937 BROADWAY, BAYONNE, NJ

PLANNING BOARD PRESENTATION

6 STORIES

13 OCTOBER 2026



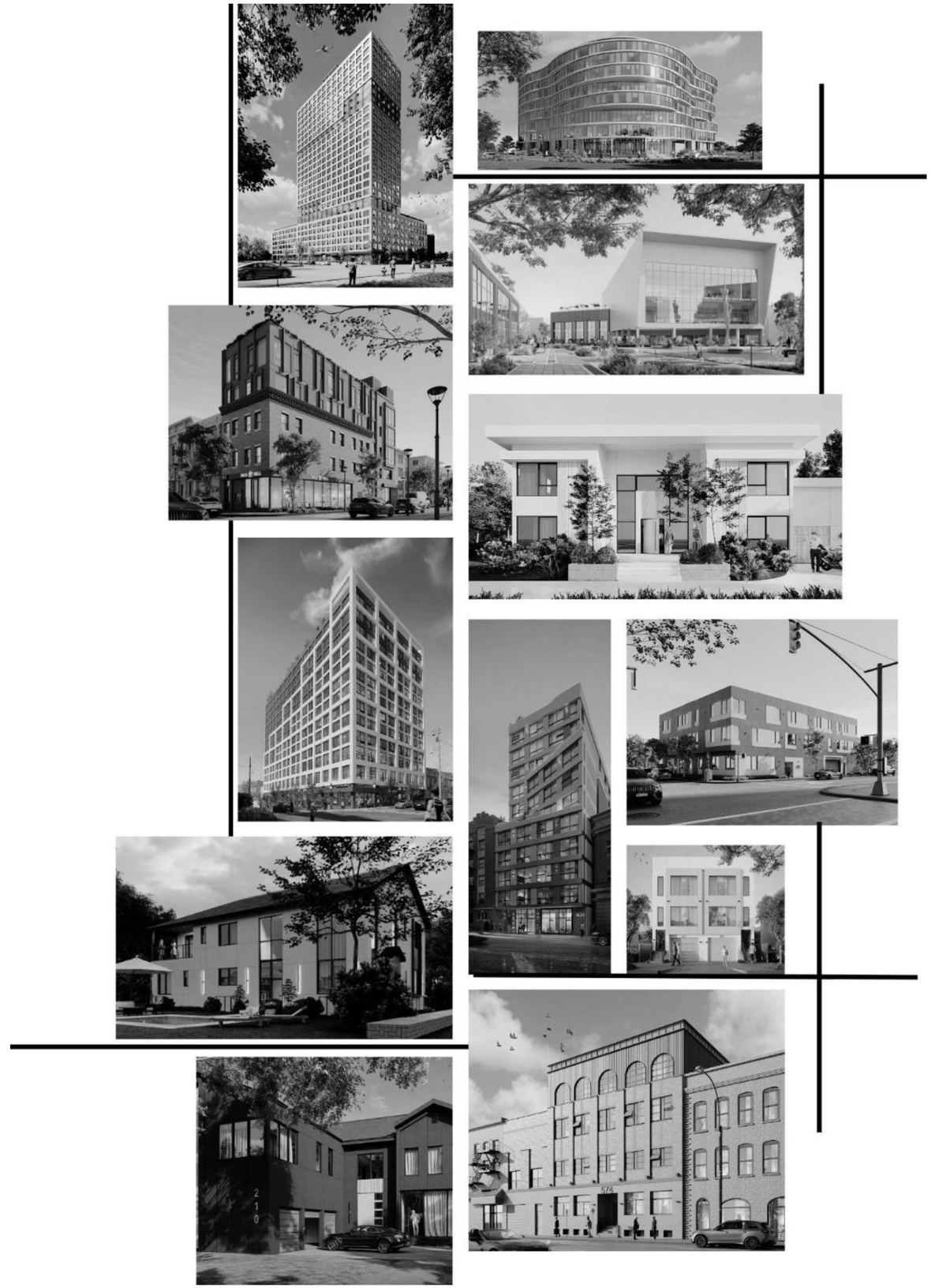
EG

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At Emara Ghobrial Architects (EG Architects), our passion is crafting contemporary architectural marvels inspired by art, history, and context, while championing sustainable technologies and innovative materials. Based in New Jersey, USA, our partnership specializes in architecture, urban design, planning, and interior design services, delivering exceptional designs and meticulous project management. Our firm embodies an ethos of open-mindedness and collaboration. With years of experience and multi-state licenses, our leaders approach each project without preconceptions, seeking unconventional collaborations with those who share our curiosity and adventurous spirit.

At EG Architects, we strive to transcend boundaries, integrating cultural, civic, environmental, and economic influences into our designs. We are driven not only by creativity and innovation but also by a steadfast commitment to economic discipline. We understand the significance of delivering projects on budget and on time without compromising on quality.

Ahmed and Efram



937 BROADWAY, BAYONNE, NJ

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ARCHITECTS

EXISTING SITE LOCATION

AERIAL

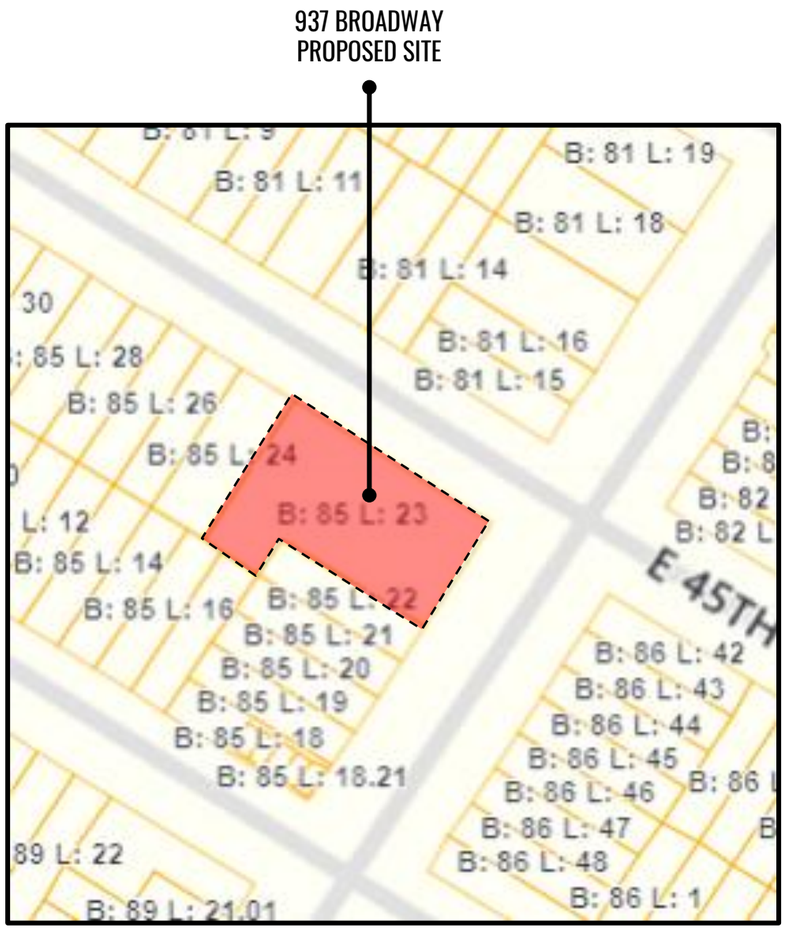
EXISTING SITE LOCATION

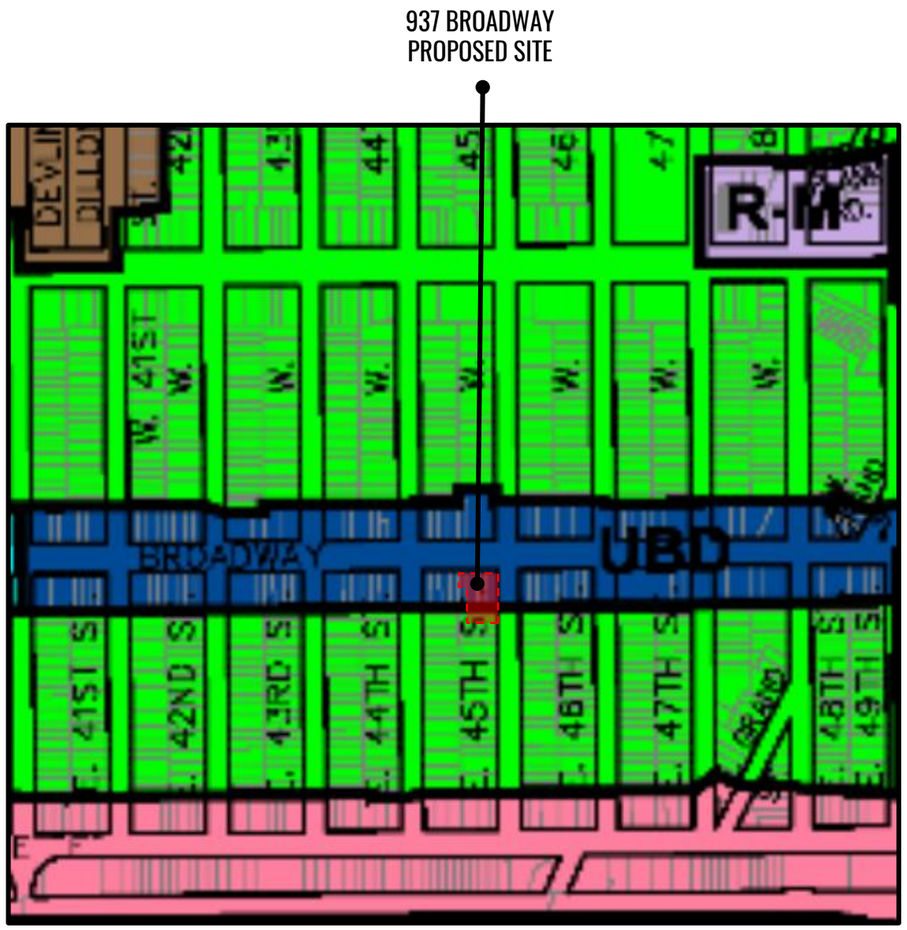
AERIAL





EXISTING SITE LOCATION





ZONE DESIGNATIONS

	R-1	Single Family Residential District
	R-2	Detached/Attached Residential District
	R-3	Medium Density Residential District
	R-M	High Density Residential District
	WD	Waterfront Development District
	WR	Waterfront Recreational District
	C-1	Neighborhood Commercial District
	C-2	Community Commercial District
	CBD	Central Business District
	ORS	Office/Retail Service District
	UBD	Uptown Business District
	H-C	Highway Commercial/Selected Light Industrial District
	H-1	Hospital Zone District
	TDD	Transit Development District
	TDO	Transit Development Overlay District
	IL-A	Light Industrial District - A
	IL-B	Light Industrial District - B
	I-H	Heavy Industrial District
	BMHO	Bayonne Metropolitan Harbor District

