

TOWN OF SECAUCUS
ZONING BOARD OF ADJUSTMENT - JUNE 8, 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. **RE-ORG**
6. **APPROVAL OF MINUTES**
7. **RESOLUTIONS**

a. 771 Ninth Street, Block 102, Lot 12 - LDR Zone

Variance to construct a 150 square foot storage accessory structure in the rear yard of an existing 3-family dwelling. **Denied.**

b. 450 Harmon Meadow Boulevard, Block 227.01, Lot 3 - NJSEA Regional Commercial Zone

1. The applicant is requesting a Loading Variance. Per N.J.A.C. 19:4-8.4 (a)59 quick service restaurant requires 1 12x60 loading space, the applicant has not provided a loading space.
2. The applicant is requesting a sign variance. Per N.J.A.C. 19:4-8.14 (h)4 a maximum gross sign area of 5% of the buildings main façade is permitted. The applicant has proposed a total signage square footage of 238.26 square feet where the maximum sign area is 97.45 square feet.
3. The applicant is requesting a side yard setback variance. Per N.J.A.C. 19:4-5.49 (a)3ii. A 30ft side yard setback is required. However, the applicant has proposed a trash enclosure 7.1ft from the property line.

4. The applicant is requesting a Front yard setback variance. Per N.J.A.C. 19:4-5.49 (a)3i. A 50ft front yard setback is required. However, the applicant has proposed a meal order canopy 27ft from the property line.
5. The applicant is requesting a landscaped buffer variance. Per N.J.A.C. 19:4-8.2 (c)1. Six feet landscaped open space between a building and vehicle use areas is required. However, the applicant has proposed sidewalk/Hardscape on all 4 sides.
6. The applicant is requesting a sidewalk width variance. Per N.J.A.C. 19:4-8.12 (c). When a sidewalk abuts a curb or edge of pavement, the minimum width shall be six feet. However, the applicant has proposed a five-foot-wide sidewalk.
7. The applicant is requesting a refuse screening height variance. Per N.J.A.C. 19:4-8.15 (f)8. Recycling and refuse areas are required to be screened... no elements of these areas, including materials contained therein, shall be higher than the surrounding screening, and in no case greater than eight feet. However, the applicant has proposed an eight-foot eight-inch (8'-8") screening.
8. The applicant is requesting a lighting ratio variance. Per N.J.A.C. 19:4-8.13 (a)2. Illumination levels in these areas shall maintain an average-to-minimum uniformity ratio not to exceed 4:1. However the applicant has proposed a 4.08:1 ratio.
9. 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 not provided complete screening due to underground utility conflicts.

Approved.

**c. 45 Enterprise Avenue, Block 55, Lot 1 -
NJSEA Light Industrial A 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.

N.J.A.C Regulation	Square Ft	Required Parking Spaces	Existing Parking Spaces	Proposed Parking Spaces
Office: 2.5 spaces per 1000 square feet	17,293 SF	43.2	155	155
Retail: 1 space per 200 square feet	4,528 SF	22.6		
Warehouse: 1 space per 1,500 square feet	177,548 SF	118.4		
Total:	589,528 SF	185		

Approved.

**d. 215 County Ave, Block 30, Lot 9 -
Light Industrial A (LI-A) Zoning District**

1. Applicant proposes 70 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 345 parking spaces are required on the site.

N.J.A.C Regulation	Square Ft	Required Parking Spaces	Existing Parking Spaces	Proposed Parking Spaces
Office: 2.5 spaces per 1000 square feet	25,106 SF	63	216	70
Disaster Recovery: 1 space per 1,500 square feet	421,655 SF	282		
Total:	446,761 SF	345		

2. Applicant proposes 2 loading docks on the site; however, per N.J.A.C. 19:4-8.4(a), based on the interior permitted uses, a total of 3 loading docks are required on the site.

N.J.A.C Regulation	Square Ft	Required Loading Spaces	Existing Loading Spaces	Proposed Loading Spaces
Office: 1 up to 100,000 sq ft	25,106 SF	1	12	2
Disaster Recovery: 2 Loading Spaces 12x60ft	421,655 SF	2		
Total:	446,761 SF	3		

3. Applicant proposes water tanks, fuel tanks and electrical substation on the western side of the site that require screening per N.J.A.C. 19:4-8.9(d)6.iv. No screening has been provided for this equipment.

Approved.

8. APPLICATIONS

a. 700 Chestnut Street, Block 95, Lot 4 - TRB Zone

Variance to erect rear first floor addition to existing two (2) family house.

ADJOURNMENT