

TOWN OF SECAUCUS ZONING BOARD OF ADJUSTMENT

RESOLUTION NO. :

**APPLICANT: 1137 STONEWALL LANE
 BLOCK 217, LOT 23
 LDB 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 a one-story addition and rear deck to existing one (1) family house, expand the existing one car driveway to the front façade of the residence and widen the existing curb cut to accommodate two cars at 1137 Stonewall Lane, Secaucus, New Jersey, designated as Block 217, Lot 23 on the Official Tax Map of the Town of Secaucus in an LDB 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 March 9, 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 a one-story addition and rear deck to existing one (1) family house, expand the existing one car driveway to the front façade of the residence and widen the existing curb cut to accommodate two cars at the Property; and

WHEREAS, the following Board Members were present for March 9, 2026, meeting and voted on the application: Commissioner Bascom, Commissioner Hugerich, Commissioner Suarez and Commissioner Eldesouki; 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 April 27, 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. Demetrios Kaltsis, Architect, 8005 John F Kennedy Blvd, North Bergen, NJ, was sworn, qualified and testified on behalf of the Applicant. Mr. Kaltsis testified as to the current layout of the Property, which consists of a 5,804 square foot lot on the west side of Stonewall Lane and which contains an existing 1 story residence. Mr. Kaltsis also testified as to the layout of the proposed renovations. The basement includes a recreation room, mechanical space, workroom and storage space. The proposed first floor includes a bedroom, two bathrooms, a den, kitchen, breakfast area, family room, and dining room. There will be sliding doors to the proposed deck. The proposed second floor includes a master bedroom with a bathroom, a walk-in closet, and two additional bedrooms that share a bathroom. Mr. Kaltsis advised there will be landscape buffer between the driveway and neighbors' property. He addressed the safety of the driveway and advised the house is elevated by 4 front steps which is higher than the bumper of a car. He agreed to include a buffering or barrier at the end of the driveway. The steps remove the need for the side yard setback. Mr. Kaltsis originally proposed an 18 ft curb cut but agreed to leave the curb cut as it is. The driveway width of 16 ft was approved.
2. Commissioner Bascom questioned whether the side yard was nonconforming and whether they will be adding to the second floor. Commissioner Eldesouki questioned their request for an 18-ft driveway, noting that Stonewall Lane is narrow and parking is limited and questioned whether this change would affect surrounding neighbors. Commissioner Hugerich questioned the safety of the driveway and inquired as to what safety measures will be put in place to keep a car from driving into the home.
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.

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 one-story addition and rear deck to existing one (1) family house, expand the existing one car driveway to the front façade of the residence and widen the existing curb cut to accommodate two cars at 1137 Stonewall Lane, Secaucus, New Jersey, designated as Block 217, Lot 23 on the Official Tax Map of the Town of Secaucus in an LDB 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 on March 9, 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 DeIasi				X

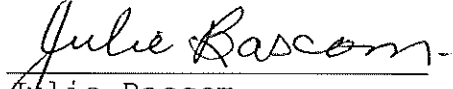
Maryam Edlesouki X

APPROVED {X}

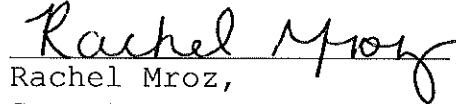
DISAPPROVED { }

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 March 9, 2026.

In testimony whereof, I have hereunto set my hand and the seal of said Board this 27th day of April 2026.



Julie Bascom,
Chairman



Rachel Mroz,
Secretary