ADDRESS	BLOCK/LOT	ZONING	MAX HEIGHT	SITE AREA
937 BROADWAY, BAYONNE, NJ	BLOCK 85 / LOT 23	ZONE (UBD)	9 STORIES / 115 FEET	11,250 SF

PROPERTY SUMMARY

PROPOSED BUILDING AERIAL SHOT



EG

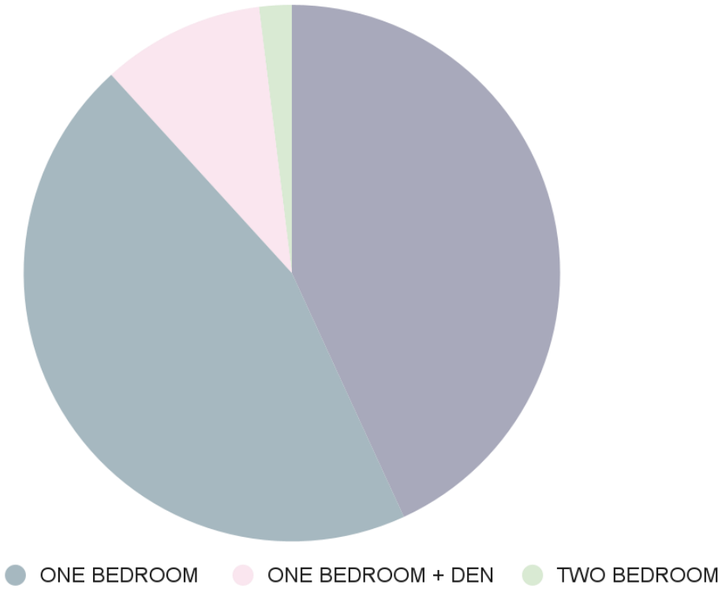


PROJECT INFORMATION

UNIT MIX

Minimum residential floor area:

- Studio: 450 square feet per unit.
- One-Bedroom: 650 square feet per unit.
- Two-Bedroom: 800 square feet per unit.
    - No apartments with more than three bedrooms are permitted.
    - No more than 70% of units shall have the same number of bedrooms per building.
    - No more than 45% of units shall be studio apartments.
    - All bedrooms shall have one exterior window as a natural source of light.
    - Each unit shall contain basic amenities such as washer dryer unit and cable television utility services.
    - Dens are permitted in one- and two-bedroom units



UNIT TYPE	SECOND	THIRD	FOURTH	FIFTH	SIXTH	TOTAL UNIT COUNT	PERCENTAGE
STUDIO	2	5	5	5	5	22	43.13%
ONE BEDROOM	3	5	5	5	5	23	45.09%
ONE BEDROOM + DEN	1	1	1	1	1	5	9.80%
TWO BEDROOM	1	0	0	0	0	1	1.96%
TOTAL	7	11	11	11	11	51	100%

GROSS BUILDING SQUARE FOOTAGE	
LEVEL	**AREA**
CELLAR	11,147.92 SF
FIRST FLOOR	10,982.16 SF
SECOND FLOOR	10143.84 SF
TYPICAL FLOOR (THIRD - SIXTH)	7,988.88 SF PER FLOOR 31,955.52 SF TOTAL
ROOF	526 SF
TOTAL	64,755.40 SF

PROJECT INFORMATION

UNIT MIX

Minimum Number of Off-Street Parking Spaces.

Vehicle parking:

- Residential: 1.0 space / dwelling unit
- Commercial: The first 2,000 square feet gross floor area of any commercial space shall be exempt from providing parking spaces. Any commercial space with gross floor area of greater than 2,000 square feet shall provide a minimum of 1.0 space / 1,000 square feet. Any fraction shall be rounded up to the nearest whole number.
- Handicapped designated parking shall be provided in accordance with the Americans with Disabilities Act (ADA).
- Electric vehicle parking space: Provision of electric vehicle parking spaces shall be in accordance with State of New Jersey regulations.

Bicycle Parking:

- For residential uses: 0.50 spaces per unit, minimum.

UNIT TYPE	TOTAL UNIT COUNT	PERCENTAGE
STUDIO	22	43.13%
ONE BEDROOM	23	45.09%
ONE BEDROOM + DEN	5	9.80%
TWO BEDROOM	1	1.96%
TOTAL	51	100%

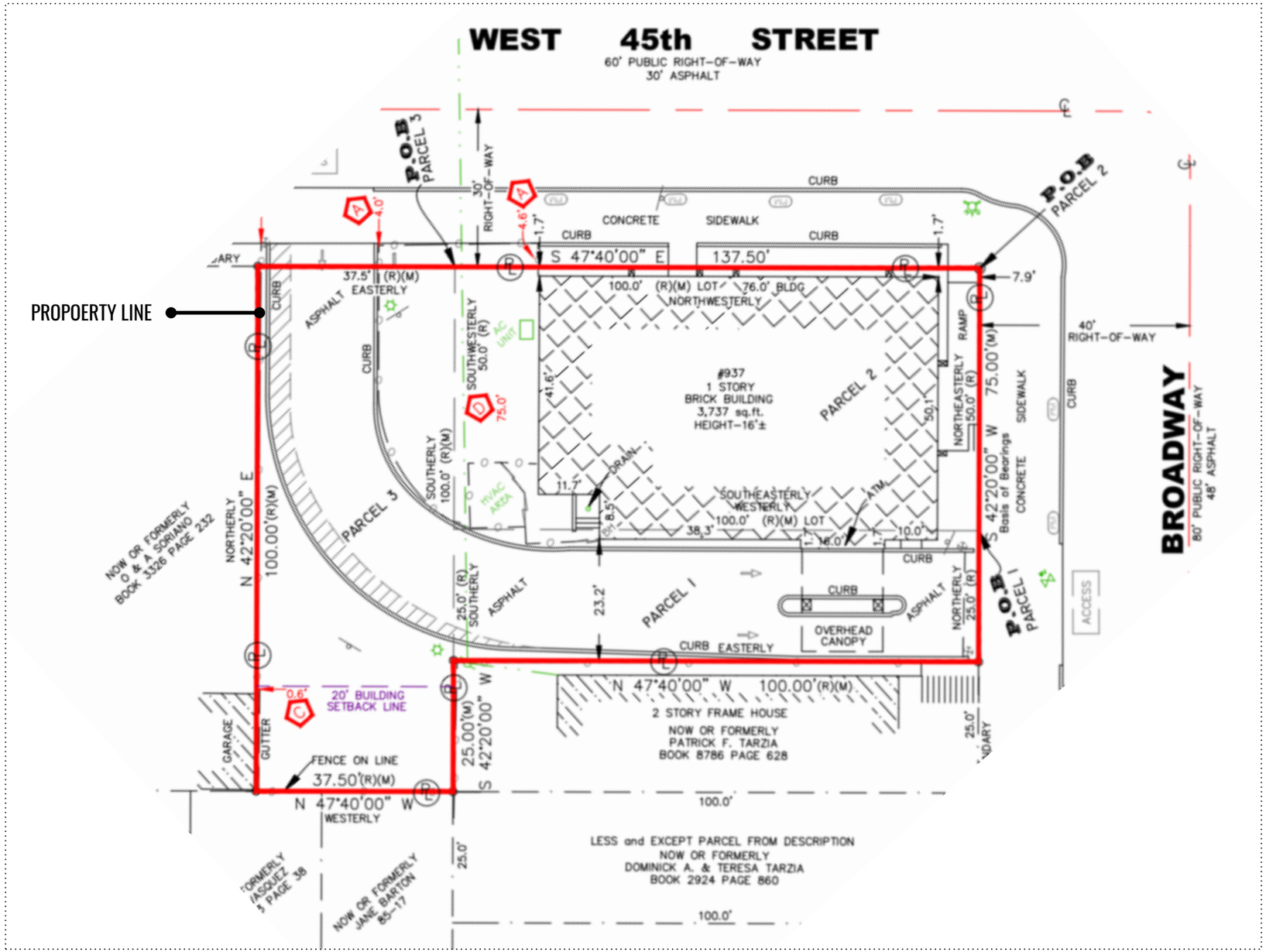
TOTAL CAR PARKING SPOTS	
REQUIRED	51
PROPOSED	51

ADA CAR PARKING SPOTS	
REQUIRED	3
PROPOSED	3

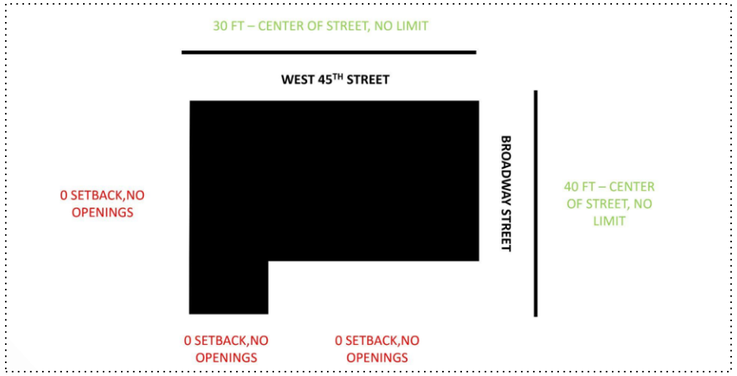
TOTAL BIKE PARKING SPOTS	
REQUIRED	26
PROPOSED	30

PROJECT INFORMATION

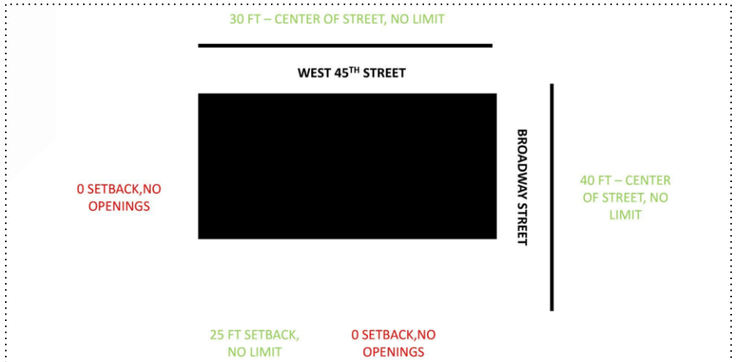
OPENING PERCENTAGE STUDY



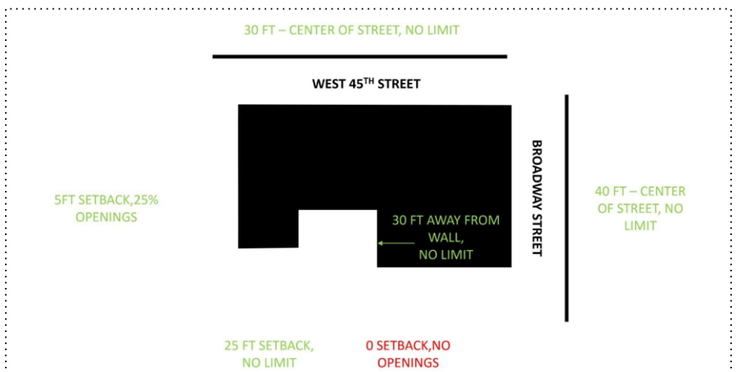
SITE PLAN (SURVEY)



