CITY OF HACKENSACK

ZONING BOARD OF ADJUSTMENT
Thursday, February 19, 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, February 19, 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.

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1. Swearing in Vice Chairman
2. Roll Call
3. Payment of Bills
4. Approval of Minutes of December, 2025 and January, 2026

5. MEMORIALIZATIONS :

a. **SP#20-25 V#20-25 [Colin Quinn, Esq.]**
Applicant: Espinal 3 Meat and Produce, LLC
219 Essex Street, Block: 100.0, Lot: 6.01
The Applicant proposes to maintain the existing building and parking lot and convert the building into a supermarket (Cherry Valley Marketplace). The floor plan consists of five (5) gondola produce shelves three (3) produce stations, multi-deck refrigerated produce area, multi-deck grab and go area, hot food and salad bar, multi-deck refrigerated dairy section, multi-deck cold cuts section, seafood counter, meat counter, multi-deck fresh meat section, two (2) ADA bathrooms, produce cooler, liquor store area, six (6) cash register stations, and a mezzanine office with one (1) bathroom. The Applicant proposes to provide signage, fabric awnings, and a decorative balcony on both building facades. Additionally, the Applicant proposes lighting and drainage improvements.

b. **SP#16-25 V# 16-25 [Frank Leanza, Esq.]**
Amended Site Plan Application
Applicant: Bergen County Islamic Education Center
720-730 Main Street,Block 523, Lot 8
The Applicant was previously approved to convert the existing one (1) story structure into a two (2) story structure and change the use to a House of Worship. In addition, the Applicant proposed and was approved to restripe the existing parking area.

The Applicant is seeking to amend the previously approved application to raze the existing exterior walls and reconstruct the exterior façade to match the approved building.

c. SP#15-25 V#15-25 [Lou D'Arminio, Esq.]
Amended Site and Variance Application
Applicant: Maisano Properties, LLC
215 Elleen Terrace, Block 100.02 Lots 1-9 & 21-28
The Applicant is seeking to amend the previously approved plan to increase the size of the proposed building and revise the parking layout. The Applicant proposes to construct a five (5) story mixed-use building with 5,136 square feet of office space. Additionally, the Applicant proposes to construct a total of fifty-four (54) units, which consist of three (3) studio apartments, twenty-one (21) one-bedroom units, twenty-seven (27) two-bedroom apartments, and three (3) three-bedroom apartments as compared to the previously approved thirty (30) units.
Additionally, the Applicant proposes to relocate the existing billboard column and remove the construction equipment storage area to increase the number of parking spaces within the parking deck from seventy-three (73) parking spaces to one hundred twenty-seven (127) parking spaces.
The Applicant has also revised the layout of the proposed parking lot. This includes consolidating the two (2) garage doors located within the northern parking area into one (1) garage door. Furthermore, the Applicant proposes to construct improvements at the intersection of Kenneth Street and Elleen Terrace. The Applicant proposes to reconstruct a portion of Elleen Terrace, mill and pave the remaining portion of Elleen Terrace, and construct three (3) curb ramps at the intersection of Kenneth Street and Elleen Terrace

d. SP#22-25 V#22-25 [Gerald Salerno, Esq.]
Variance Application (Change in Use)
Applicant: Elite Wellness and Sports Medicine Center LLC
140 Prospect Avenue - Block: 239 Lot: 2
The Applicant proposes a chiropractic clinic with ancillary physical therapy services within the existing mixed use building. Existing site improvements will remain on the subject property.

e. Memorialization of Organization of the board

5. APPLICATIONS:

f. 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.

g. SP#53-23 V#53-23 [Carmine R. Alampi, Esq.]
Applicant: M&J Astaneha
117 Gamewell Street - Block: 222.01, Lot: 33
The Applicant proposes to construct two (2) townhouse buildings. Building No.1 will be located on the corner of Gamewell Street and Park Street and contains four (4) units. Building No. 2 will be located south of Building No. 1 along Park Street and consists of three (3) units.

The first floor consists of a utility room, covered entry, hallway, and garage, in each unit. The second floor consists of a living room, kitchen, powder room, and a closet in each unit. The third floor consists of two (2) bedrooms, two (2) bathrooms, four (4) closets, and a laundry room in each unit. Additional site improvements include seven (7) paver driveways that have access to Park Street, the construction of concrete sidewalk and curbing along both Gamewell and Park Street, grading improvements, drainage improvements, utility improvements, and milling and paving of the intersection south of the proposed dwellings along Park Steet and the Ricardo Place intersection.

6. <u>Old Business</u>: None

7. <u>New Business:</u> Closed Session

8. Public Portion

Zoning Board of Adjustment
Chairman Giarrusso