

**TOWN OF SECAUCUS**  
**ZONING BOARD OF ADJUSTMENT - February 9, 2026**  
**MEETING TO COMMENCE 7:00 PM**

No person shall rely on this sheet because scheduled items may be deleted and new items may be added, and Zoning Board Members may raise issues during the meeting and take action with respect to the same which are not listed herein.

1. **PLEDGE OF ALLEGIANCE**
2. **MEETING CALLED TO ORDER**
3. **OPEN PUBLIC MEETINGS ACT**
4. **ROLL CALL**
5. **Approval of Minutes**
6. **RESOLUTIONS**

**a. 226 Pandolfi Avenue, Block 85, Lot 1 - TRA Zone**

Variance to construct a second story addition over the existing building footprint. Construct a rear two story addition. Demolish the existing detached garage. **Granted.**

**b. 1050 Poplar Street, Block 204, Lot 5 - TRA Zone**

Variance to construct a rear yard addition. Existing one family house. **Granted.**

**c. 706 Fifth Street, Block 83, Lot 7 - TRA Zone**

Variance to construct a second story and rear addition with deck. Currently existing one family house. **Granted.**

**d. 1080 Stonewall Lane, Block 218, lot 1 - TRA Zone**

Variance to create a 741 square foot driveway in the rear/side yard. Existing two-family house. **Granted.**

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**e. 111 Huber Street, Block 179, Lot 35 - TRA Zone**

Variance to construct 1 story addition to the existing two story single family dwelling, resulting in a total of three stories with an average height of 29'6.

**Granted.**

**f. 520 Secaucus Road, Block 58, Lot 3 - TLI Zone**

Variance to construct a 2.5 story, in-fill addition (+/- 21,053 sq. ft.) to the existing building. The proposed addition will include showroom, warehousing, and office space. **Granted.**

**7. APPLICATIONS**

**a. 1 Jane Court, Block 215, Lot 1 - TRA Zone**

Variance for second floor addition and rear wood deck.  
Existing (one) family dwelling located in flood zone.

**b. 305 Front Street, Block 105, Lot 9 - TRB Zone**

Variance to construct a new one (1) family house.

**c. 275 Hartz Way, Block 22, Lot 2 - LIA Zone**

1. Applicant proposes 210 parking spaces on the site; however, per N.J.A.C. 19:4-8.4(a), based on the interior permitted uses, a total of 576 parking spaces are required on the site.

<b>N.J.A.C Regulation</b>	<b>Square Ft</b>	<b>Required Parking Spaces</b>	<b>Existing Parking Spaces</b>	<b>Proposed Parking Spaces</b>
Office: 2.5 spaces per 1000 square feet	26,159 SF	121	497	<b>210</b>
Disaster Recovery: 1 space per 1,500 square feet	563,369 SF	228		
Total:	589,528 SF	<b>576</b>		

2. The applicant is requesting a screening variance. Per N.J.A.C. 19:4-8.9 (d)6iv., All site service improvements and utility improvements, such as transformer compounds and external heating and cooling equipment; refuse and recycling areas; and outdoor storage, display or work areas, where permitted, shall be enclosed by a solid and continuous fence, wall, or evergreen plant material sufficient to screen such activity from adjacent properties and public ROWs. However, the applicant has proposed no screening for the side yard water tanks adjacent to the train tracks.

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3. The applicant is requesting a shade tree variance. Per N.J.A.C. 19:4-8.9 (d)3, A Minimum of 1 shade tree shall be provided for every 10 parking spaces or 3,000 square feet of vehicular use area, whichever is greater, which shall be distributed evenly within the vehicular use area. the 109,963 square feet of vehicular use area requires 37 shade trees. However, the applicant proposes 25 shade trees.

**ADJOURNMENT**