FIRST FLOOR PLAN



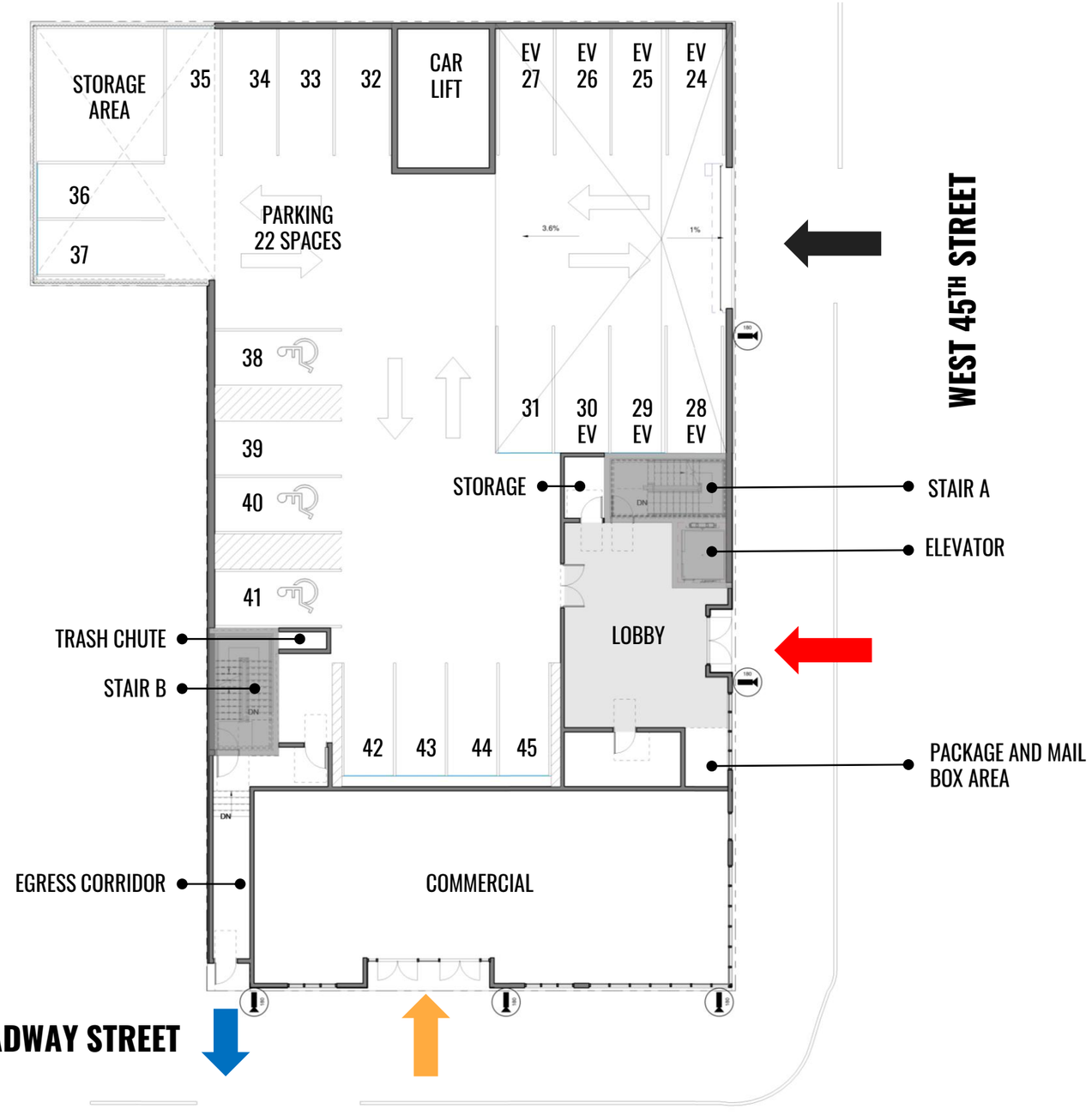
SECOND FLOOR PLAN



TYPICAL FLOOR PLAN

PROJECT INFORMATION

SITE PLAN

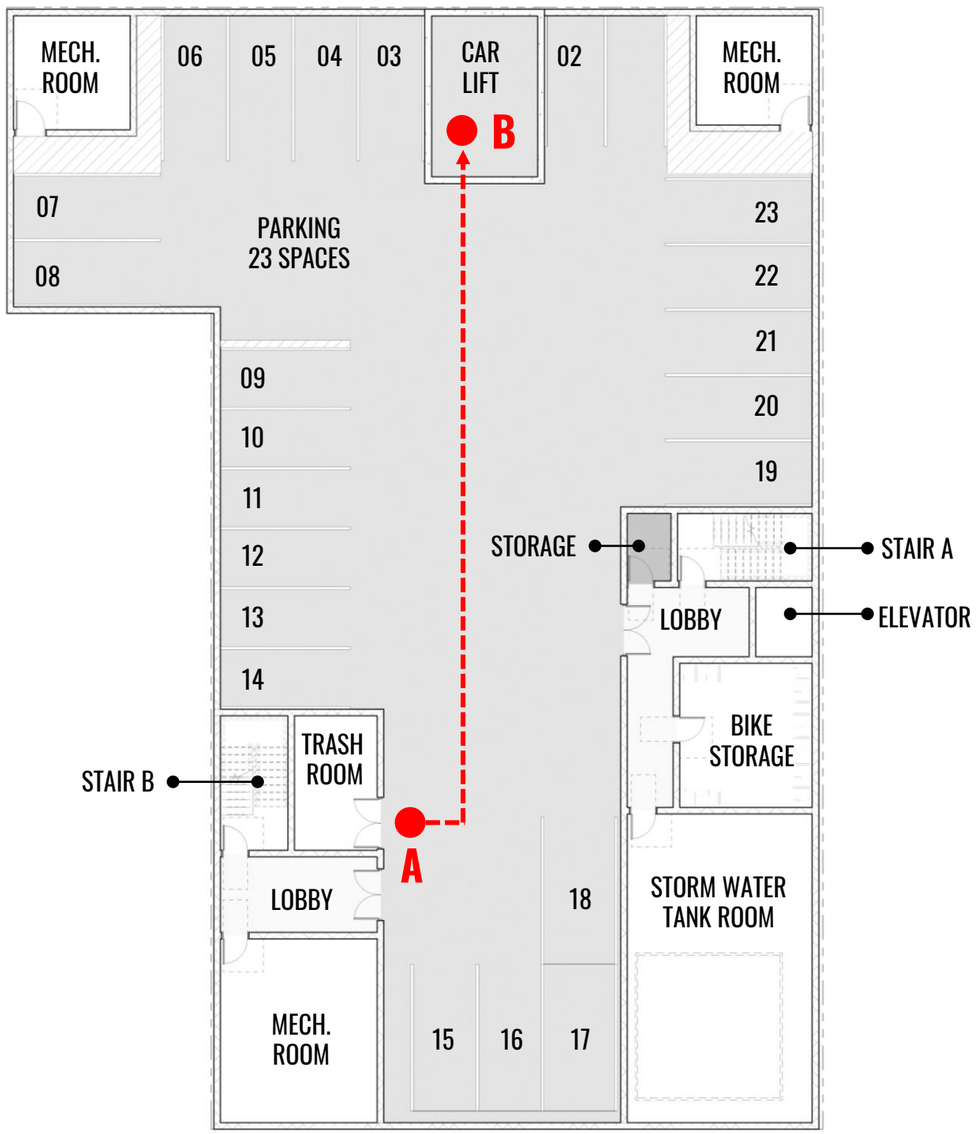


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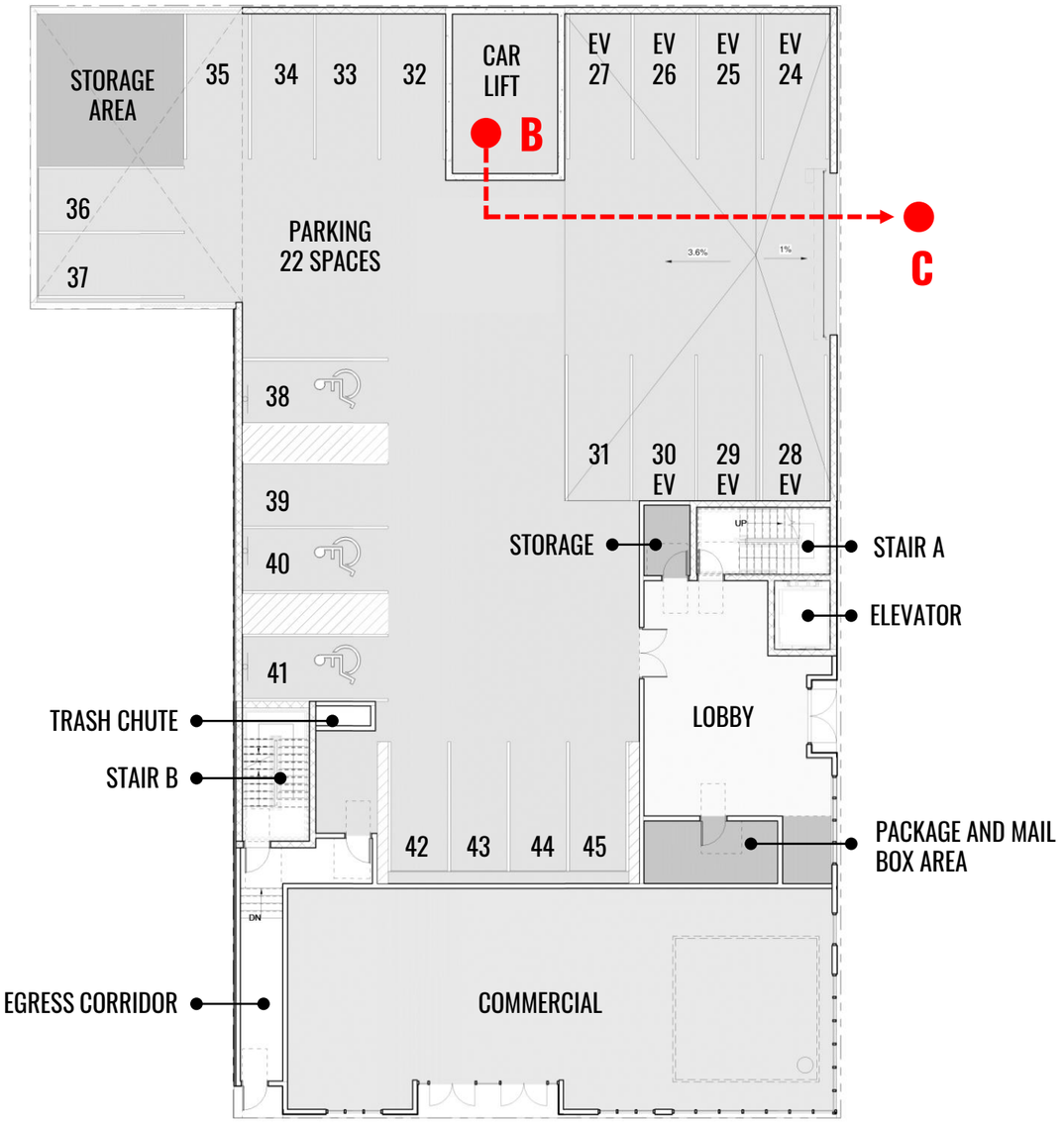
- COMMERTIAL ENTRY
- CAR ENTRY
- EGRESS EXIT
- RESIDENTIAL ENTRY

