

**NOTICE: WAIVER REQUESTS MADE IN CONNECTION WITH
THIS APPLICATION FOR DEVELOPMENT MUST BE SO
INDICATED AND WRITTEN JUSTIFICATION OF THE REQUEST
MUST BE PROVIDED.**

AMENDED APPLICATION FORM

TYPE OF APPROVAL REQUESTED:

☐ Site Plan	☐ Minor Subdivision	☐ Development Permit
☐ Waiver	☐ Major Subdivision	☐ Development Permit Waiver
☐ Minor	☐ Sketch Plat	☐ Conditional Use
☐ Preliminary	☐ Preliminary	☐ Unimproved Road
☐ Final	☐ Final	☒ Major Site Plan
☐ Certificate of Nonconformity		☐ Amnesty Program

Variances: Use ☐ Bulk (c) ☒ (a) ☐ (b) ☐

1. Location of proposed development 7 West 8th Street
Block 283 Lot(s) 23.01 Zone District ORS
Proposed use : Mixed use
Lot Area 1,568 sf Building area (sq. ft total) 2,210 sf
Number of off-street parking spaces 0
Area (in feet) of any adjoining property controlled by owner _____

2. Name of Applicant: Zara Realty, LLC (Mohammad Chaudhry) Phone No. 201-339-0924
Address: 215 Winfield Avenue, Jersey City, NJ E-mail: _____
Name of Owner: Same Phone No. _____
Address: _____ E-mail: _____

3. APPLICANT'S ATTORNEY AND EXPECTED WITNESSES:

Applicant's Attorney Raff, Masone & Weeks, P.A.
Address 1083 Avenue C, Bayonne, New Jersey 07002
Telephone Number (201) 339-0924
Fax Number (201) 339-0250

Applicant's Engineer Stephen Kawalek, RA, PP
Address 764 Avenue C, Bayonne, NJ 07002
Telephone Number 201-437-0648
Fax Number 201-535-8676

Applicant's Planning Consultant _____
Address _____
Telephone Number _____
Fax Number _____

Applicant's Traffic Engineer _____
Telephone Number _____
Fax Number _____

4. List any other expert who will submit a report or who will testify for the Applicant: *[Attach additional sheets as may be necessary]*

Name _____

Field of Expertise _____

Address _____

Telephone Number _____

All reports prepared in support of testimony should be submitted ten (10) days in advance of the public hearing.

5. Attach a detailed explanation (*Statement of the Applicant*) of the exact nature of the application and the changes to be made at the premises, including the proposed use of the premises.
6. Attach a copy of the proposed Notice to appear in the Jersey Journal / Star Ledger and to be mailed to the owners of all real property as shown on the property list obtained from the Tax Assessor, of the homeowners within 200 feet in all directions of the property which is the subject of this application. The Notice must specify the sections of the Ordinance from which relief is sought, if applicable.

- The publication and the service on the affected owners must be accomplished at least 10 days prior to the date scheduled by the Board Secretary for the hearing.**

The publication and the service on the affected owners must be accomplished at least 10 days prior to the date scheduled by the Board Secretary for the hearing.

An affidavit of service on all property owners and a proof of publication must be filed before the application will be complete and the hearing can proceed.

7. Dates and types of prior development applications for this property: None

Type of Use Proposed: ☐ Change in occupancy utilizing existing facilities
☒ Addition(s) or expansion of existing facilities
☐ All new construction
☐ Site work only
☐ Other

 X Addition(s) or expansion of existing facilities

_____ All new construction

_____ Site work only

Other _____

Present (or previous) use: Commercial / vacant Drs. Office

Proposed use: Mixed use w/four new residential units

Number of Employees _____ Business hours _____

PROPERTY INFORMATION:

Restrictions, covenants, easements, association by-laws, existing or proposed on the property:

Yes [attach copies] _____ No X Proposed _____

Note: All deed restrictions, covenants, easements, association by-laws, existing and proposed must be submitted for review and must be written in easily understandable English in order to be approved.

