

**OWNER :**

EG USA, LLC  
1049 BROADWAY  
BAYONNE, NEW JERSEY 07002

**APPLICANT :**

EG USA, LLC  
1049 BROADWAY  
BAYONNE, NEW JERSEY 07002

CHAIRPERSON, PLANNING BOARD

SECRETARY, PLANNING BOARD

MUNICIPAL ENGINEER

# PROPOSED CHANGE IN USE

1049 BROADWAY  
BLOCK 45, LOT 24  
BAYONNE, NEW JERSEY

**LIST OF DRAWINGS**

TO.1	TITLE AND INFORMATION SHEET
A1.1	EXISTING CONDITIONS FLOOR PLANS
A1.2	PROPOSED FIRST FLOOR PLAN
A1.3	EXISTING AND PROPOSED ELEVATIONS

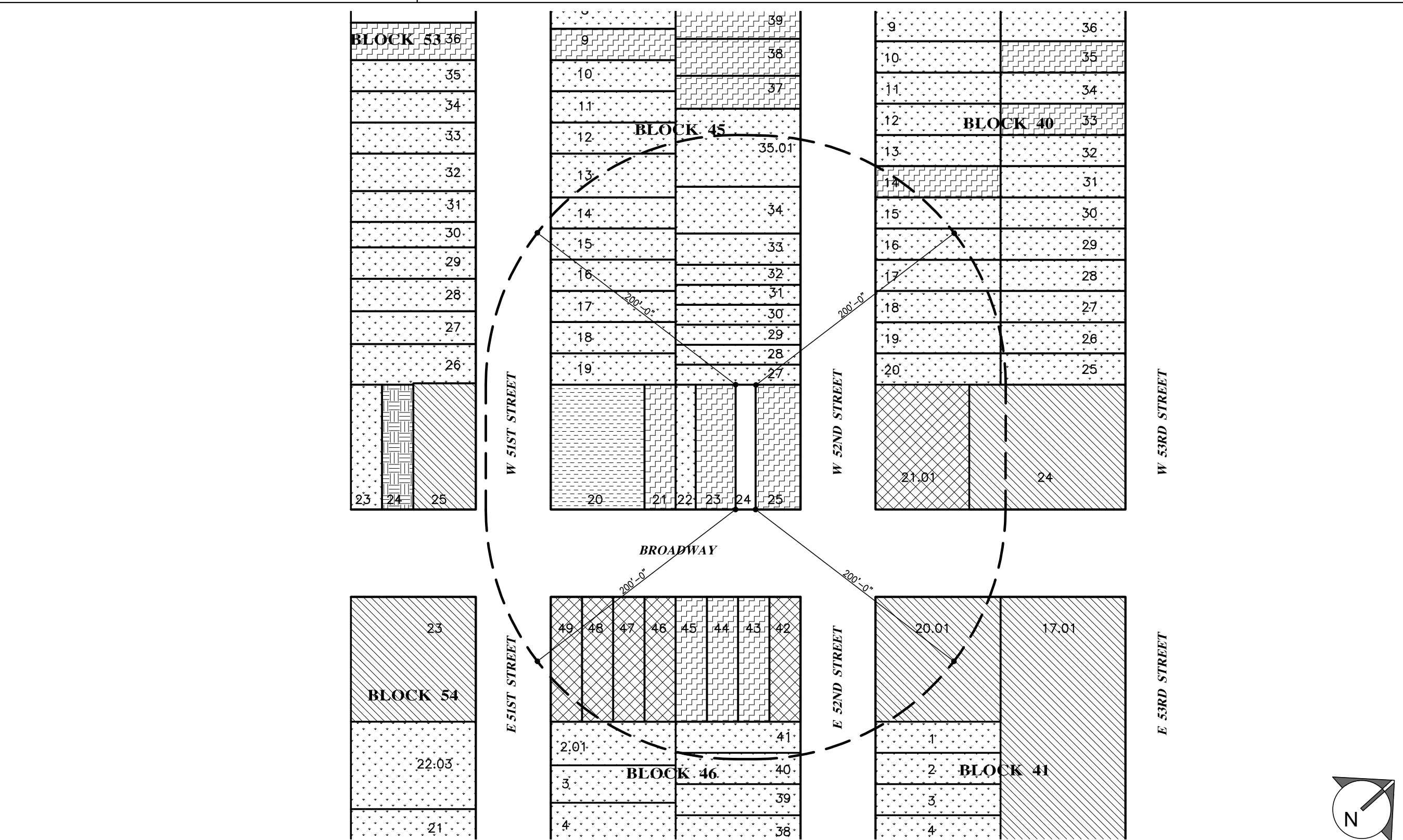
**SITE LEGEND -  
LAND USES**

- USE GROUP - RESIDENTIAL USE
- USE GROUP - MULTI-FAMILY
- USE GROUP - COMMERCIAL / RESIDENTIAL
- USE GROUP - COMMERCIAL
- USE GROUP - VACANT
- USE GROUP - PARKING LOT (PRIVATE)

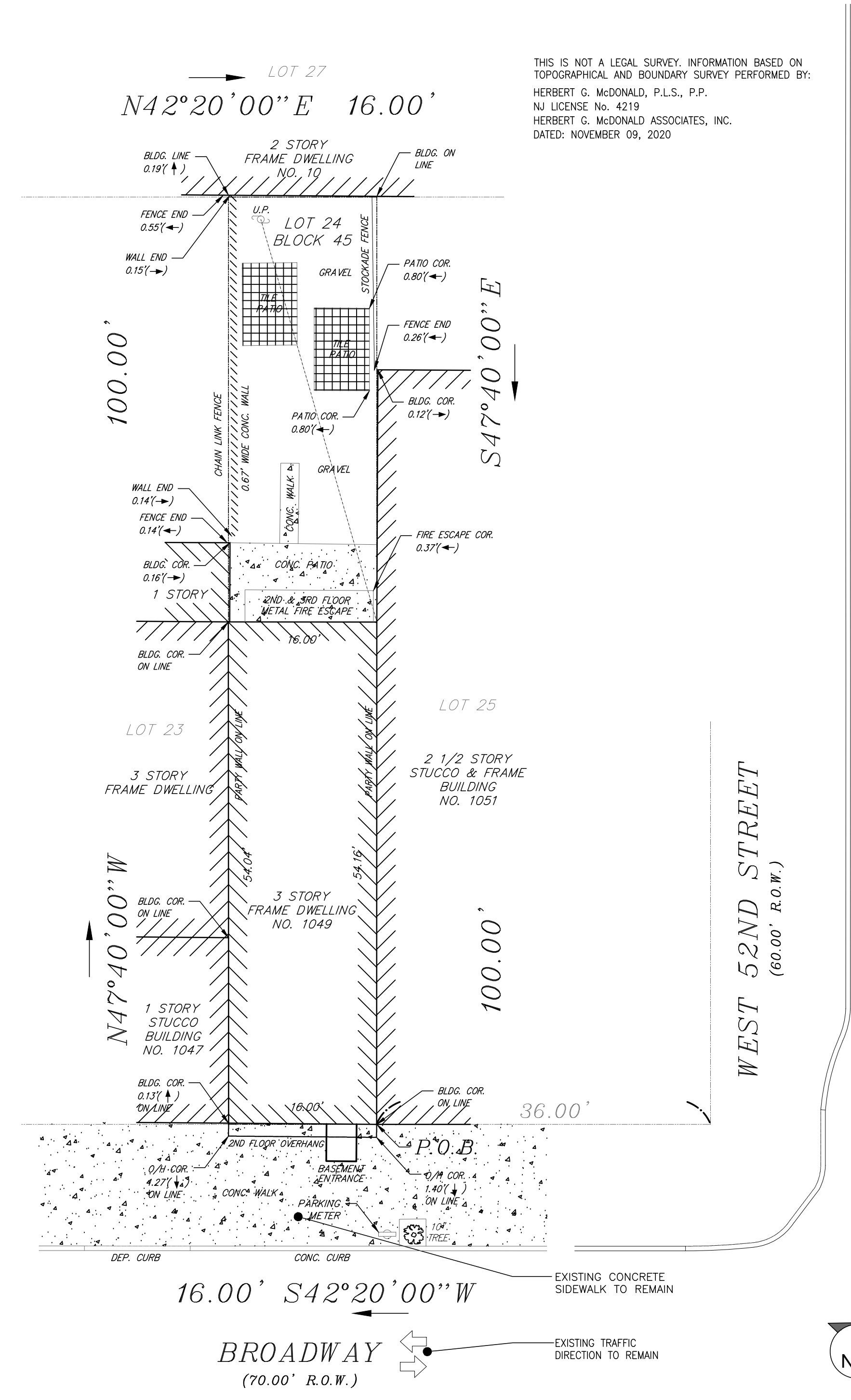
ZONING COMPARISON CHART				