PROJECT INFORMATION

TRASH REFUSAL PATH



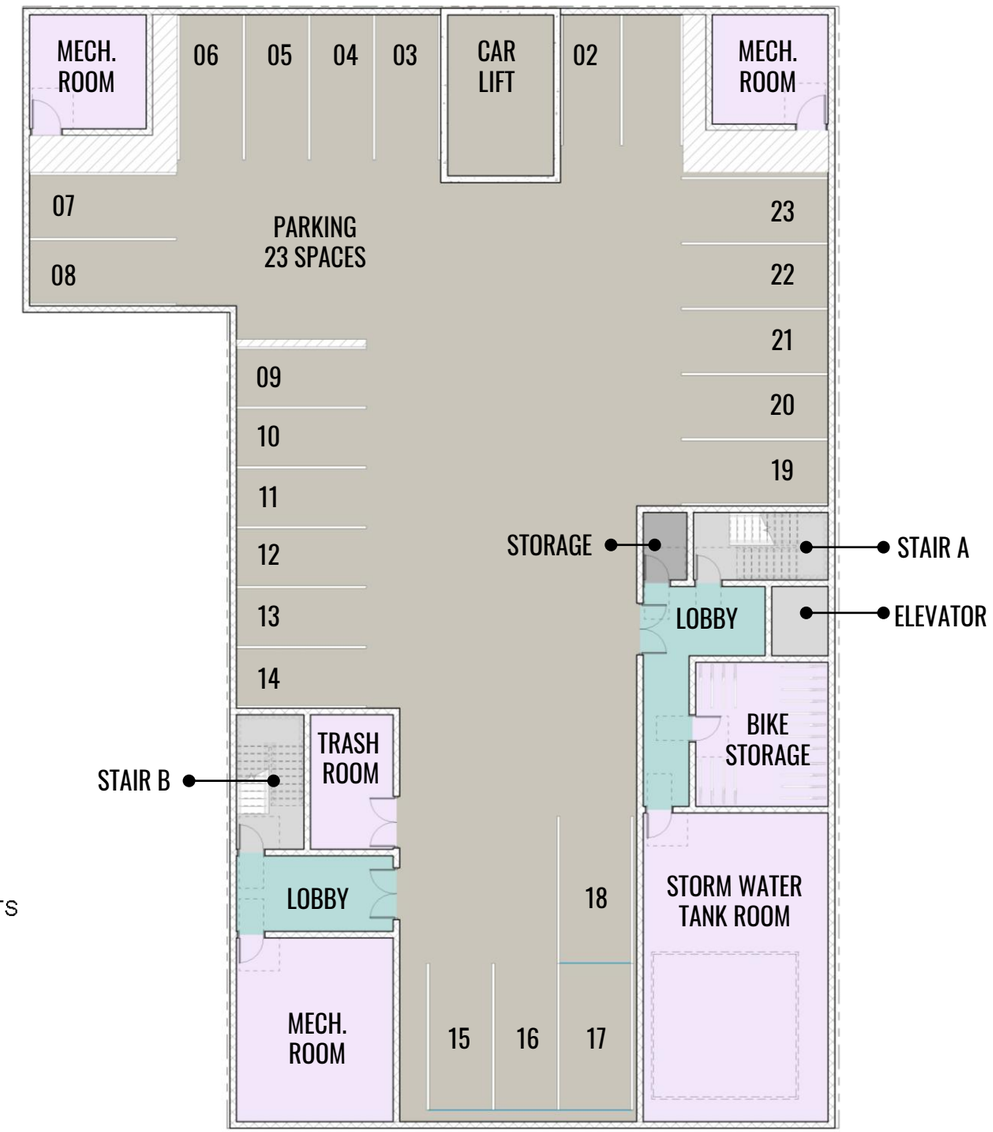
CELLAR FLOOR PLAN



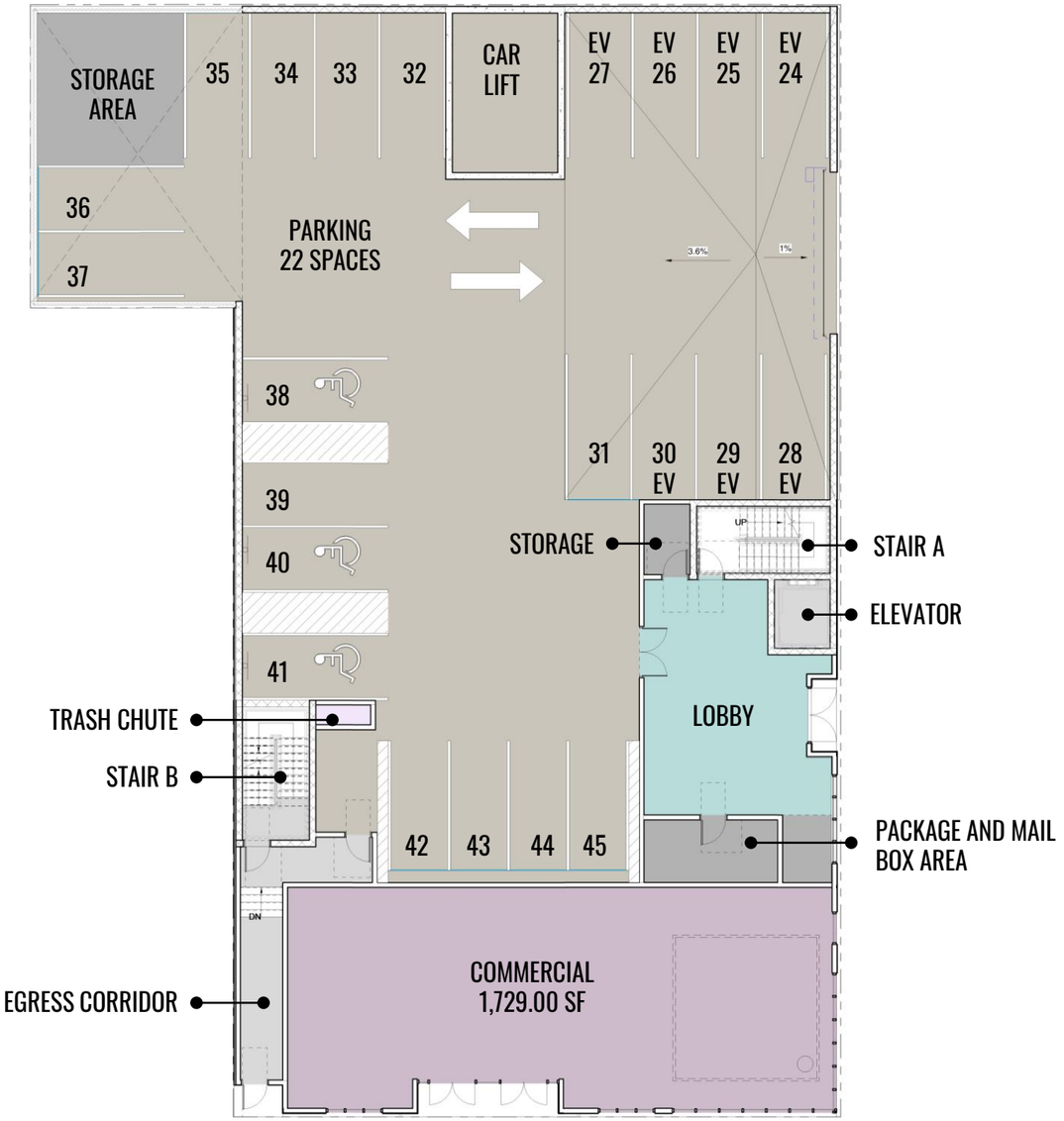
FIRST FLOOR PLAN

PROJECT INFORMATION

GROSS AREA FLOOR PLANS



CELLAR FLOOR PLAN



FIRST FLOOR PLAN

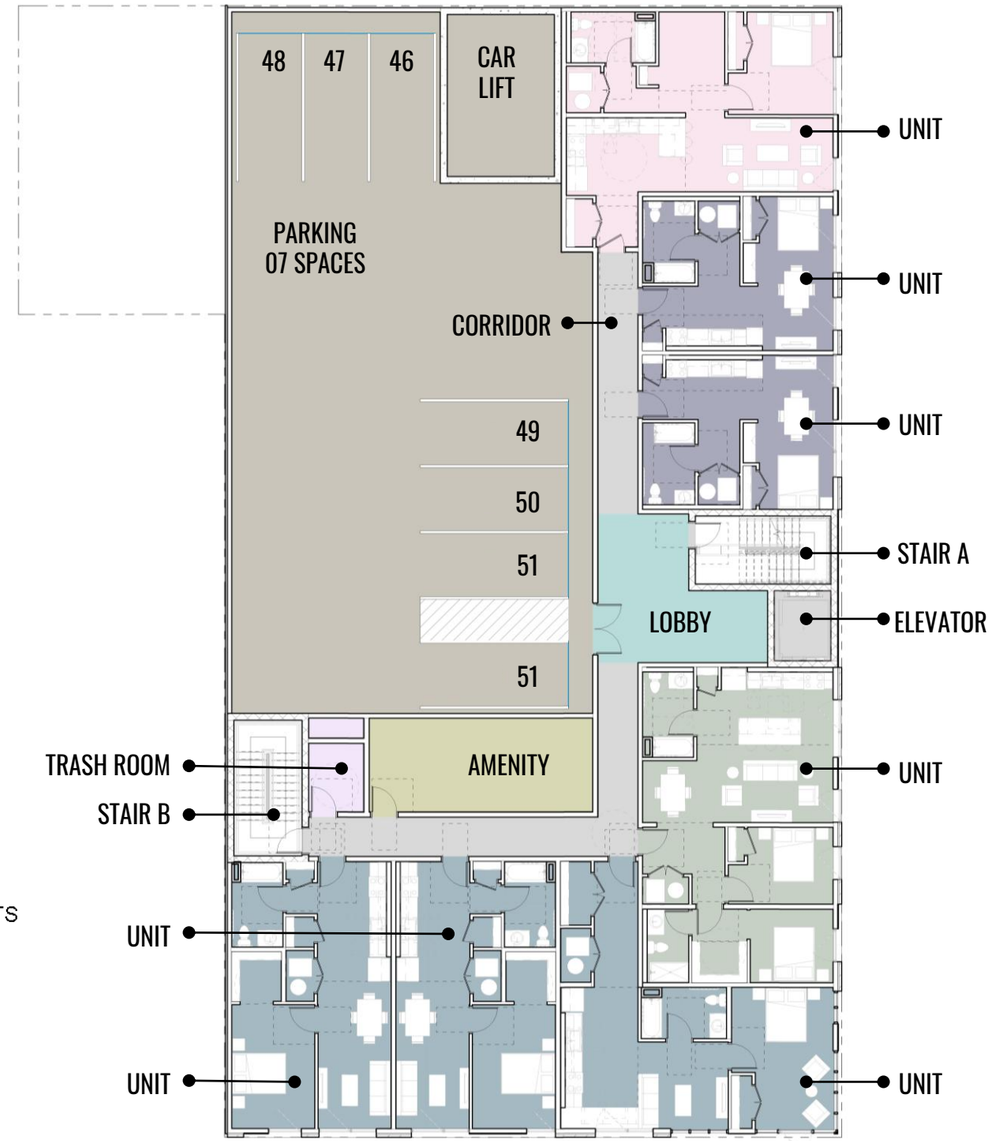
DWELLING UNITS

- AMENITY
- CIRCULATION
- LOBBY
- PARKING
- ONE BEDROOM + DEN
- STUDIO
- ONE BEDROOM
- TWO BEDROOM
- UTILITY

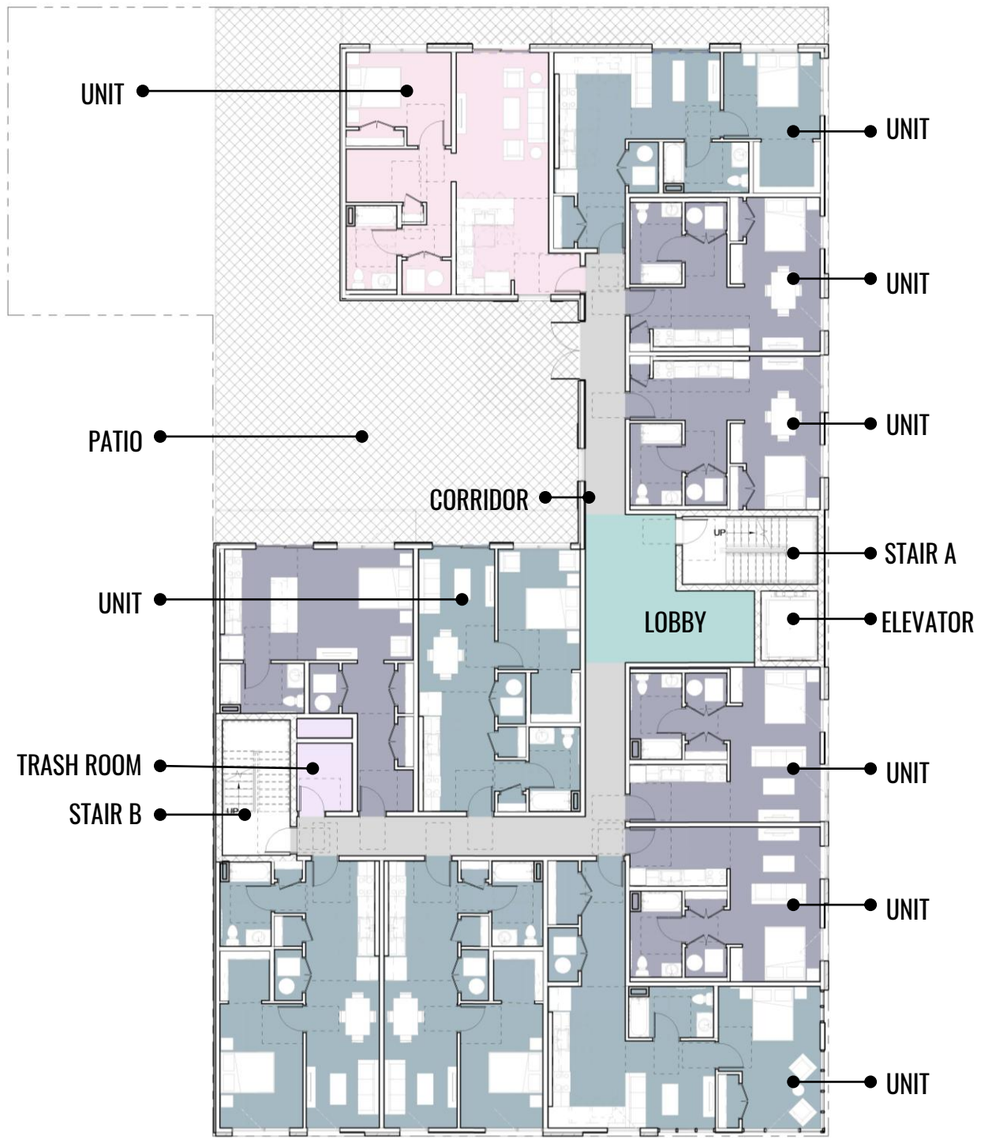

BAYONA
SIGNAGE

