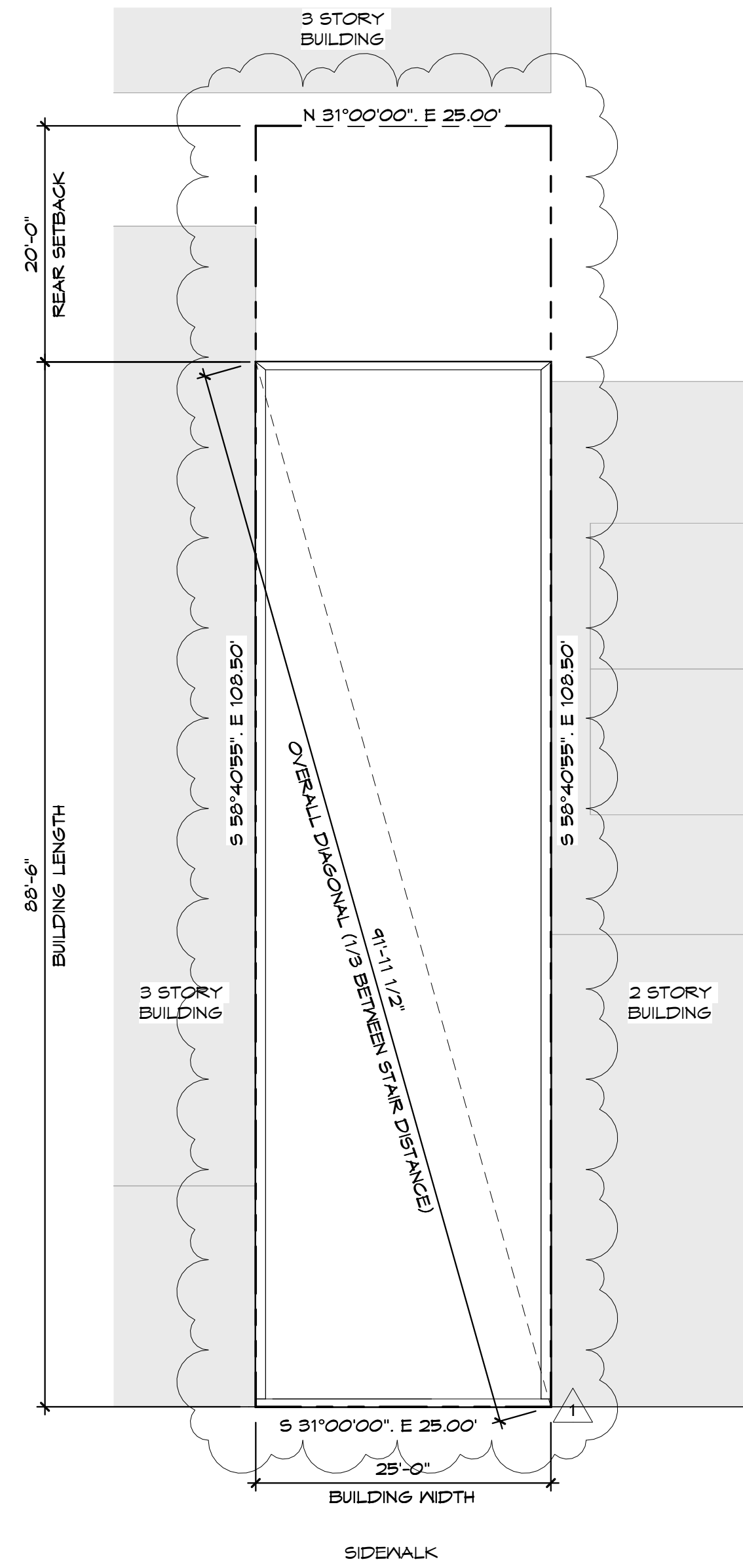


PROPOSED ZONING REQUIREMENTS TABLE ⁽¹⁾

	REQUIRED	PROPOSED	VARIANCE
Minimum Lot Size (sq ft)	n/a	n/a	no
Maximum Lot Size (sq ft)	n/a	2712.5 sq ft	no
Maximum Height (stories/feet)	5 stories / 55 ft	5 stories / 55 ft	no
Minimum Lot Frontage	30 ft	0	yes
Minimum Setback (front/rear/side)	None / 20 ft / 10 ft (if abutting residential)	None / 20 ft / None	no
Maximum Lot Coverage (%)	90%	81%	no
Floor Area Ratio (4.5)	4.5 (12,206 sq ft)	11,514.23 sq ft	no
Off-Street Parking	1 per residential dwelling (8 spaces)	0 spaces	yes

