



AFFIDAVIT OF SERVICE

State of New Jersey

SS:

County of Hudson

.....

Lillian Glazewski, of full age, being duly sworn according to law, on her oath deposes and says that she resides at 461 Avenue A, Bayonne, County of Hudson and State of New Jersey, and that she did on June 20, 2026 at least ten (10) days prior to hearing date, send notice by Certified Mail to all property owners within 200' of the property affected by an application filed by Zara Realty, LLC with the City of Bayonne Planning Board bearing application P-23-030, for property located at 7 West 8th Street in City Block 283, Lot 23.01.

Copies of the notices and registered receipts are attached hereto.

Notice was also published in the Star Ledger newspaper and Bergen Record as required by law. A copy of the proof of publication of said notices is also attached hereto.

Sworn and subscribed to
before me this 30th day
of June 2026.

Lillian Glazewski
Lillian Glazewski

Helene Galgano

HELENE GALGANO
NOTARY PUBLIC
STATE OF NEW JERSEY
MY COMMISSION EXPIRES MAY 2, 2031

LEGAL NOTICE
FOR PUBLICATION OF PUBLIC HEARING

PLEASE TAKE NOTICE that a public hearing of the Planning Board has been scheduled for Tuesday, July 14, 2026 at 6:00 p.m. in the Dorothy E. Harrington Municipal Council Chambers, 630 Avenue C, Bayonne, NJ 07002 to hear an amended application filed by ZARA REALTY, LLC, bearing application no. P-26-004 with the City of Bayonne Planning Board for property located at 7 West 9th Street in City Block 283, Lot 23.01 on the City Tax Map. The applicant was previously approved for major site plan and bulk variance relief to allow the construction of three additional stories to the existing building creating four new residential dwelling units.

After approval, the applicant was advised by his engineer that the existing building foundation would not support the addition of three stories above the existing two stories.

The applicant is now requesting approval to demolish the existing two-story building and construct a five-story building with the same footprint and most importantly the same number of residential dwellings as the already approved building.

When the case is called you may appear either in person, or by agent or attorney and present any objections which you may have to the granting of the relief sought in the petition.

All maps and documents are on file in the Division of Planning and Zoning Office and are available for inspection during regular business hours.

Any interested party may appear at said hearing and participate therein in accordance with the rules of the Planning Board.



PAUL N. WEEKS, ESQ.

Attorney for Applicant

Raff, Masone & Weeks, P.A.

Henry M. Raff
(1929-1984)

Michael Masone

Paul N. Weeks

Andrew A. Tadrous

Attorneys At Law
A Professional Corporation
1083 Avenue C
Bayonne NJ 07002
Telephone 201-339-0924
Fax 201-339-0250
Email: firm@rmwlawfirm.com

Timothy J. Hawkes
(201) 339-1300

NOTICE OF PUBLIC HEARING

Homeowner
Bayonne, New Jersey 07002

Re: P-26-004 - Zara Realty, LLC
Site: 7 West 8th Street
Block 283, Lot 23.01



Dear Homeowner:

Please be advised that the City of Bayonne Planning Board will hold a meeting on Tuesday, July 14, 2026 to hear an amended application filed by Zara Realty, LLC bearing application no. P-26-004. The applicant is requesting the Board's approval to demolish the existing building located at 7 West 8th Street in City Block 283, Lot 23.01 and to construct a mixed use five-story building with four residential apartments.

The meeting will be held in the Dorothy E. Harrington City Council Chambers, Bayonne City Hall, 630 Avenue C, Bayonne, New Jersey and shall commence at 6:00 p.m.

You have the right to appear at the above hearing in person, or by an agent or attorney and when the matter is called you may present any objections the granting of relief sought in the petition. The documents submitted by the homeowner in support of the application can be viewed prior to the hearing at the City of Bayonne, Office of Planning & Zoning, Municipal Building, 630 Avenue C, Bayonne, New Jersey during regular business hours 8:30 a.m. to 4:30 p.m.

Very truly yours,
RAFF, MASONE & WEEKS, P.A.

A handwritten signature in blue ink, appearing to read "Paul N. Weeks", written over a horizontal line.

By: PAUL N. WEEKS, ESQ.

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233 REALTY ASSOCIATES, LLC
Street and Apt. No., or PO Box No. 4 CUNNINGHAM DRIVE
City, State, ZIP+4® WEST ORANGE, NJ 07052

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111 ELDRIDGE ST. #16
City, State, ZIP+4® NEW YORK, NY 10002

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