<ul style="list-style-type: none"> <li>• ZONING DISTRICT: UBD-UPTOWN BUSINESS DISTRICT</li> <li>• LOCATION: 1049 BROADWAY</li> <li>• BLOCK: 45</li> <li>• LOTS: 24</li> <li>• LOT AREA: 1600 S.F.</li> </ul>				
STANDARDS				
DESCRIPTION	EXISTING CONDITIONS	UBD ZONE STANDARDS	PROPOSED	VARIANCE REQUIRED
1 USE	THREE DWELLINGS (NON-CONFORMING)	GROUND FLOOR COMMERCIAL + RESIDENTIAL ABOVE	GROUND FLOOR PERMITTED COMMERCIAL + TWO DWELLINGS UNITS	YES (GROUND FLOOR USE VACATED)
2 HEIGHT	36 FEET / 3 STORIES	45 FEET / 3 1/2 STORIES	36 FEET / 3 STORIES	NO
3 LOT DIMENSIONS				
FRONTAGE	16 FEET	30 FEET	16 FEET	NO (PRE-EXISTING)
REAR YARD	0 FEET	20 FEET	45.7 FEET	NO
SIDE YARD AREA	0 FEET	0 FEET	0 FEET	NO
	1,600 S.F.	3,000 S.F.	1,600 S.F.	NO (PRE-EXISTING)
4 LOT COVERAGE	57%	70%	57%	NO
5 F.A.R.	1.61	3.20	1.61	NO
6 PARKING	0 SPACES	3 SPACES (2 RESIDENTIAL UNITS)	0 SPACES	YES
USEABLE OPEN SPACE	675 SQ. FT.	500 SQ. FT.	675 SQ. FT.	NO



