



## MEMORANDUM

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### Clarke Caton Hintz

Architecture  
Planning  
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**To:** Bayonne Planning Board

**From:** Brian M. Slauch, PP, AICP  
Donna Miller, AICP, PP, CFM

**Re:** **Zara Realty, LLC (Mohammad Chaudhry)**  
Amended Preliminary and Final Major Site Plan - P-26-004  
7 West 8th Street  
Block 283, Lot 23.01  
8th Street Rehabilitation Area  
Broadway Business District Sub-Area  
Office/Retail Service District (ORS)

**Date:** April 30, 2026

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The applicant received preliminary and final major site plan approval with bulk variances on May 14, 2024 to renovate an existing two-story commercial building into a five-story mixed-use building containing a commercial tenant on the ground floor and four, one-bedroom apartments on floors two through five. The applicant now proposes to amend its prior approval to construct the proposed development from scratch, rather than reusing the existing building following a determination that the existing foundation is unable to support the weight of an additional three stories on top of the current two-stories.

We find the amended plan reflects the same building footprint, height, setbacks, façade improvements, floor area ratio, number of dwelling units and commercial floor area as originally approved. The same variances that were granted for rear yard encroachment and off-street parking remain unchanged.

The prior approval was conditioned on the applicant making certain changes to the plans to satisfy the issues raised in our April 2, 2024 report. The following recommendations from that report remain outstanding:

- Detailed architectural features that are lacking on the residential floors of the buildings -
- Materials to be used over at least 75 percent of the building façade above the ground floor (exclusive of the glass area required) include modular brick, masonry and stone, e.g., brownstone, sandstone, limestone; and stucco – vinyl siding changed to Hardiplank clapboard siding.
- Colors such as, beige, terra cotta, brick red, dark green, black and various grays

John Hatch, FAIA  
George Hibbs, AIA  
Brian Slauch, AICP  
Michael Sullivan, AICP  
Michael Hanrahan, AIA  
Mary Beth Lonergan, AICP



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that are natural or muted and work well with the brick and stone facades of existing historic buildings. Color is gray with white trim -balcony is unknown – and I don't understand what is going on with the brick on the ground floor.

- The plans should be revised to include notes and details of trunk and root protection for the existing street tree.

We would be pleased to answer any questions regarding this report

Via email

CC: Alicia Losoncsy, Land Use Administrator  
Richard Camposiano, Esq., Board Solicitor  
Greg Valesi, PE, CME, Board Engineer  
Joseph Skillender, Esq., Dir. of Planning, Zoning and Development  
Suzanne Mack, PP, AICP, CTP, FITE, AHP, City Planner  
Tracey Tuohy, Zoning Officer  
Michael Miceli, Esq., Applicant's Attorney  
David Rubin, Esq.

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