

TOWN OF SECAUCUS ZONING BOARD OF ADJUSTMENT

RESOLUTION NO. :

**APPLICANT: 87 HUBER STREET
 BLOCK 223, LOT 1
 LDR ZONE**

WHEREAS, the Applicant, Yash Patel, ("Applicant") has applied to the Zoning Board of Adjustment of the Town of Secaucus ("Board") for variance(s) pursuant to N.J.S.A 44:55D-70 ("Application") to construct a front addition, a rear first floor addition, a rear yard deck, expand the existing driveway and widen curb cut to an existing one-family residence located at 87 Huber Street, Secaucus, New Jersey, designated as Block 223 Lot 1 on the Official Tax Map of the Town of Secaucus in a LDR Zone("Property"); and

WHEREAS, variance(s) are required pursuant to the zoning codes of the Town of Secaucus; and

WHEREAS, the Applicant has presented proof to the Board that all owners of Property situated within and outside the Town and within two hundred (200) feet of the premises to be affected have been given notice; and

WHEREAS, an affidavit of publication has also been submitted attesting to the publication of a notice of hearing in the Jersey Journal; and

WHEREAS, on November 10, 2025 the Board held an in-person public hearing, at which time it heard testimony, considered the arguments on behalf of the Applicant and granted the application for a variance to construct a front addition, a rear first floor addition, a rear yard deck, expand the existing driveway and widen curb cut to an existing one-family residence located at the Property; and

WHEREAS, the following Board Members were present for November 10, 2025 meeting and voted on the application: Commissioner Bascom, Commissioner Hugerich, Commissioner Suarez and Commissioner DeIasi; and

WHEREAS, pursuant to N.J.S.A. 40:55D-10(g) said decision must be reduced in writing and include findings of fact and conclusions of law based thereon; and

WHEREAS, on November 10, 2025, the Board in open and public session does hereby adopt, ratify and affirm the following as its findings of fact and conclusions of law:

1. Mark Stefanelli, 375 Murray Hill Parkway, East Rutherford, New Jersey, MAS Architects, was sworn, qualified and testified on behalf of the Applicant. Mr. Stefanelli testified as to the existing layout of the Property, which includes a living room, dining room, kitchen, bathroom, and twelve (12) foot deck on the first floor. The second floor has three bedrooms and one master bath which is shared by all three (3) bedrooms. The Applicant proposes to enclose the existing first floor deck at the rear of the property to add an additional bedroom, bathroom and small closet. Additional renovations to the first floor include enlarging the kitchen and adding a dining room and pantry. The Applicant also proposes a new front yard foyer and a new ten (1) foot by thirty-two (32) foot rear covered deck. The existing front stair will be removed and replaced by the front foyer and the second-floor master bedroom will feature a balcony over the top of that foyer.

Mr. Stefanelli then detailed the existing non-conformities and variances requested by the Applicant. There are existing non-conformities for lot area, lot width and side yard setback. The Applicant requires variances for front yard setback of nineteen point nine four where twenty-five is required, the twenty (20) foot curb cut for the driveway and lot coverage.

Following extensive questioning from the Board regarding the driveway and renovations to front stair, the Applicant revised the Application to eliminate the request for a variance for a twenty (20) foot curb cut and will keep the existing ten (10) foot curb cut and reduce the size of the front foyer, and stairs, from five (5) feet deep to four (4) feet deep to lessen the encroachment on the front setback. The Applicant agreed to submit new plans to the Building Department as a condition of approval.

2. There were no members of the public present.

WHEREAS, the Zoning Board of Adjustment, based on the foregoing findings of fact, hereby concludes that:

1. It has been determined that the variance(s) sought would not be a substantial detriment to the public good and that the benefits do outweigh the detriments that would result from the proposed project.
2. The variance(s)so requested are hereby GRANTED subject to conditions noted herein.

NOW, THEREFORE, BE IT RESOLVED that the Zoning Board of Adjustment of the Town of Secaucus hereby grants the Application for variance(s) to construct a front addition, a rear first floor addition, a rear yard deck, expand the existing driveway and widen curb cut to an existing one-family residence located at 87 Huber Street, Secaucus, New Jersey, designated as Block 223 Lot 1 on the Official Tax Map of the Town of Secaucus in a LDR Zone subject to the following:

1. The Applicant shall comply with requirements of all governmental agencies, town ordinances and regulations applicable to its property as set forth in the application and plans.
2. Subject to all applicable ordinances, rules, regulations and laws of the Town of Secaucus, County of Hudson, State of New Jersey and United States Government.
3. The Applicant will provide the Building Department with revised plans which eliminate the request for a variance for a twenty (20) foot curb cut and will keep the existing ten (10) foot curb cut and reduce the size of the front foyer, and stairs, from five (5) feet deep to four (4) feet deep to lessen the encroachment on the front setback. \

BE IT FURTHER RESOLVED that this grant is based upon the testimony of the Applicant, the testimony of the members of the public present, the exhibits and applications submitted to the Zoning Board of Adjustment, all of which have been relied upon by the Board November 10, 2025 according to the below indicated votes:

<u>Name</u>	<u>Yes</u>	<u>No</u>	<u>Abstain</u>	<u>Absent</u>
Julie Bascom	X			
John Hugerich	X			
Jason Bochner				X