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



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



**C EXISTING SITE CONDITIONS**  
1" = 10'-0"  
0 5 10 20

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1049 BROADWAY  
BLOCK 45, LOT 24  
BAYONNE, NEW JERSEY

**TITLE AND  
INFORMATION  
SHEET**

No.	Date	Revision
1	02/22/21	PER TRC

Date	DECEMBER 04, 2020
Scale	AS NOTED
Drawn	CP/AS
Checked	CP/AS
Project	202016-SPP

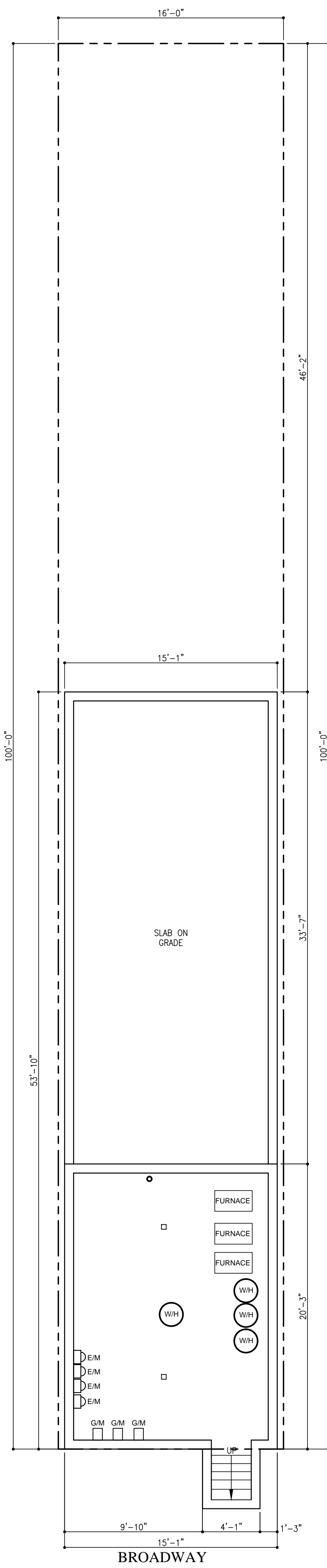
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EILEEN WEST EIGHTH STREET  
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TEL (201)823-0779