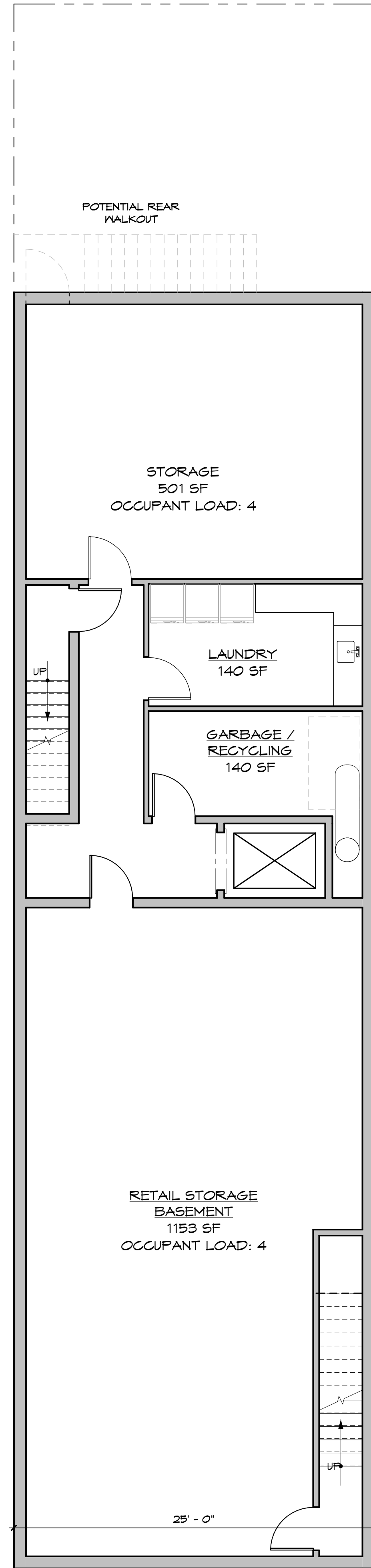
FOOTNOTES
1. Bulk requirements are taken from City of Bayonne 8th Street Station Rehabilitation Area Plan Revised April 24th 2015



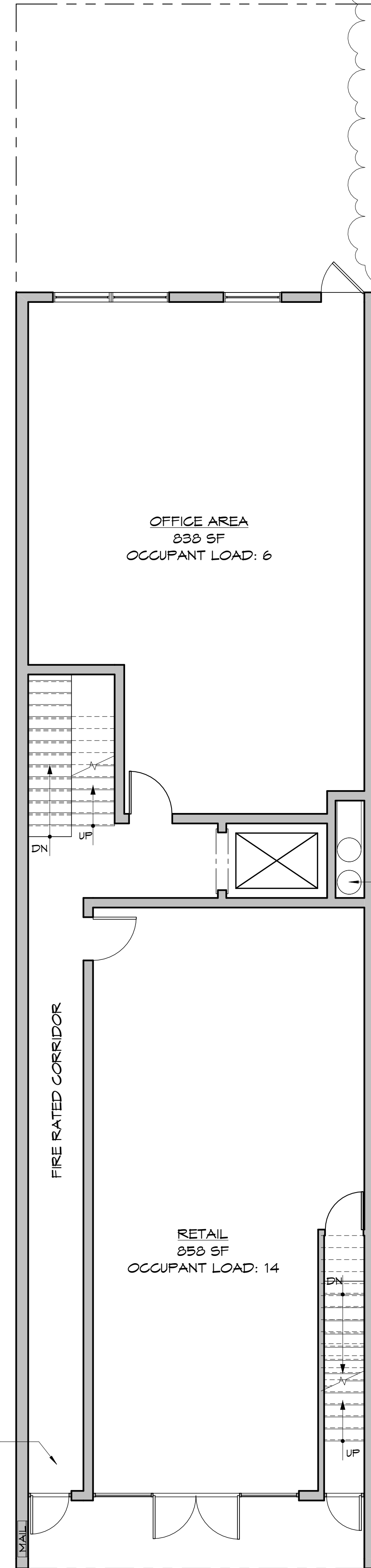
BROADWAY

NOTE:
• BUILDING TO BE CONSTRUCTED WITH NFPA13 SPRINKLER SYSTEM THROUGHOUT ALL FLOORS.
OCCUPANCY:
TOTAL BUILDING:
RETAIL : 18 OCCUPANTS
BUSINESS: 6
APARTMENTS: 40

