RESOLUTION

PLANNING BOARD OF TOWN OF SECAUCUS

Proposed Amendment to Sections 135-7.1A and 135-7.1B of the Zoning Ordinance of the Town of Secaucus

Introduced by: Joseph Pagano

Seconded by: Mayor Michael Gonnelli

Dated: **October 20, 2026**

WHEREAS, the Mayor and Council of the Town of Secaucus ("governing body") adopted Ordinance No. 2026-34 on first reading to amend Chapter 135 "Zoning" of the Code of the Town of Secaucus on October 13, 2026 to regulate the minimum width of a residential dwelling in the Town's A and B Residential Zones; and

WHEREAS, the governing body simultaneously adopted Resolution 2026-267 on October 13, 2026 referring Ordinance No. 2026-34 to the Secaucus Planning Board ("Board") for the Board's determination of the proposed zoning amendment's consistency with the Town's Master Plan, in accordance with N.J.S.A. 40:55D-26 and -64; and

WHEREAS, the proposed amendments to Chapter 135 provide that the minimum width of any residential dwelling in the A Residential Zone and in the B Residential Zone shall be 25 feet; and

WHEREAS, the Board considered the proposed amendments at its October 20, 2026 meeting; and

WHEREAS, the Board considered any public input with respect to these proposed amendments; and

WHEREAS, the Board finds that the proposed amendments to the Zoning Ordinance to include a provision for minimum dwelling width in Sections 135-7.1A and 135-

7.1B are in compliance with the Municipal Land Use Law and are consistent with the goals and objectives of the Town of Secaucus Master Plan and that their adoption is in the public interest, protects public health and safety, promotes the general welfare and is consistent with the character of the neighborhoods in which these two residential zones are located.

NOW THEREFORE BE IT RESOLVED by the Planning Board of the Town of Secaucus, New Jersey hereby recommends that the proposed amendment to Sections 135-7.1A and 135-7.1B of the Zoning Ordinance of the Town of Secaucus be adopted by the governing body.

Thomas Flanagan, Chair

Roll Call:	**AYES**	**NAYS**	**ABSTENTIONS**
Chair Thomas Flanagan	AYE		
Vice Chair Richard Santos	AYE		
Hon. Michael Gonnelli	AYE		
Hon. John Gerbasio	AYE		
Carl Leppin III	AYE		
Joseph Pagano	AYE		
Doug DePice			ABSENT
Alexandra Landolfo			ABSENT
Patricia Gercich			ABSENT

The undersigned, Secretary to the Town of Secaucus Planning Board, hereby certifies that the above is a true copy of the Resolution adopted by this Board on the 20th

day of October 2026.

Rachel Mroz, Secretary