SP

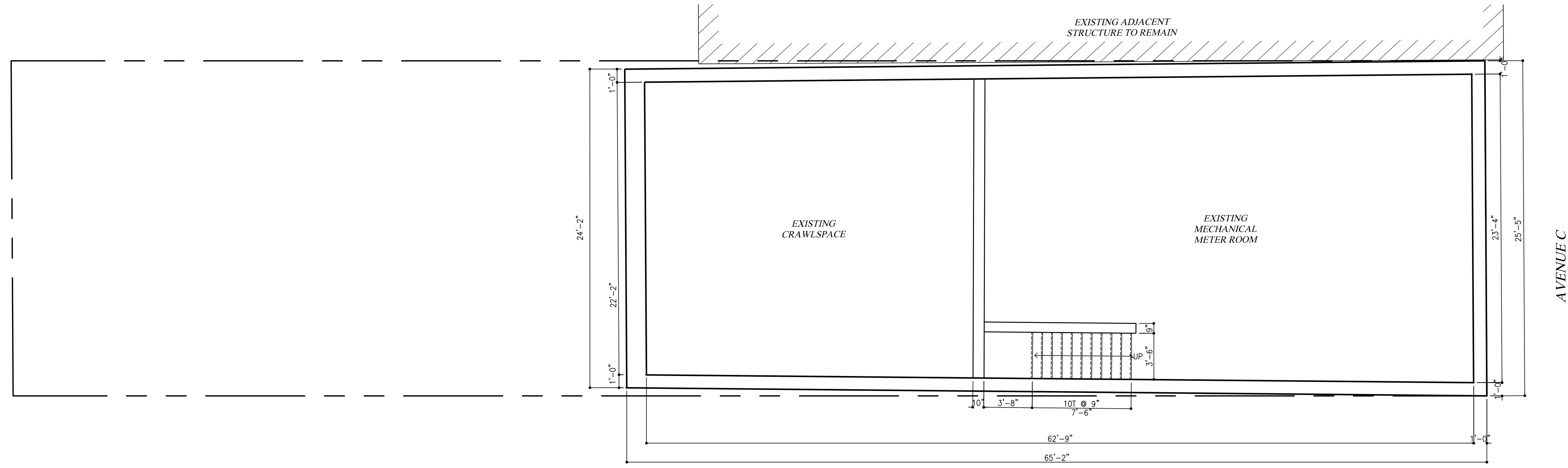


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BAYONNE, NEW JERSEY 07002
TEL (201)823-0779

