

**TOWN OF SECAUCUS ZONING BOARD OF ADJUSTMENT**

**RESOLUTION NO.:**

**APPLICANT:               767 8<sup>th</sup> STREET  
                                  BLOCK 103, LOT 15  
                                  TRB ZONE**

**WHEREAS**, the Applicant, Zhen Sullivan, ("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 new single-family dwelling located at 767 8<sup>th</sup> Street, Secaucus, New Jersey, designated as Block 103 Lot 15 on the Official Tax Map of the Town of Secaucus in a 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 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 construct a new single-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. Patrick Lesbirel, 59 Lincoln Park, Newark, New Jersey was sworn, qualified as an expert in the field of architecture and testified on behalf of the Applicant. Mr. Lesbirel testified as to the existing two (2) story home on the Property, which will be replaced by a new two (2) story home in new location on the Property that is more conforming with TRB zone. He further testified that new unit will have a driveway and appropriate front yard set back. Mr. Lesbirel further testified

that due to the pre-existing undersized lot, the proposed 1,300 square foot residence cannot be made any smaller and would qualify for a variance under either the (c)1 or (c)2 test.

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 new single-family dwelling located at 767 8<sup>th</sup> Street, Secaucus, New Jersey, designated as Block 103 Lot 15 on the Official Tax Map of the Town of Secaucus in a 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 April 13, 2026 according to the below indicated votes:

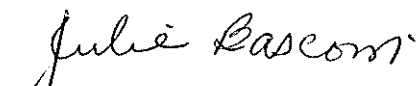
<u>Name</u>	<u>Yes</u>	<u>No</u>	<u>Abstain</u>	<u>Absent</u>
Julie Bascom	X			
John Hugerich	X			
Jason Bochner	X			
Antonio Suarez	X			
Neetu Chugh				X
William Delasi	X			
Maryam Eldesouki	X			

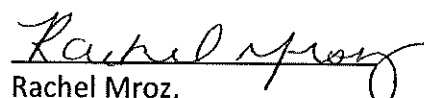
APPROVED {X}

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 11<sup>th</sup> day of May 2026.

  
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Julie Bascom,  
Chairman

  
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Rachel Mroz,  
Secretary