PROJECT INFORMATION

GROSS AREA FLOOR PLANS



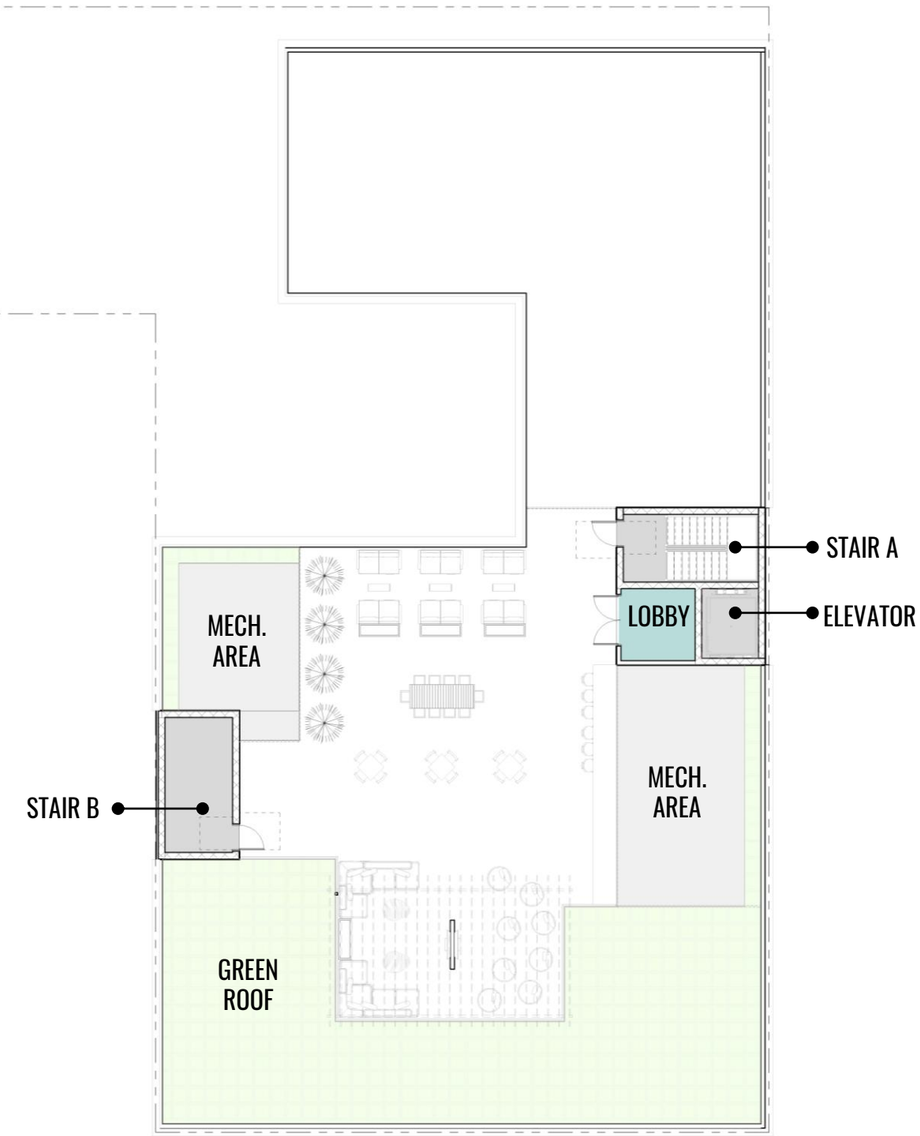
SECOND FLOOR PLAN



TYPICAL FLOOR PLAN

PROJECT INFORMATION

GROSS AREA FLOOR PLANS



DWELLING UNITS

- AMENITY
- CIRCULATION
- LOBBY
- PARKING
- ONE BEDROOM + DEN
- STUDIO
- ONE BEDROOM
- TWO BEDROOM
- UTILITY

ROOF FLOOR PLAN

EG

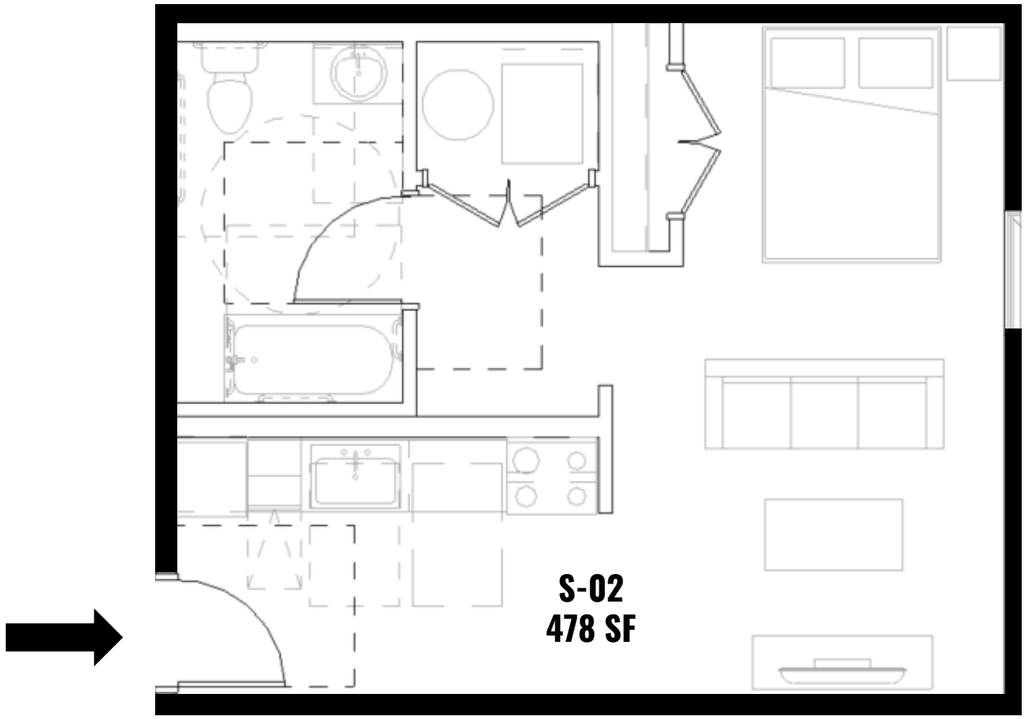


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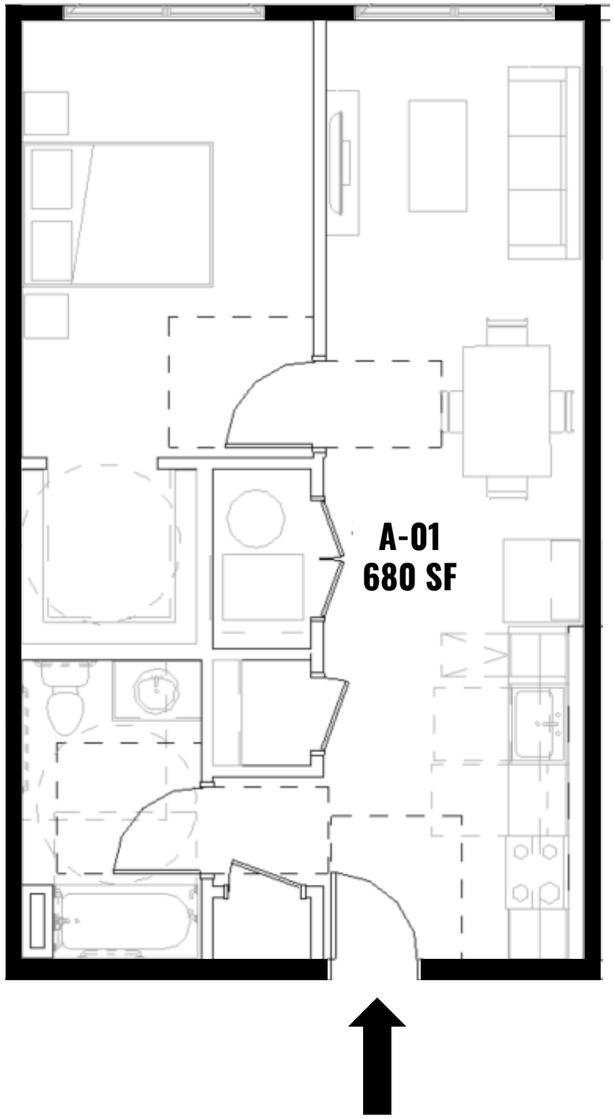
EMARA GHOBRIAL
ARCHITECTS