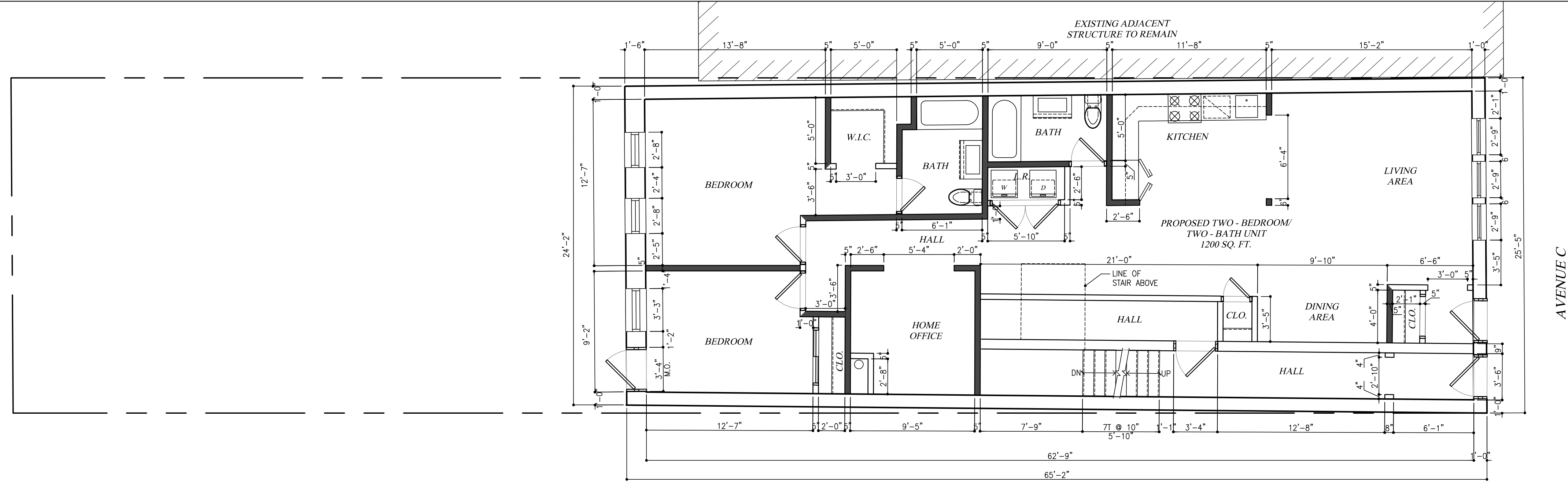


Drawing No. **T0.1**

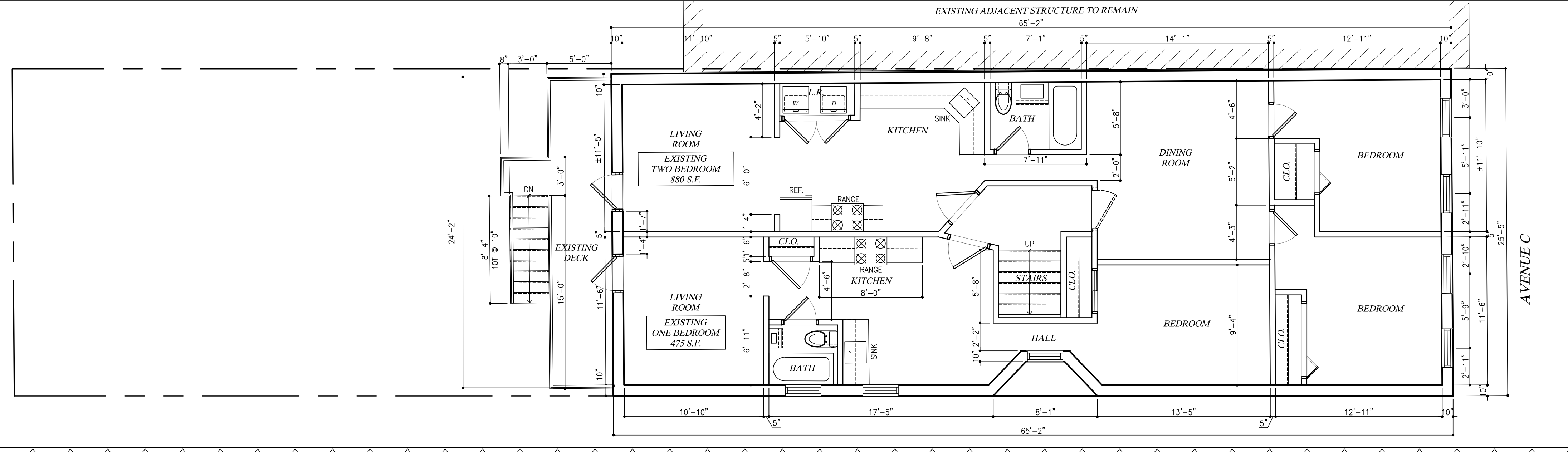
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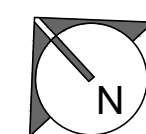
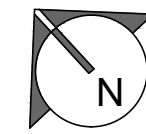
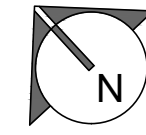
A EXISTING BASEMENT FLOOR PLAN
 3/16" = 1'-0"



B PROPOSED FIRST FLOOR PLAN
 3/16" = 1'-0"



D EXISTING SECOND/THIRD FLOOR PLAN
 3/16" = 1'-0"



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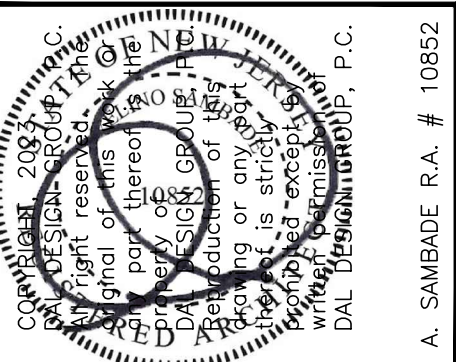
Project Title

Drawing Title

**EXISTING
 CONDITIONS**

Revised	Date	By
	10/03/24	PER TRC, MITG

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DAL
 design
 group

Drawing No.
A1.1