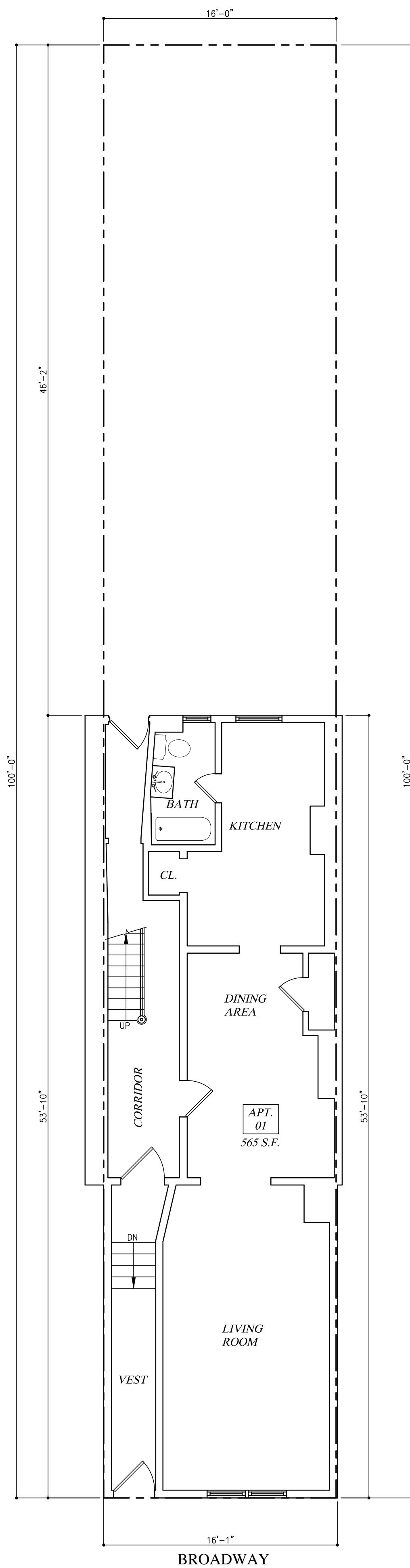
**DAL**  
design  
group

Drawing No. **TO.1**

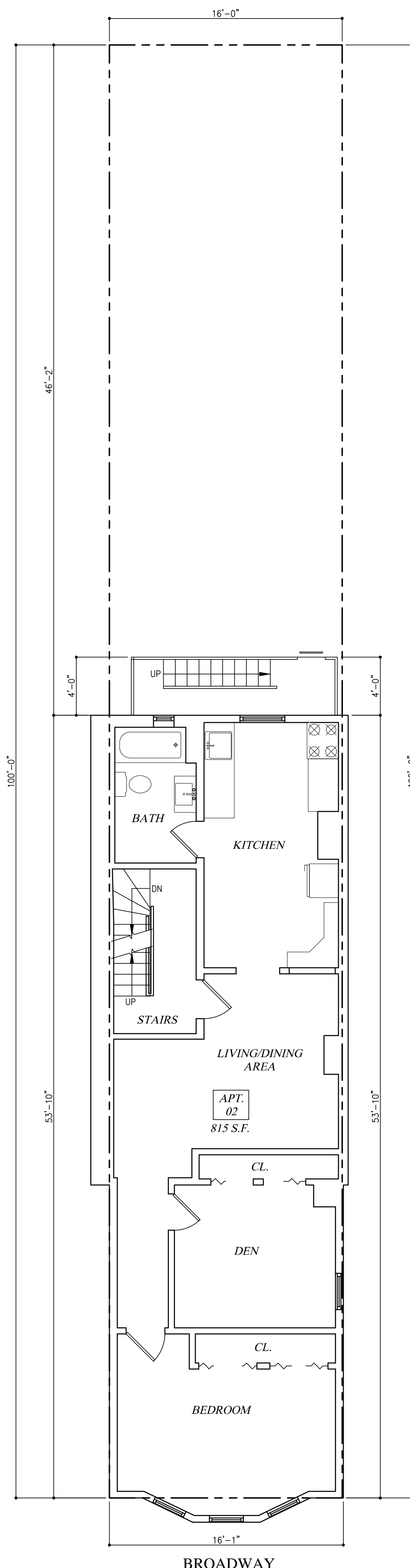




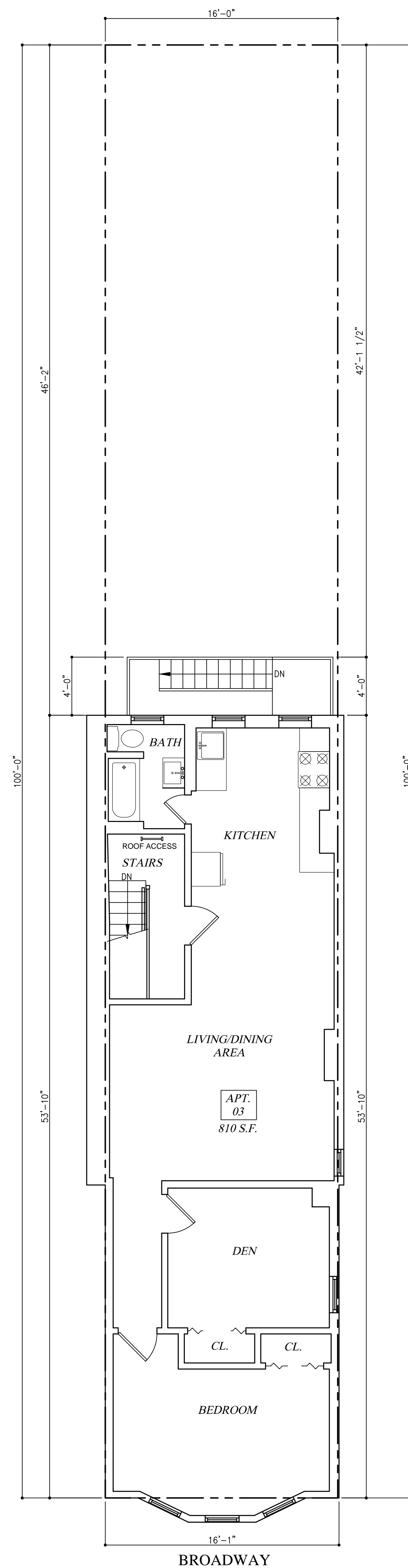
**A** EXISTING BASEMENT PLAN  
3/16" = 1'-0"



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



**C** EXISTING SECOND FLOOR PLAN  
3/16" = 1'-0"