PROJECT INFORMATION

SAMPLE LAYOUT PLANS



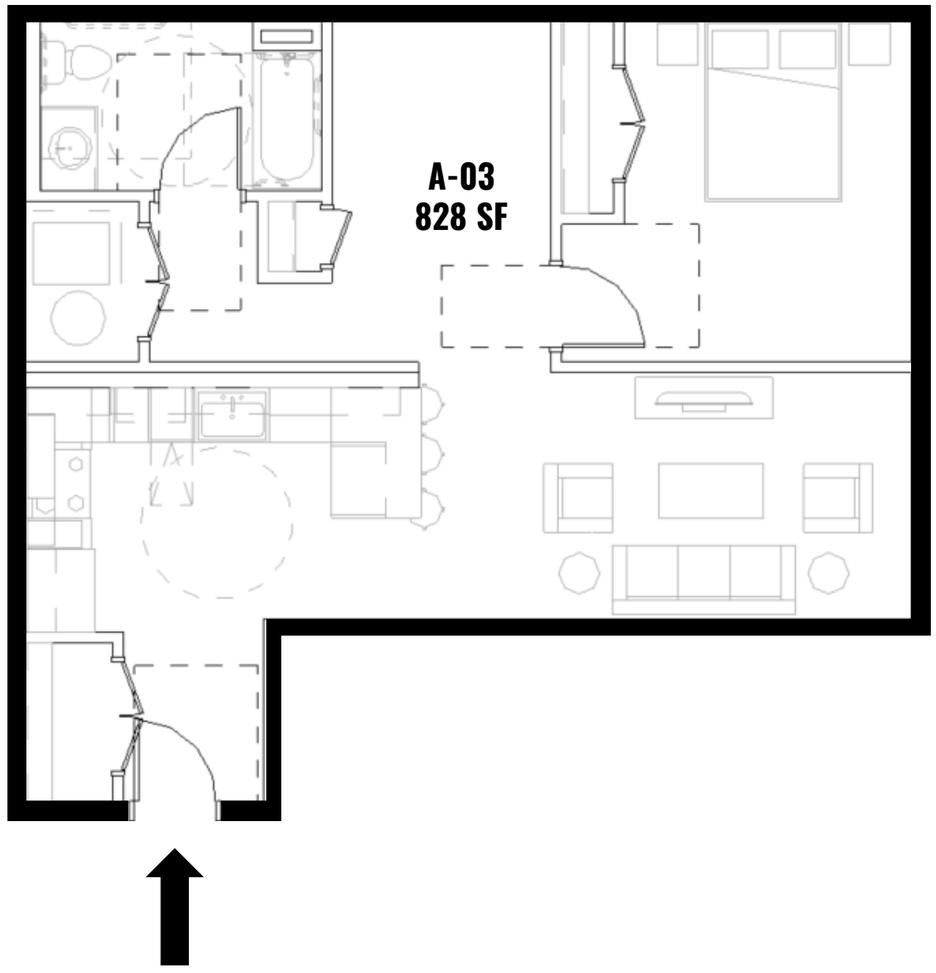
STUDIO APARTMENT



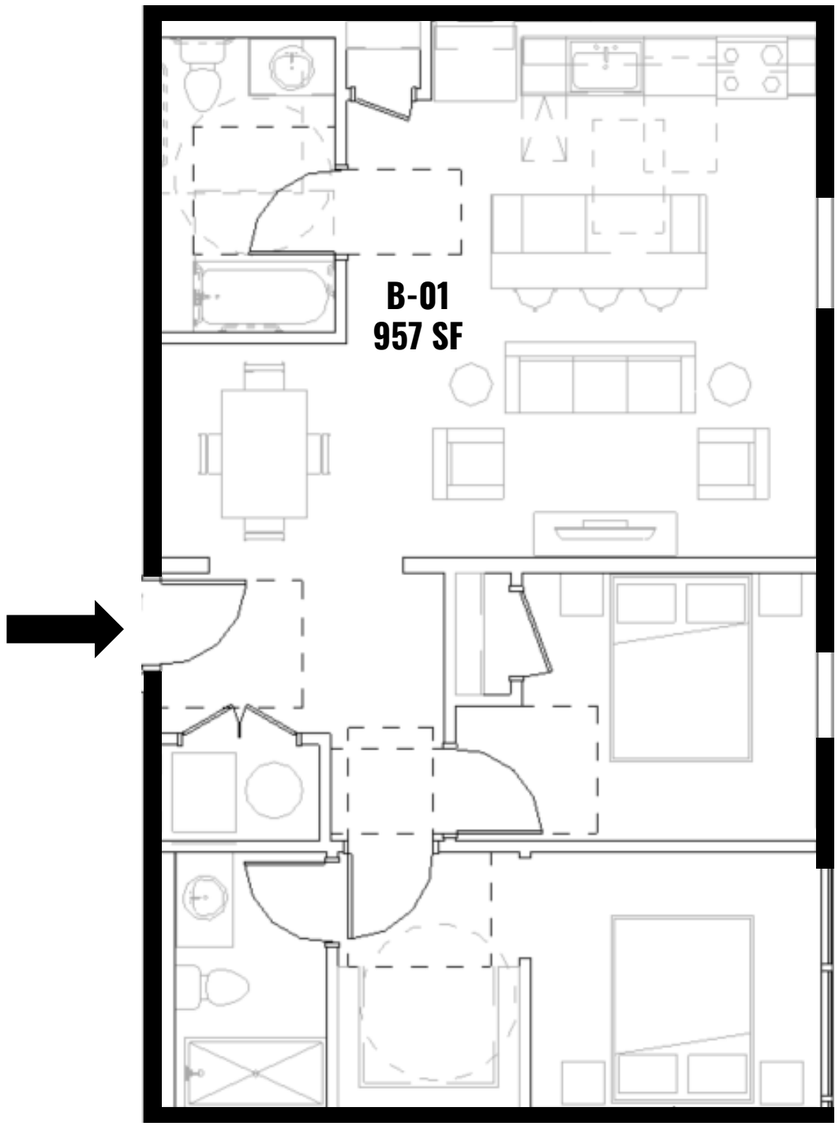
ONE BEDROOM APARTMENT

PROJECT INFORMATION

SAMPLE LAYOUT PLANS



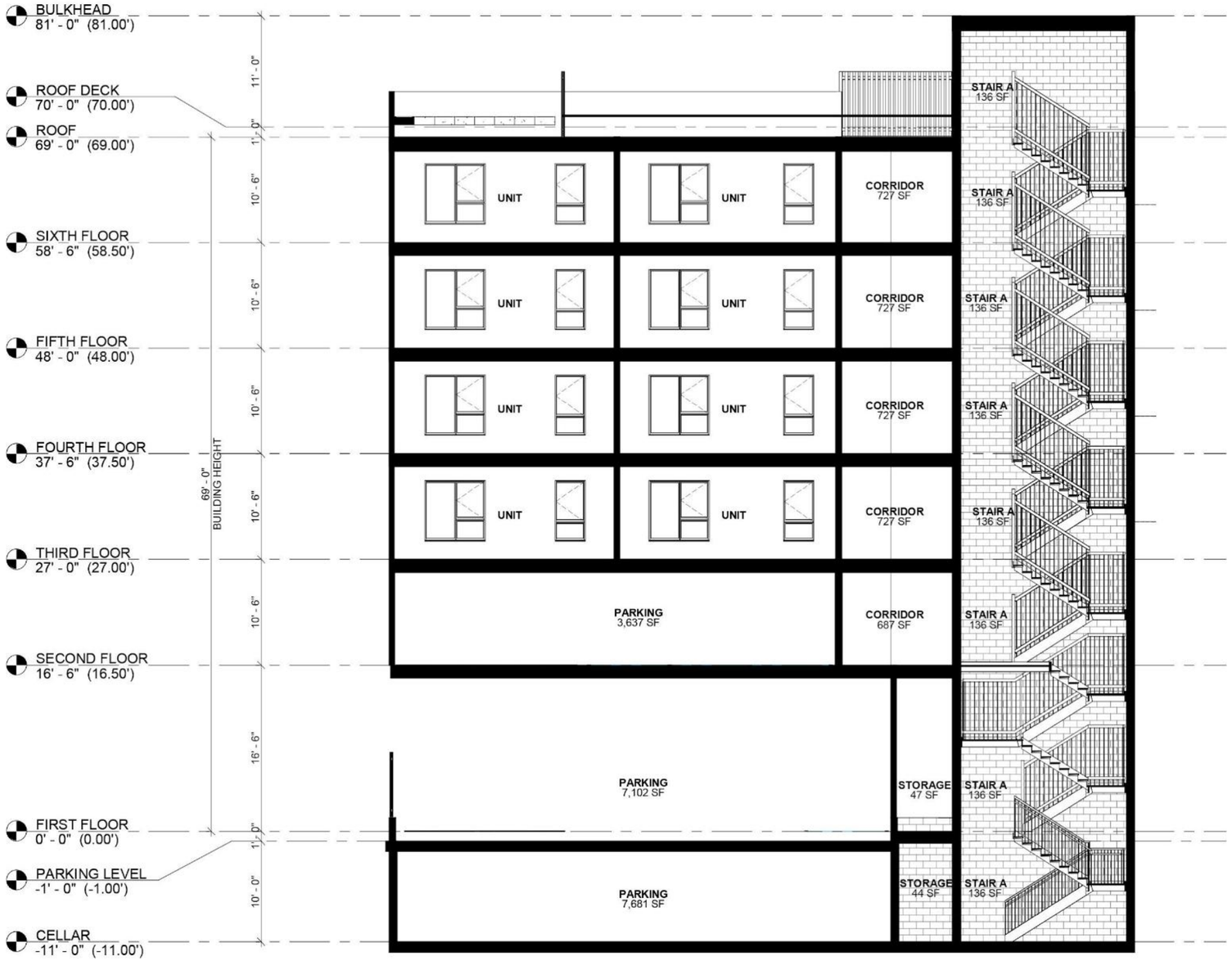
ONE BEDROOM + DEN APARTMENT



