



CITY OF HACKENSACK

ZONING BOARD OF ADJUSTMENT

**** SPECIAL MEETING ****

Thursday, May 28, 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, May 28, 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 - none
- 3. Approval of Minutes – none
- 4. **MEMORIALIZATIONS** : None

5. APPLICATIONS:

a. SP#3-26 V#3-26 [Allyson Kasetta, Esq.]
Applicant: 110-130 Main Street QOZ, LLC
106-114 Main Street
Block 206.02, Lots 21, 22, 23, 24, 25, 26, and 26.01

The Applicant proposes interior and exterior modifications to the existing building on Lots 22 and 23 to support a medical office. The medical office will consist of a vestibule, waiting room, three (3) patient bathrooms, one (1) visitor’s bathroom, one (1) staff bathroom, two (2) phlebotomy rooms, phlebotomy work room, control room, x-ray room, dressing room, check-in and check-out area, practice manager office, shared administration office, two (2) medical assistant stations, medical assistant work room, two (2) cardio touchdown rooms, echocardiogram room, four (4) cardio examination rooms, triage room, twelve (12) primary care examination rooms, six (6) primary care touchdown rooms, clean supply room, soiled supply room, two (2) closets, staff lounge/locker room, janitor’s closet, electrical room, staff vestibule, storage rooms, two (2) equipment storage areas, and an information systems room. Additional site improvements include the repaving and restriping of the parking lot, signage, concrete walkways, and steps. It does not appear that the Applicant proposes any building improvements for Lots 24, 25, or 26. However, parking area improvements are proposed lots 21, 22, 23, 24, 25 and 26.01.

b. SP#13-26 V#13-26

Applicant: Regan Development Corp.

89-95 Essex Street

Block 10719, Lots 20 and 21

The Applicant proposes to raze the existing improvements and construct a six-story, 100% affordable 57-unit multifamily residential building. The basement consists of a water/sprinkler room, gas utility room, and electrical room. The first floor consists of one (1) "Type B05" two-bedroom unit, lobby, elevator lobby, entry plaza, administrative office, package room, trash room, storage room, transformer room, and structured parking with 33 parking spaces, inclusive of four (4) compact spaces, and two (2) ADA-accessible spaces. The second floor consists of a community room, lobby, storage closet, storage room, bicycle storage, and structured parking with 35 spaces, inclusive of five (5) compact spaces and two (2) ADA-accessible spaces. The third through sixth floors will each consist of one (1) "Type A01" one-bedroom unit, one (1) "Type B01" two-bedroom unit, one (1) "Type B01.1" two-bedroom unit, three (3) "Type B02" two-bedroom units, one (1) "Type B03" two-bedroom unit, one (1) "Type B03.1" two-bedroom unit, one (1) "Type B04" two-bedroom unit, one (1) "Type C01" three-bedroom unit, one (1) "Type C01.1" three-bedroom unit, one (1) "Type C02" three-bedroom unit, one (1) "Type C03" three-bedroom unit, and one (1) "Type C04" three-bedroom unit. The third through sixth floors will each have fourteen (14) units. The roof will consist of an elevator bulkhead and mechanical equipment, including a generator, garage exhaust, trash chute vent, and two (2) rooftop HVAC units. Additionally, the Applicant is proposing a lot consolidation to remove the lot line between existing Lots 20 and 21 to create Proposed Lot 21.01. Additional site improvements include a driveway, drop-off area, concrete sidewalk, stormwater management systems, lighting, and landscaping.

6. Old Business: None

7. New Business: None

8. Public Portion

*Zoning Board of Adjustment
Chairman Carroll*