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

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BAYONNE, NEW JERSEY

**EXISTING CONDITIONS FLOOR PLANS**

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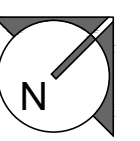
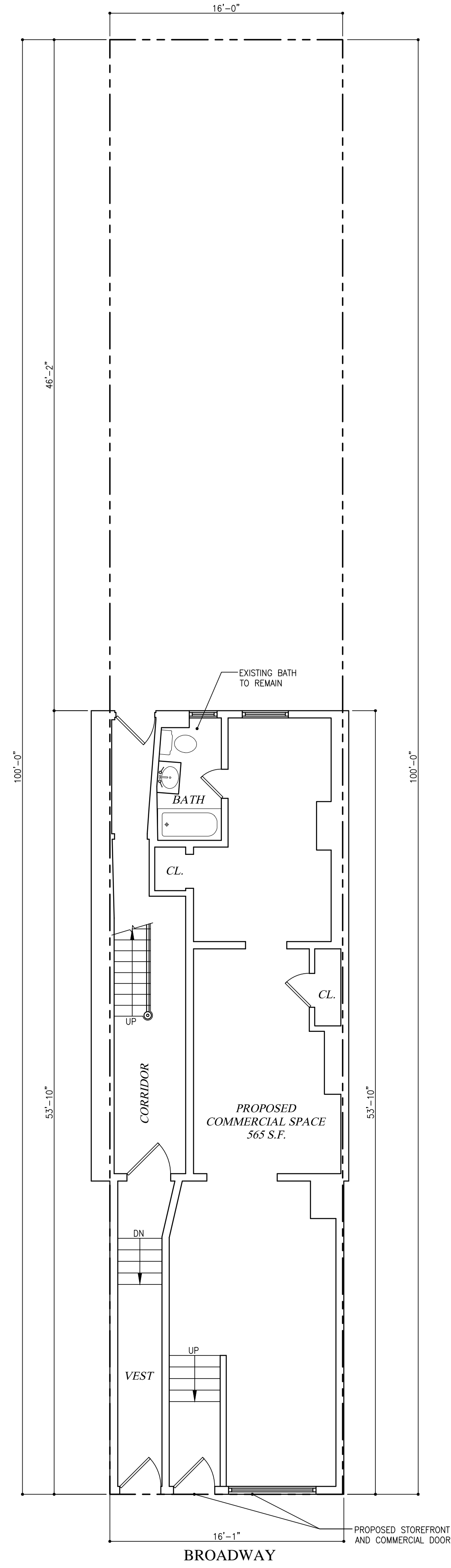
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Drawing No. **A1.1**

