

TOWN OF SECAUCUS ZONING BOARD OF ADJUSTMENT

RESOLUTION NO. :

**APPLICANT: 253 GRACE AVE
 BLOCK 168, LOTS 1 & 2
 TRB ZONE**

WHEREAS, the Applicant, Alex 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 an enclosed side entryway to an existing one (1) family residence at 253 Grace Ave, Secaucus, New Jersey, designated as Block 168, Lots 1 and 2 on the Official Tax Map of the Town of Secaucus in an TRB 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 March 9, 2026 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 an enclosed side entryway to an existing one (1) family residence at the Property; and

WHEREAS, the following Board Members were present for March 9, 2026, meeting and voted on the application: Commissioner Bascom, Commissioner Hugerich, Commissioner Suarez and Commissioner Eldesouki; 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 April 27, 2026 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. The Applicant testified on his own behalf that the Property is an existing single-family residential dwelling owned by his family, who has resided on the property since 1985. The Applicant further testified that improvements to the exterior staircase are needed as it has deteriorated due to age and weather has caused the staircase to deteriorate. The Applicant further testified that the improvements to the exterior staircase would also improve security when entering and exiting the home. The structure of the single-family residence will not be altered and the Property will remain a single-family residence.
2. Commissioner John Hugerich questioned whether the changes would cause the structure to be too close to the property line and whether emergency services would be able to get inside if needed. The Applicant responded that his family owns the homes on each side of this Property and that there is a side entrance in the case of an emergency.
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.

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 an enclosed side entryway to an existing one (1) family residence at 253 Grace Ave, Secaucus, New Jersey, designated as Block 168, Lots 1 and 2 on the Official Tax Map of the Town of Secaucus in an TRB 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.

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 on March 9, 2026 according to the below indicated votes:

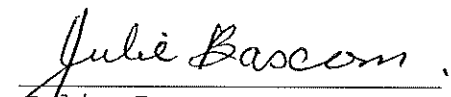
<u>Name</u>	<u>Yes</u>	<u>No</u>	<u>Abstain</u>	<u>Absent</u>
Julie Bascom	X			
John Hugerich		X		
Jason Bochner				X
Antonio Suarez	X			
Neetu Chugh				X
William DeIasi				X
Maryam Edlesouki	X			

APPROVED {X}

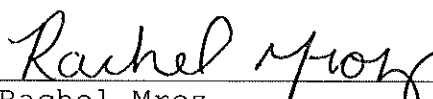
DISAPPROVED {}

I hereby certify the foregoing to be a true and accurate copy of a resolution adopted by the Zoning Board of Adjustment of the Town of Secaucus at its meeting held on March 9, 2026.

In testimony whereof, I have hereunto set my hand and the seal of said Board this 27th day of April 2026.



Julie Bascom,
Chairman



Rachel Mroz,
Secretary