1 SITE ANALYSIS
A.1 SCALE: 3/32" = 1'-0"



2 BASEMENT
A.1 SCALE: 3/16" = 1'-0"
0' 5' 10' 15'



3 FIRST FLOOR
A.1 SCALE: 3/16" = 1'-0"
0' 5' 10' 15'

BOARD APPROVAL SIGNATURES
APPROVED BY THE DIVISION OF PLANNING, ZONING AND DEVELOPMENT IN THE CITY OF BAYONNE

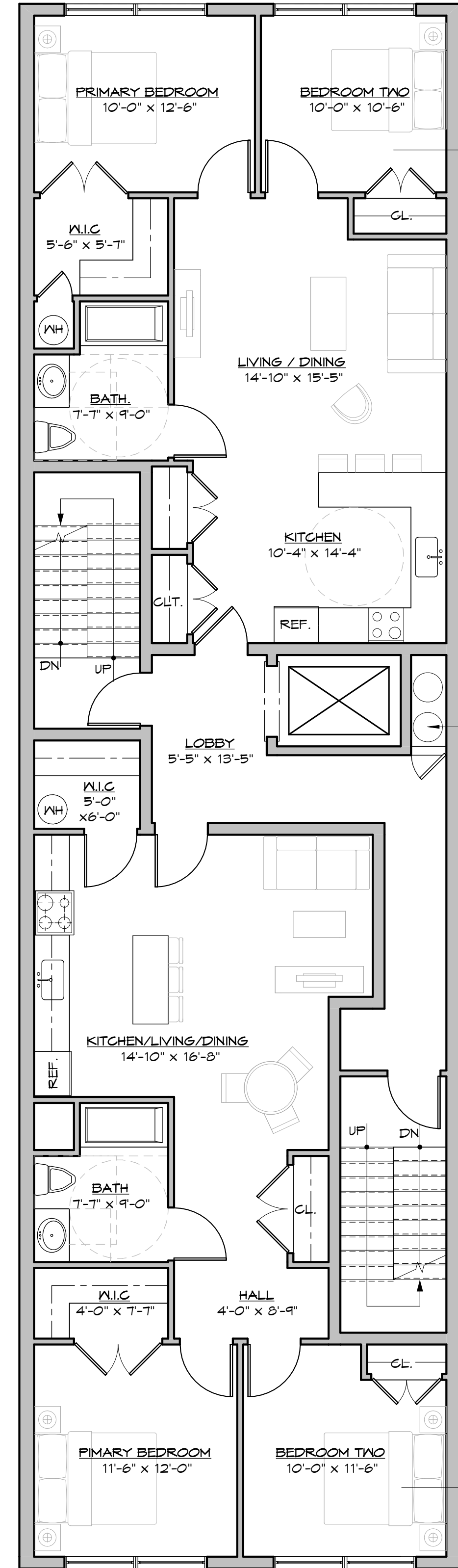
CHAIRMAN _____ / 2025

SECRETARY _____ / 2025

APPROVED BY THE BOROUGH ENGINEER OF THE CITY OF BAYONNE

CITY ENGINEER _____ / 2025

OWNER & APPLICANT
317 BROADWAY BAYONNE, LLC.
148 EAST 5TH STREET
BUILDING 7A
BAYONNE, NJ 07002



4 SECOND-FIFTH FLOOR
A.1 SCALE: 3/16" = 1'-0"
0' 5' 10' 15'

ZAMPOLIN & ASSOCIATES
ARCHITECTS

(201)-358-1166 ZAMPOLIN.COM
187 FAIRVIEW AVE. WESTWOOD, NJ 07675

ROBERT E. ZAMPOLIN, A.I.A.
ARCHITECT

NJ	08185	MD	10038
CA	C 25424	NH	2561
CT	AR-1008181	NY	023710
DE	85-0005480	OH	10361
FL	AR-92829	PA	RA-013461-B
IL	001-013341	VA	13321
IN	AR10000271	VT	2438
MA	9115		

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REVISIONS		
DATE	REV. NO.	DESCRIPTION
8/17/2025	1	PLANNING / ZONING COMMENTS

PROPOSED APARTMENT BUILDING

PROJECT:
317 BROADWAY BAYONNE, LLC.

CITY OF BAYONNE, NJ

DRAWN BY:	A.L.Z.
REVIEWED BY:	R.E.Z.
PROJECT NUMBER:	23-029
SCHEMATIC SET	DATE: 7-31-24
PROGRESS SET	DATE: 1-20-25
CITY BOARD SET	DATE: 1-29-25
BID SET	DATE:
PERMIT SET	DATE: 4-2-25
RECORD SET	DATE:

SITE AND FLOOR PLANS

DRAWING NO.
A.1

8/17/2025 2:37:37 PM