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



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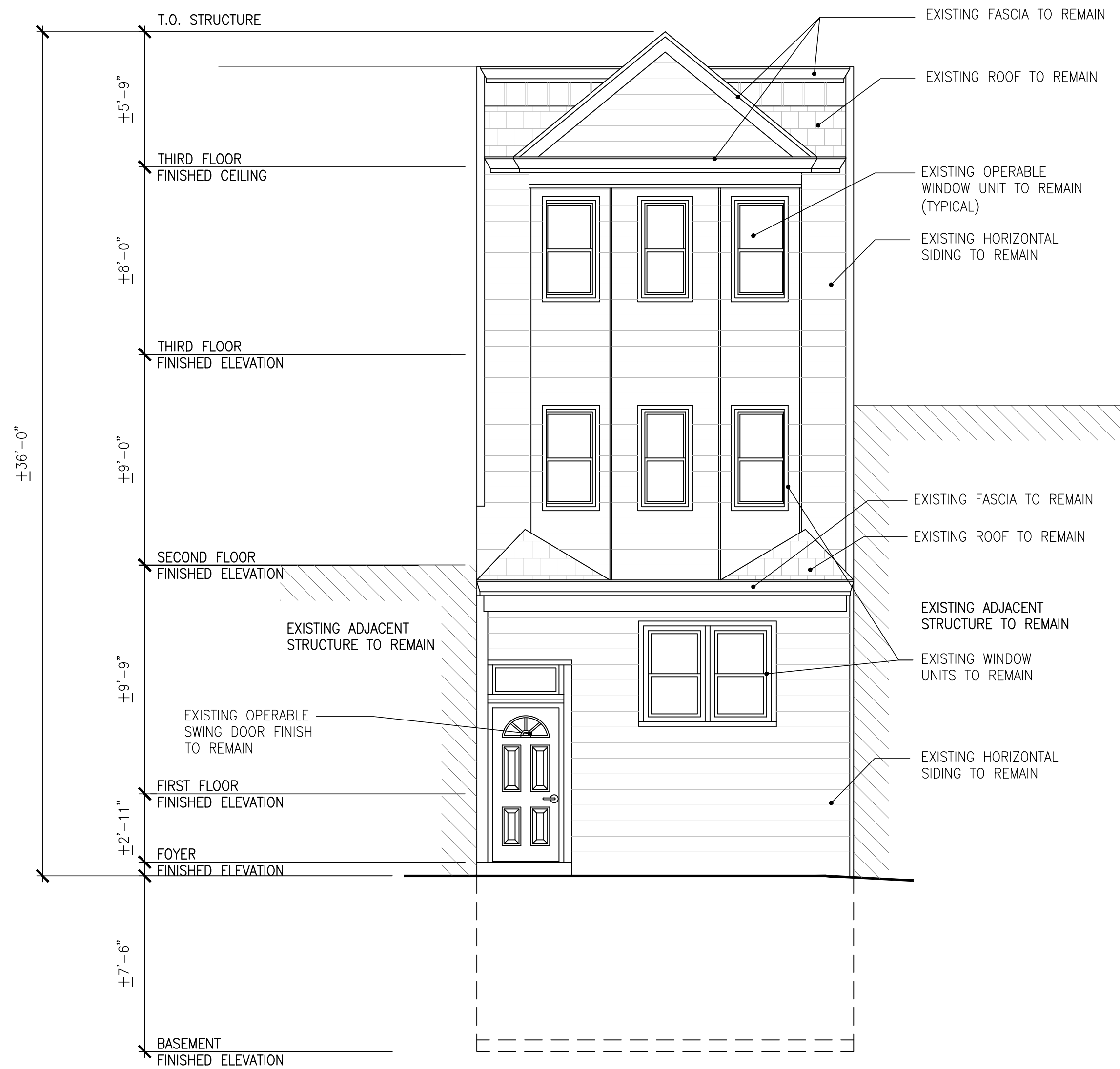
Drawing Title  
**PROPOSED FIRST FLOOR PLAN**

