CITY OF HACKENSACK

ZONING BOARD OF ADJUSTMENT
Thursday, September 17, 2026

PLEDGE OF ALLEGIANCE

In accordance with Public Law 1975, Chapter 231, "Open Public Meetings Act", The Zoning Board of Adjustment of the City of Hackensack will conduct a public hearing Thursday, September 17, 2026, in the 3rd floor Council Chambers, City Hall, 65 Central Avenue, Hackensack, New Jersey, at 7:00 p.m. The purpose of this meeting is to consider the below-listed cases, and if possible, render formal decisions. Please note that the order of applications may be modified by the Chairperson at his discretion.

1. Roll Call
2. Payment of Bills
3. Approval of Minutes of August, 2026

4. MEMORIALIZATIONS :

a. SP#18-24 V#18-24 [Douglas Berns, Esq.]
Applicant: LandFrank, LLC
278 River Street, Block: 402.01, Lots: 2, 4, 5, 7.01 34, 38, and 39; and Block: 402.02, Lots: 33 and 35
The Applicant proposes to remove a portion of an existing building to construct an addition to the building for a new auto sales and repair facility. The Applicant also proposes to add two (2) ramps to the new addition, to reconstruct the existing parking lot to include parking and loading spaces for new and used vehicle storage, and to install new building signage. The Applicant also proposes a reverse subdivision to merge Block 402.01 Lots 2, 4, 5, 7.01, 34, 38, and 40 into one proposed lot Block 402.01 Lot 40.01. In addition, the Applicant proposes to merge Block 402.01 Lots 33, 35, and 39 into Block 402.01 proposed Lot 39.01. Proposed Lot 39.01 will have an area of 172,925.91 square feet (3.97 acres) and proposed Lot 40.01 will have an area of 273,619.96 square feet (6.2815 acres).

b. SP#17-26 V#17-26 [Carmine Alampi, Esq.]
Applicant: ABDD V, LLC
25 Hackensack Avenue, Block: 510, Lot: 1.02
The Applicant proposes to construct exterior façade modifications, drive-through ordering facilities, directional signage, wall-mounted signage, and the restriping of all existing parking, and directional traffic markings. Additionally, it shall be noted that the Applicant proposes interior modifications to the existing building.

5. APPLICATIONS:

a. **SP#53-23 V#53-23 [Carmine R. Alampi, Esq.]**
Applicant: M&J Astaneha
117 Gamewell Street - Block: 222.01, Lot: 33
The Applicant has revised the site plan to propose one (1), four-unit townhouse and one (1), two-unit townhouse. The four-unit townhouse will be located on the corner of Gamewell Street and Park Street and contain four (4) two-bedroom units. It shall be noted that two (2) of the four (4) units will have access to Gamewell Street, while the other two (2) of the four (4) units will utilize a shared driveway with the two-unit townhouse, which will have access to Park Street. The two-unit townhouse will be located south along South Park Street and Park Street. Additionally, the Applicant has revised the site plan to incorporate on-street parking along Park Street.

b. **SP#21-24 V#21-24 [Joseph Basralian, Esq.] [carried to October 15, 2026]**
Applicant: Vipul Trivedi and Arpita Trivedi
44-50 Kansas Street, Block: 66, Lots: 12.01 & 12.02
The Applicant proposes to raze the existing dwellings and site improvements and construct a six-story, 28-unit multifamily residential dwelling. The ground floor parking garage consists of twenty-one (21) parking spaces, a car lift, garbage/recycling room, package room, lobby, and vestibule. The second-floor parking garage consists of twenty-one (21) parking spaces, bike area, car lift, SPK and water meters room, storage area, electric, and gas meters room. The third through sixth floor consists of four (4) one-bedroom units and three (3) two-bedroom units on each floor. The proposed building will have a total of sixteen (16) one-bedroom units, twelve (12) two-bedroom units, and forty-two (42) parking spaces. Additionally, applicant proposes landscape, lighting, and drainage improvements.

c. **SP#6-26 V#6-26 [Mark Sokolich, Esq.] [Carried to October 15, 2026]**
Applicant: Landmark Development Group, LLC
62 Linden Street, Block 426, Lot 6
The Applicant currently seeks approval to construct a three (3) story residential building consisting of four (4), two-bedroom residential units. The Applicant has labeled the units as Units 'A' – 'D'. The first floor consists of a two-car covered parking area, trash alcove, and entry space for each unit. The second floor consists of a living room, kitchen, closet, landing, balcony, powder room, and closet for Units 'A' – 'C'. Unit 'D' does not have a balcony. The third floor consists of two (2) bedrooms, two (2) bathrooms, hallway, laundry space, landing, two (2) linen closets, and three (3) closets for Units 'A' – 'C'. The third floor consists of two (2) bedrooms, landing, four (4), walk-in closet, laundry space, and two (2) bathrooms for Unit 'D'. Additional improvements consist of fencing, striping, lighting, utility, grading, drainage, and landscaping improvements. Furthermore, the Applicant proposes to reconstruct the concrete sidewalk, apron, and curb along the property frontage.

d. **SP#12-26 V#12-26 [Victoria Agosta, Esq.]**
Applicant: Network Graphic Imaging, LLC
140 Route 17
Block 33401, Lot 5
The Applicant proposes modifications to an existing billboard. Specifically, the Applicant proposes the addition of 30-inch face-lit channel letters at the top of the billboard, illustrating

the text "Hackensack Meridian Health". The City of Hackensack Planning Board previously approved the existing billboard on May 11, 2016. The resolution of approval confirmed that the billboard conformed to criteria for a conditional use and authorized a total height of 66.5 feet.

e. **SP#15-26 V#15-26 [Antimo Del Vecchio, Esq.] [Carried to October 15, 2026]**
Applicant: Lifelike Dental Studio, LLC
605 Main Street, Block: 22403, Lot: 9
The Applicant proposes to maintain the existing building and parking lot and convert the first floor into a dental lab. The first floor plan consists of three (3) offices, a reception area, a waiting room, a women's restroom, a men's restroom, a pantry, a workstation area, two (2) meeting rooms, a meeting area, a dental lab, a storage room, a trash room, and a file room. In addition, the Applicant indicates that the second floor will be rented to a future tenant that is unknown at this time. Based on the submitted documents, the Applicant is not proposing any additional improvements.

6. <u>Old Business</u>: SP#8-25 V#8-25 [Carmine R. Alampi, Esq.]
Applicant: Kelly Carroll
424 Beech Street - Block: 249, Lot: 10
The Applicant proposes to construct a deck, hot tub, and expand the existing paver patio within the rear yard.

7. <u>New Business:</u> None

8. Public Portion

Zoning Board of Adjustment
Chairman Carroll