

TOWN OF SECAUCUS ZONING BOARD OF ADJUSTMENT

RESOLUTION NO.:

**APPLICANT: 345 CENTRE AVE
 BLOCK 72, LOT 17
 TRA ZONE**

WHEREAS, the Applicant, ("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 first floor rear addition to an existing (1) family dwelling located at 345 Centre Avenue, Secaucus, New Jersey, designated as Block 72 Lot 17 on the Official Tax Map of the Town of Secaucus in a TRA 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 April 13, 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 first floor rear addition to an existing (1) family dwelling at the Property; and

WHEREAS, the following Board Members were present for April 13, 2026 meeting and voted on the application: Chairperson Bascom, Commissioner Eldesouki, Commissioner Hugerich, Commissioner Bochner, Commissioner Suarez and Commissioner Delasi; 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 May 11, 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. Stephen Joseph, Esq., 224 Newark Avenue, Jersey City, NJ, appeared on behalf of the Applicant and gave a general explanation of the Application and the variances sought for side yard and rear yard setback.

2. Caroline Grieco, 100 Manhattan Ave, Unit 1007, Union City, New Jersey was sworn, qualified as an expert in architecture and testified on behalf of the Applicant. Ms. Grieco testified as to the existing layout of the Property and the proposed construction of the rear addition, which would involve the removal of the existing vestibule to allow for a bathroom on first floor for aging client. The rear deck will be removed and the existing bilco door for basement access will be relocated to the side of the Property the existing basement. The existing rear deck will be removed to accommodate the rear addition. Ms. Grieco also testified that the large driveway needed to meet the required parking triggers the variance for lot coverage.

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 first floor rear addition to an existing (1) family dwelling at the Property located at 345 Centre Avenue, Secaucus, New Jersey, designated as Block 72 Lot 17 on the Official Tax Map of the Town of Secaucus in a LRA 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 April 13, 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			

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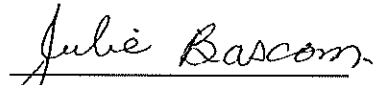
Antonio Suarez	X	
Neetu Chugh		X
William Delasi	X	
Maryam Eldesouki	X	

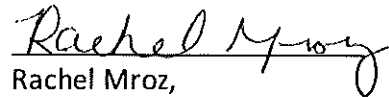
APPROVED {X}

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 April 13, 2026

In testimony whereof, I have hereunto set my hand and the seal of said Board this 11th day of May 2026.


Julie Bascom,
Chairman


Rachel Mroz,
Secretary