Present use of the premises: Commercial

Is a public water line available? X

VARIANCE RELIEF

1. Application is hereby made for:

 X Hardship or practical difficulties (See N.J.S.A. 40:55D-70c)

 Use and/or structure (See N.J.S.A. 40:55D-70d)

2. Property Description:

Lot size 1,568 SF Size of Building: 2,210 SF No. of stories: 5

3. This request for variance relief consists of *(list sections of the Ordinance from which variance is requested)* : Parking and rear yard setback

for the purpose of

4. If this application includes both a use variance and either a site plan, subdivision, flood plain permit or conditional use relief, then indicate which of the following is presently being sought by the applicant:

 Applicant is presently only seeking the use variance with the subsequent relief to be considered following the granting of the use variance (bifurcate the application).

 Applicant is presently seeking all of the necessary relief.

5. Has there been a previous variance appeal or approval of any development application, i.e., site plan, subdivision or conditional use involving the premises? Yes X No

If so, attach copies of previous approvals and/or state the date, application number, character of appeal and disposition:

6. If the application is made for a bulk variance, explain the following:

How will the strict application of the provisions of the ordinance result impractical difficulties or hardship inconsistent with the general purpose or intent of the ordinance?

What are the exceptional circumstances or conditions applicable to the property involved or to the intended use or development of the property which do not apply generally to other properties in the same zone or neighborhood?

Explain what efforts have been made by the applicant to acquire adjoining lands so as to reduce the extent of the variance or eliminate the necessity for a variance.

Explain how the proposed variances can be granted:

- a. without substantial detriment to the public good See attached plans

- b. without substantially impairing the intent and purpose of the Zoning Ordinance
or Zone Plan _____

7. If the application is made for a use variance, explain the following:

- a. how the proposed use can be granted without substantial detriment to the public
good.

- b. how the proposed use can be granted without substantially impairing the intent
and purpose of the Zone Plan and Zoning Ordinance.

- c. List the "special reasons" presented by the application.

- d. List here any "hardship" related to the nature of the land and/or the neighborhood
and which prevents reasonable utilization of the property for any permitted use.

8. List all witnesses expected to testify:

Stephen Kawalek, RA, PP

9. Waivers requested of Development Standards, powers or exemptions from N.J. RSIS
and/or Submission Requirements: *[attach additional pages as needed]* _____

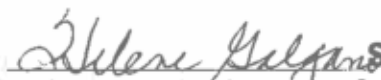
CERTIFICATIONS

I certify that the foregoing statements and the materials submitted are true. I further certify that I am the individual applicant or that I am an Officer of the corporate applicant and that I am authorized to sign the application for the corporation or that I am a general partner of the partnership applicant.

[If the owner is a corporation an authorized corporate officer must sign this application. If the owner is a partnership a general partner must sign this application.]

Sworn and subscribed to
before me this 29th day
of January, 2026

Helene Galgano
Notary Public



State of New Jersey
A Notary Public of New Jersey **My Commission Expires on May 2, 2026**



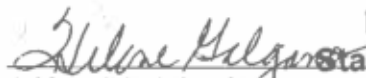
Signature of Applicant

I certify that I am the Owner of the property which is the subject of this application and that I have authorized the applicant to make this application and that I agree to be bound by the application, the representations made and the decision in the same manner as if I were the applicant.

[If the owner is a corporation an authorized corporate officer must sign this application. If the owner is a partnership a general partner must sign this application.]

Sworn and subscribed to
before me this 29th day
of January, 2026

Helene Galgano
Notary Public



State of New Jersey
A Notary Public of New Jersey **My Commission Expires on May 2, 2026**



Signature of Applicant

I understand that I must submit escrow money in an amount to be determined by the Administrative Officer or his/her designee in accordance with §32-9.2 of the City of Bayonne Land Subdivision and Site Plan Ordinance, which amount will be deposited into an escrow account. I further understand that the escrow account is established to cover the cost of professional services including engineering, planning, legal and other expenses associated with the review of submitted materials and the publication of the decision by the Board. Sums not utilized in the review process shall be returned. If additional sums are deemed necessary, I understand that I will be notified of the required additional amount and shall add that sum to the escrow account within fifteen (15) days.

Date:

1/29/26



Signature of Applicant