



**Consulting & Municipal  
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**MEMO TO:** City of Bayonne  
Planning Board

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

**DATE:** November 24, 2025

**RE:** **Zara Realty, LLC (Mohammad Chaudhry)**  
**Preliminary and Final Major Site Plan**  
**Amended Site Plan**  
**Block 283, Lot 23.01**  
**7 West 8<sup>th</sup> Street**  
**Bayonne, New Jersey**  
**Our File: PBYP0283.03/600.01**  
**Application # P-23-030**

As stated in the Resolution of Approval, the above referenced application received preliminary and final site plan approval to permit construction of an addition of three stories to the existing building. The applicant has informed the City that the existing building's foundations will not allow for the approved additions, and has now requested that they be approved to demolish the existing building and construct a new building.

It is our office's recommendation that the applicant not be allowed to proceed as requested prior to returning to the Board for amended site plan approval.

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, Applicant  
Paul Weeks, Esq., Applicant's Attorney  
Stephen Kawalek, Applicant's Architect