

**CITY OF HACKENSACK
PLANNING BOARD**



WEDNESDAY, FEBRUARY 11, 2026



• PLEDGE OF ALLEGIANCE •



In accordance with Public Law 1975, Chapter 231, “Open Public Meetings Act”, The Planning Board of the City of Hackensack will conduct a public hearing Wednesday, February 11, 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 January, 2026
4. **MEMORIALIZATIONS** : None

5. **APPLICATIONS:**

- A. S SP# 27-24 V# 27-24 [Gerry Salerno, Esq.] **[Carried to March 11, 2026]**
OHR Yisroel of Tenaflly
150 Kotte Place
Block 22501, Lot 3

The Applicant proposes to construct a three-story extension/addition on the southeastern portion of the existing building and a fourth-floor addition over the existing three-story building. The first floor of the proposed addition consists of six (6) classrooms, seven (7) bathrooms, a coatroom, a mechanical room, a lounge, a pool area, two (2) bowling lanes, an atrium, a courtyard, a gym, two (2) locker rooms, and two (2) storage areas. The proposed second floor consists of eleven (11) classrooms and seven (7) bathrooms. The proposed third floor consists of three (3) bathrooms, four (4) offices, two (2) classrooms, a meeting space, and a dining area. Additionally, the Applicant proposes to construct a basketball court, two (2) pickleball courts, an outdoor patio, milling and paving a portion of the existing parking lot, concrete sidewalk walkways, concrete curb, two (2) retaining walls, striping improvements to the existing lot, fencing, utilities, landscaping, lighting, and drainage improvements. Proposed parking is a total of 135 parking spaces.

- B. SP#3-25 V# 3-25
Site Plan and Variance Application
Applicant: SBJBP LLC
20 Mercer Street

Block 304, Lot 2

The Applicant proposes to change the use of the building from commercial use to mixed use, with a café on the first floor and residential units on the upper floors. Additionally, the Applicant proposes to construct an addition to the first floor on the northerly and westerly sides. The proposed first floor consists of lobby, bar, kitchen, walk-in cooler, walk-in freezer, dining hall, two (2) new vestibules, two (2) new outdoor seating areas, and four (4) bathrooms. The proposed second and third floors consist of two (2) one-bedroom units, one (1) one bedroom with den unit, one studio unit, lobby, two (2) mechanical rooms, and an existing elevator. The proposed attic consists of existing storage areas A-G, an extended additional storage area, new fence, and door. Additionally, the Applicant proposes to add an electric vehicle charger, striping improvements to the existing lot, landscaping, and lighting improvements.

6. New Business:

- a. Courtesy Review – Housing Authority of the City of Hackensack
Proposed subdivision and 20 low income units for seniors
60 Kansas Street
Block 66, Lot 17**

7. Old Business: None

8. Public comment

Fernando Garip, Jr., Chairman - City of Hackensack Planning Board