



MEMO TO: City of Bayonne
Planning Board

FROM: Greg A. Valesi, P.E., C.M.E. ^{GAV}
City Engineer's Office

DATE: April 28, 2026

RE: **Zara Realty, LLC (Mohammad Chaudhry)**
Preliminary and Final Major Site Plan
Report #1
Block 283, Lot 23.01
7 West 8th Street
Bayonne, New Jersey
Our File: PBYP0283.03/600.01
Application # P-26-004

As per your request, this office has reviewed the following documents relative to the above referenced preliminary and final major site plan application:

- Preliminary and Final Major Site Plan, as prepared by Kawalek + Kawalek Architects, LLC, dated September 29, 2023, with a latest revision date of February 9, 2026;
- Survey of Property, as prepared by Schmidt Surveying, dated June 28, 2022, with no revisions;
- Amended Narrative Statement of Applicant;
- Application Forms.

The following comments are offered with regard to same:

A. PROJECT OVERVIEW

1. The site is located on the north side of West 8th Street, west of its intersection with Broadway. The site consists of one (1) lot with an area of 1,568 SF and currently contains a two (2) story building. The applicant originally received Planning Board approval to construct three (3) additional stories to the building, creating a five (5) story building with four (4) new 1-bedroom units. After approval was obtained, the applicant was advised by their engineer that the existing building foundation would not support the proposed addition. The applicant has amended their application and is now proposing to demolish the existing building and construct a five (5) story mixed-use building with four (4) residential units with associated site improvements.

We defer the review of the zoning related issues to the Board Planning Consultant except where they may pertain to engineering issues.

B. GENERAL SITE IMPROVEMENT REVIEW

1. As per §35-17.6 Parking Space requirements, four (4) parking spaces are required for the proposed residential units. The applicant is proposing no off-street parking spaces and therefore will require a variance.
2. The applicant should provide testimony confirming the existing and proposed lot coverage indicated as 84%.



3. The applicant should remove and replace the existing sidewalk and curb along the property frontage. Same should be noted on the plans. Proposed spot elevations should be provided along the sidewalk to demonstrate compliance with current ADA guidelines.
4. The applicant should provide existing grading information in the rear yard for review and provide testimony clarifying if the existing concrete area in the rear is proposed to remain. As this amended application now includes demolishing the existing building, any existing grading and/or drainage issues that may be present in the rear yard should be addressed.
5. Roof leader drains should be delineated on proposed site plan.
6. The applicant should indicate if any mechanical equipment will be located on the roof and if so, how same will be screened.
7. The applicant should provide testimony on refuse and recycling removal for the commercial space and residential units.

C. MISCELLANEOUS

1. The following construction details should be provided on the site plans:
 - a. Typical concrete sidewalk;
 - b. Typical concrete curb;
 - c. Typical stormwater and sanitary sewer connections into the City's main;
 - d. Typical water utility connection to the City's main.
2. If the Board acts favorably on this application, the applicant shall provide a completed City of Bayonne Water/Sewer Service Application Form. A copy of same should be provided to this office.
3. If the Board acts favorably on this application, the applicant shall post the required fees and provide the required electronic submissions as per §33-12.5 Tax Map and GIS Maintenance Fees and Electronic Submissions.
4. If the Board acts favorably on this application, the applicant shall post the required performance bonds and engineering and inspection fees.
5. Other Agency Approvals, if required:
 - Hudson County Planning Board
 - Bayonne Utility Department and Veolia
 - Soil Conservation District
 - All other agencies having jurisdiction

Should you have any questions regarding this matter, please do not hesitate to contact this office.

GAV/gav

cc: Director, Planning and Zoning
Land Use Administrator
Board Attorney
Board Planner
City Planner
Zoning Officer
Zara Realty, LLC (Mohammad Chaudhry), Applicant
Raff, Masone & Weeks, P.A., Applicant's Attorney
Stephen Kawalek, R.A., P.P., Applicant's Architect