

**TOWN OF SECAUCUS**  
**ZONING BOARD OF ADJUSTMENT - October 10, 2023**  
**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. 800 Secaucus Road, Block 23, Lot 4.02 - TRA Zone**

Variance per N.J.A.C 19:4-5.77 (a)3iii, the minimum rear yard setback shall be at least 75 feet. However, the applicant has proposed to install energy servers approximately 62 feet from the rear yard setback.  
Open space variance  
Parking variance. **Granted.**

**b. 755 Secaucus Road, Block 30, Lot 4.03 - TRA Zone**

Variance per N.J.A.C 19:4-8(a), based on the interior permitted uses, a total of 319 parking spaces are required on the site, currently the site has 297 existing spaces; however, applicant proposes 224 parking spaces due to the placement of fuel cell servers on site. **Granted.**

**c. 831 First Street, Block 132, Lot 1 -**

Variance per N.J.A.C 19:4-8.3(a)1, number of loading spaces shall be provided in accordance with N.J.A.C 19:4-8.4 For the proposed commercial recreation space, one loading space shall be provided, however the applicant proposes zero (0) loading spaces.

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- d. **1110 & 1114 Farm Road, Block 203, Lot 23 & 24 -**  
Applicant proposes four (4) new townhouses to be built on this site.

7. **APPLICATIONS**

- a. **771 9<sup>th</sup> Street LLC, Block 102, Lot 12 - TRA Zone**

Variance to convert the house from a two (2) family into a legal three (3) family house. Expanding the use of a non-conforming structure

**ADJOURNMENT**