TWO BEDROOM APARTMENT

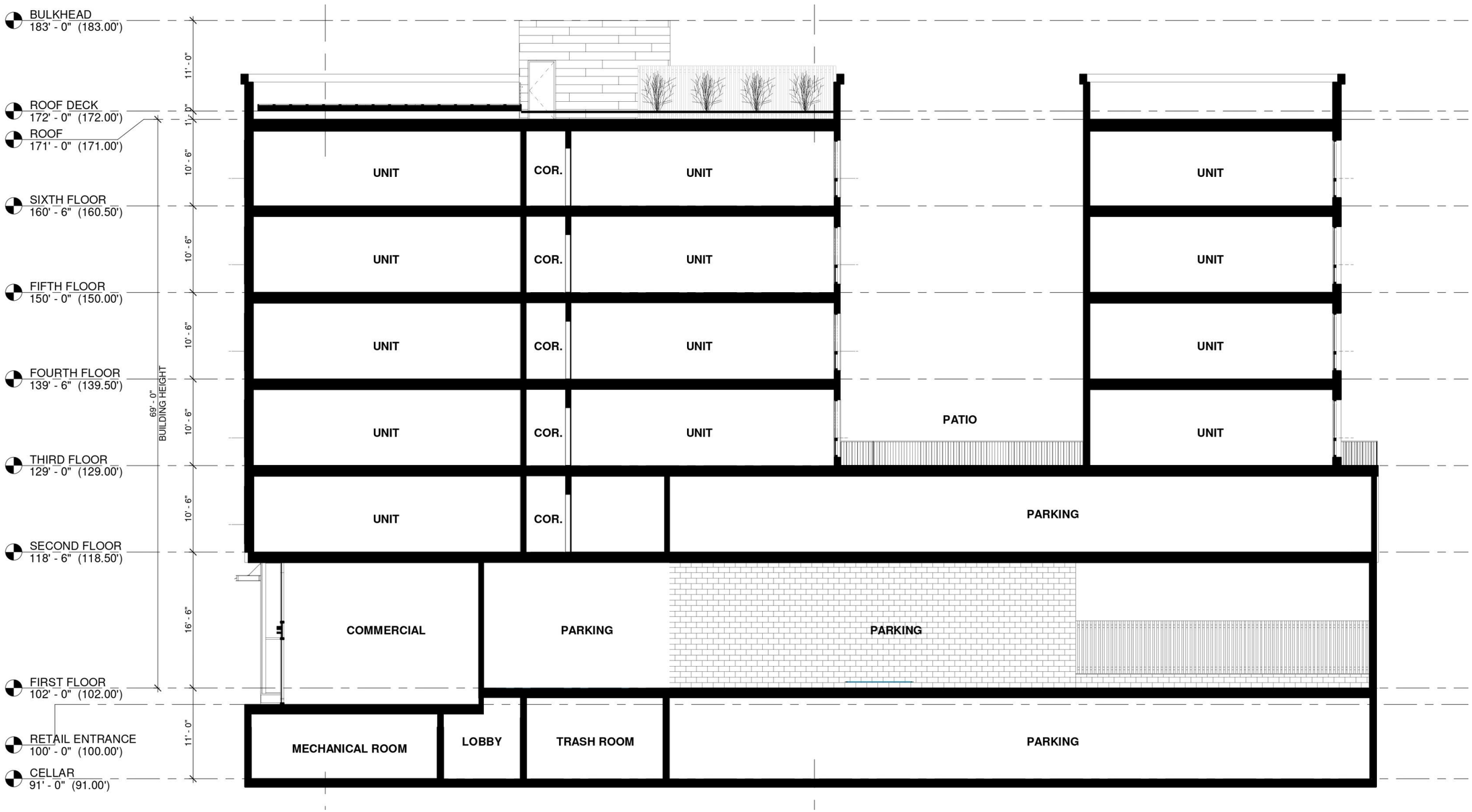
PROJECT INFORMATION

SECTIONS



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SECTIONS



EG



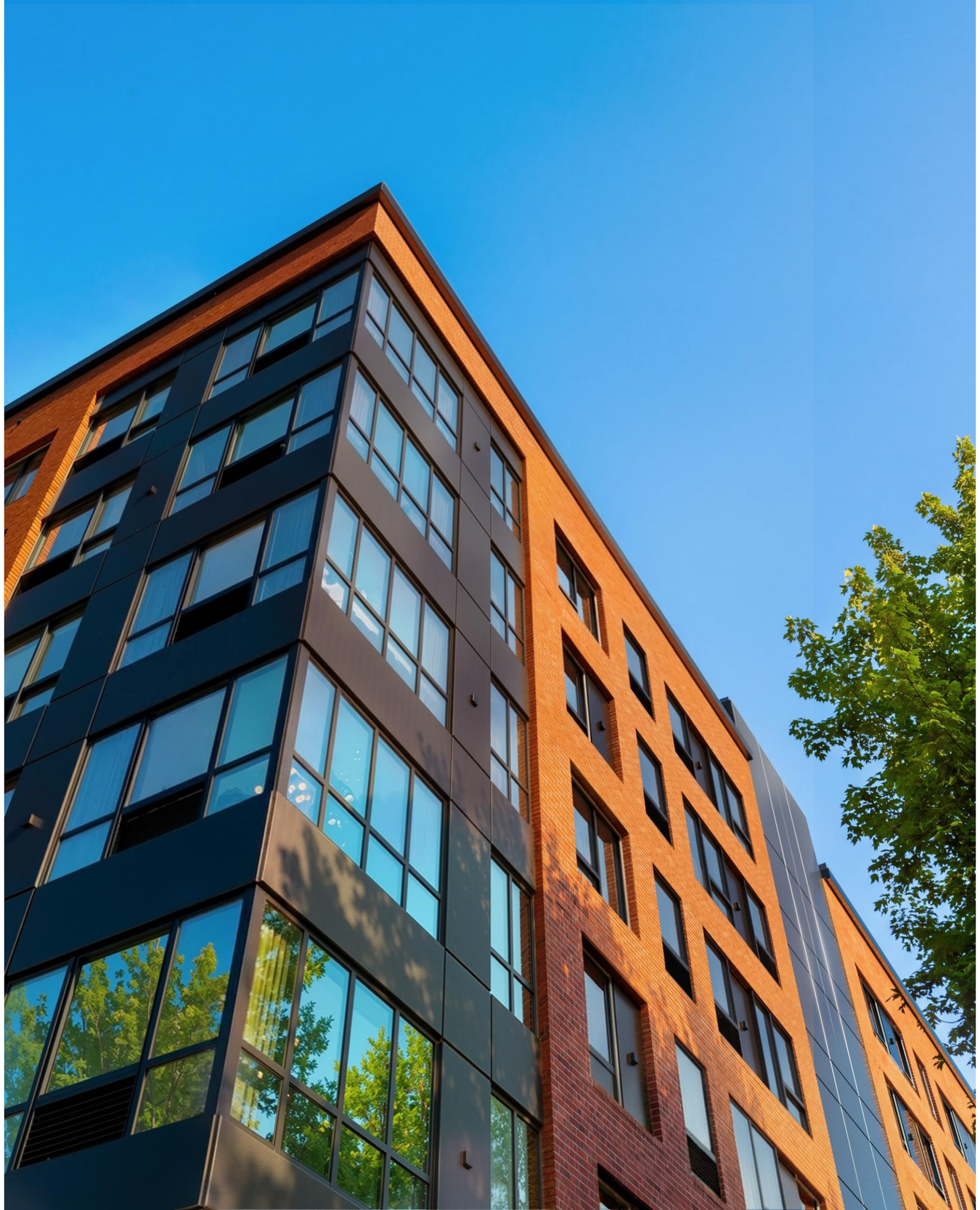
PROJECT INFORMATION

ELEVATIONS



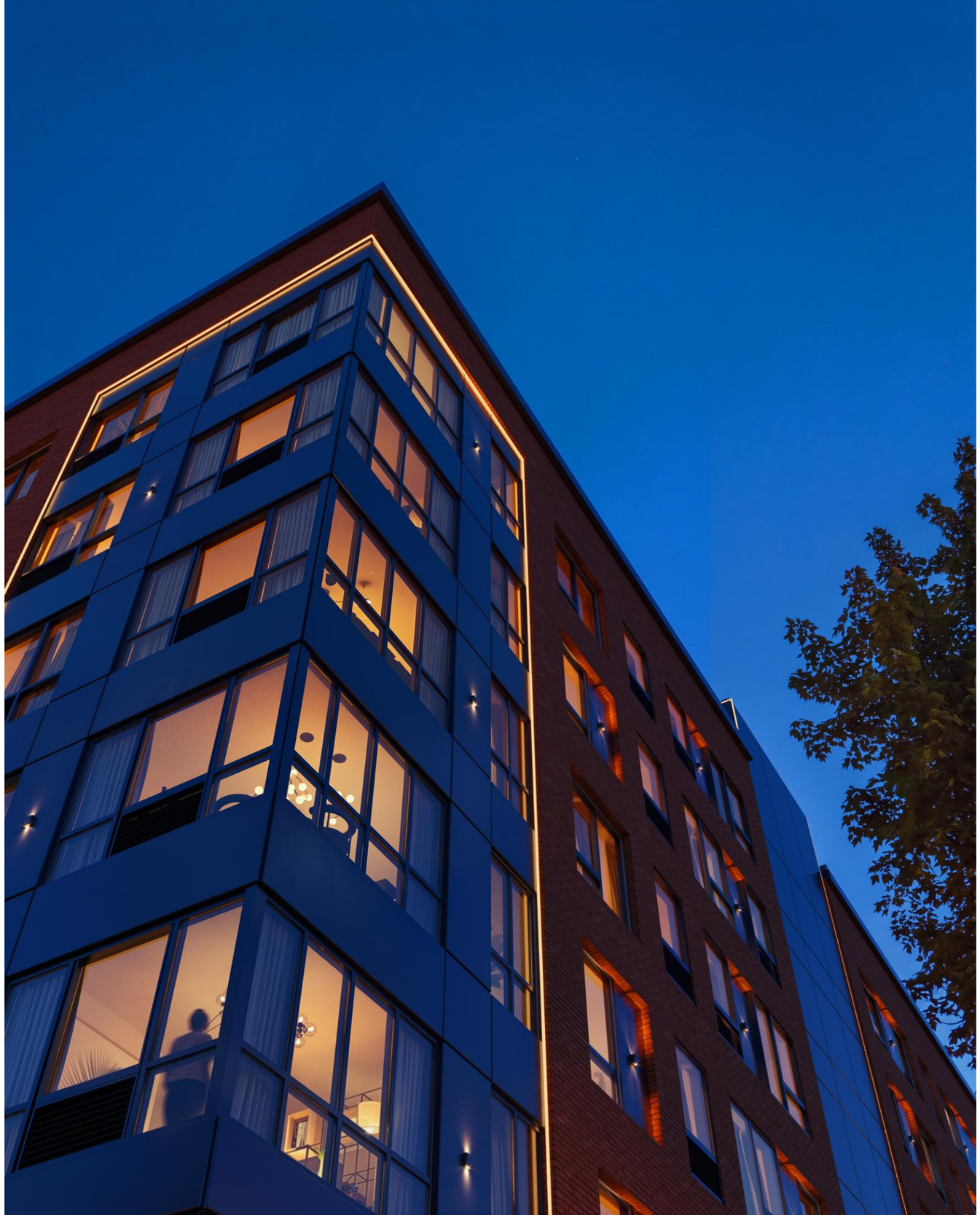
PROJECT RENDERINGS