Project Title  
**PROPOSED CHANGE IN USE**  
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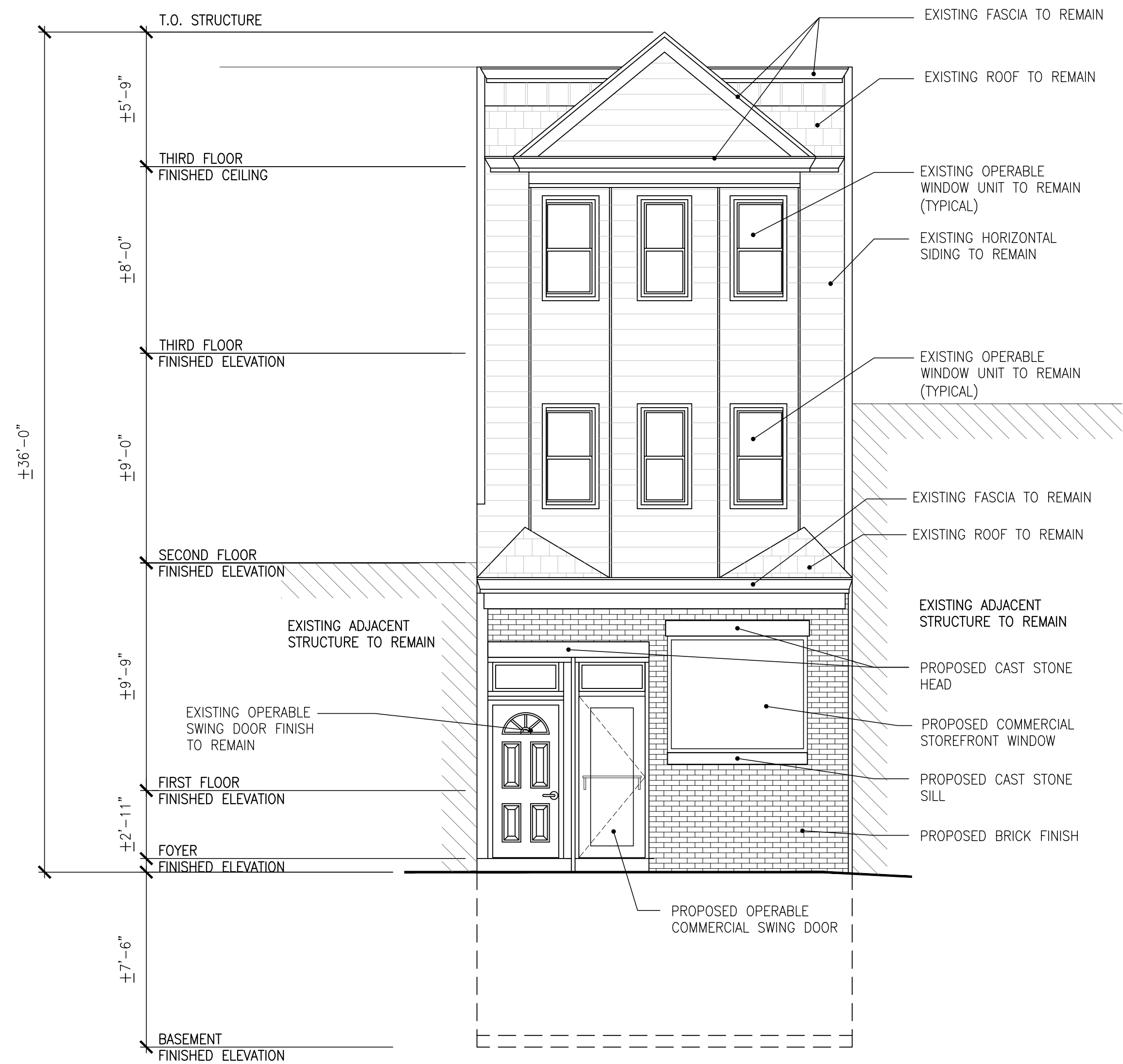
Drawing No.  
**A1.2**

