



MEMO TO: City of Bayonne  
Planning Board

FROM: Robert J. Russo, P.E., P.P., C.M.E.  
City Engineer's Office

DATE: March 7, 2024

RE: **Zara Realty, LLC (Mohammad Chaudhry)**  
**Preliminary and Final Major Site Plan**  
**Report #1**  
**Block 283, Lot 23.01**  
**7 West 8<sup>th</sup> Street**  
**Bayonne, New Jersey**  
**Our File: PBYZ0204.01/600.01**  
**Application # P-23-030**

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

- Preliminary and Final Major Site Plan as prepared by Kawalek and Kawalek, dated September 29, 2023;
- Boundary and Topographic Survey as prepared by Schmidt Surveying, dated June 28, 2022;
- 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 8<sup>th</sup> 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 first floor contained a commercial gym and the second floor a vacant medical office. The applicant is proposing to construct three (3) additional stories to the building creating a five (5) story building with four (4) new residential dwelling units. Retail space is proposed for a portion of the ground floor.

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. The applicant is proposing no off-street parking spaces for the residential units. In accordance with the ordinance, a total of four (4) parking spaces are required for the new units. The applicant will require a variance.
2. The applicant should note that the existing concrete sidewalk and concrete curbing along the property frontage will be removed and replaced. Additional, proposed sidewalk and curb grades should be provided.



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3. The applicant should consider a more durable siding material such as some form of Hardie board for the five (5) story building proposed. The applicant is proposing vinyl siding.
4. The applicant should delineate the proposed water and sanitary sewer connections on the site plan site in addition to noting the roof leader connections.
5. The applicant should indicate what mechanical equipment will be located on the roof and if so, how same will be screened.
6. The applicant should indicate how refuse and recycling storage and removal will be handled for the commercial and residential units.

**C. MISCELLANEOUS**

1. If the Board acts favorable on this application, the applicant shall post the required performance bonds and engineering and inspection fees.
2. The applicant should provide space for applicable signatures for Board Chairman, Board Secretary and City Engineer.
3. Other Agency Approvals:
  - 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.

RJR/rr

cc: Director, Planning and Zoning  
Land Use Administrator  
Board Attorney  
Board Planner  
City Planner  
Zoning Officer  
Zara Realty, LLC, Applicant  
Paul Weeks, Esq., Applicant's Attorney  
Stephen Kawalek, Applicant's Architect