

TOWN OF SECAUCUS  
ZONING BOARD OF ADJUSTMENT - August 12, 2019  
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. MEETING CALLED TO ORDER

2. PLEDGE OF ALLEGIANCE

3. OPEN PUBLIC MEETINGS ACT

4. ROLL CALL

5. RESOLUTIONS

- a. 5 Meadowlands Parkway, Block 159, Lot 1 - CP Zone

Variance to construct a bill board. **GRANTED.**

- b. 765 Humboldt Street, Block 135, Lot 16 - TRB Zone.

Variance to demolish and reconstruct the existing structure of one (approved by prior variance) commercial space and two residential units on the same footprint. **GRANTED.**

- c. 285 Julianne Terrace, Block 187, Lot 12 - LDR Zone.

Variance to demolish the existing one family house and erect a brand new two (2) family house. **GRANTED.**

- d. 315 Centre Avenue, Block 74, Lot 14 - TRA Zone

Variance for an addition on the second floor and part on the first floor to create an additional residential unit at this mixed-use structure. The proposal for the structure is one commercial space and six parking spaces after garage demolition on first floor and two

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residential units on second floor, with office area to serve the commercial business. **GRANTED.**

e. 50 Hartz Way, Block 53 Lot 2 - Light Industrial Zone

Variance to add loading docks in a front yard.  
**GRANTED.**

f. 23 Millridge Road, Block 226, Lot 23 - LDR Zone.

Variance to convert current attic into a loft space over the existing second story. Existing one family house. **DENIED.**

g. 44 Elizabeth Court, Block 178, Lot 12 - TRA Zone.

Variance to erect a second story addition to an existing one family house. **GRANTED.**

**CORRECTED RESOLUTIONS**

a. 7 Schmidts Place, Block 199, Lot 7 - TRA Zone.

Variance for side yard setback, which applies to garage structure only. **Denied.**

Variance for building setback. **Granted.**

**6. APPLICATIONS**

a. 25 Helen Street, Block 29, Lot 8- LDR Zone

Tal Azulay & Brittany Leventhal - Owner/Applicant

Variance to convert an existing single-family house into a two (2) family dwelling within the existing building envelope in the LDR Zone.

b. 54 Second Avenue, Block 151, Lot 21 - LRA Zone

Bhikubha Patel & Gita Patel & Dhavalkum Patel - Owner/Applicant

Variance to erect a second story addition over the existing footprint. Existing one (1) family house.

c. 162 Centre Avenue, Block 133, Lot 19 - TRB Zone

Jan Potoczniak & Vanessa Potoczniak - Owner/Applicant

Variance erect rear addition, add a second level over the new footprint. Change use from one (1) family into a two (2) family dwelling.

7. ADJOURNMENT