**SIGNAGE NOTES:**

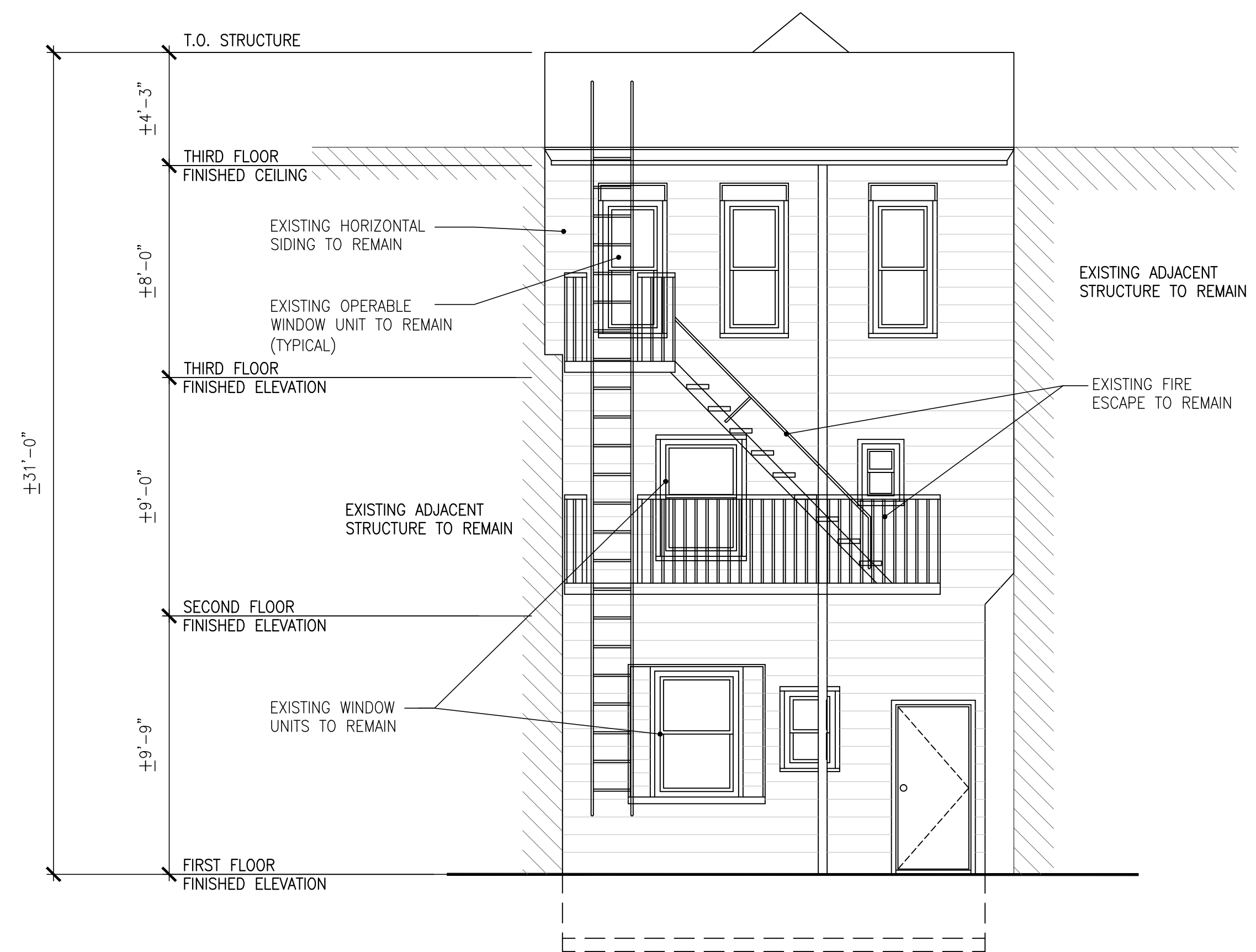
1. PROPOSED BUSINESS SIGNAGE AT COMMERCIAL STOREFRONT SHALL NOT EXCEED 7.5 SQ. FT.
2. PROPOSED TOTAL BUSINESS SIGNAGE SHALL NOT EXCEED 36 SQ. FT.
3. ALL SIGNAGE SHALL COMPLY WITH CHAPTER 35-25 OF BAYONNE REVISED GENERAL ORDINANCES.



**A EXISTING EAST ELEVATION**  
1/4" = 1'-0"



**C PROPOSED EAST ELEVATION**  
1/4" = 1'-0"



**B EXISTING WEST ELEVATION**  
1/4" = 1'-0"

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**EXISTING AND PROPOSED ELEVATIONS**

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**A1.3**