PERSPECTIVE (DAY)



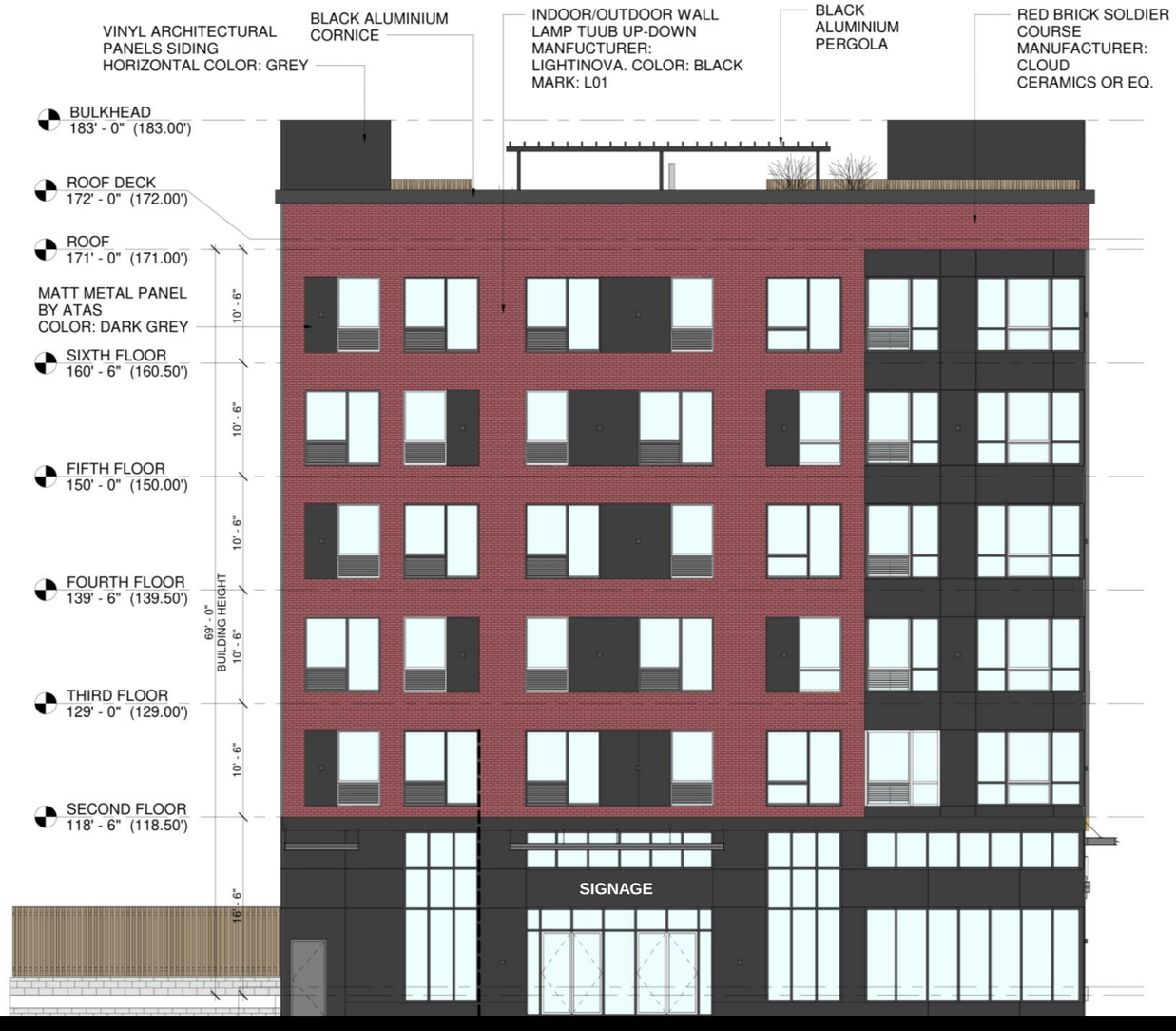
PROJECT RENDERINGS

PERSPECTIVE (NIGHT)



PROJECT INFORMATION

ELEVATIONS



PROJECT RENDERINGS

ELEVATION



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THANK YOU



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