CITY OF HACKENSACK
PLANNING BOARD

WEDNESDAY, NOVEMBER 4, 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, November 4, 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 September, 2026

4. MEMORIALIZATIONS :

A. SP#8-26 V#8-26 [Alysson Kasseta, Esq.]
RE: Minor Site Plan for Eusebio Corporation
112-116 Anderson Street
Block 21808 L1 aka Block 420 Lot 5
The subject property consists of 9,178 sf and is currently developed with three commercial buildings, off-street parking and related improvements. The applicant proposes to use the existing unoccupied commercial building at the rear of the property as an office use. The existing off-street parking area will be re-striped no other site improvements are proposed. The existing commercial buildings at the front of the property will continue to be utilized as a restaurant and a barber shop.

---

5. APPLICATIONS:

A. SP#21-25 V#21-25 [Jack Wysciskala, Esq.] Carried to December 16, 2026
Site Plan Application
Applicant: ABMZ Properties LLC
38 Bridge Street - Block: 11201 Lot: 1
The Applicant proposes to raze the existing dwelling and construct a three-story mixed-use development. The ground floor plan consists of a 535 square foot commercial/retail use, lobby, one (1) bathroom, storage room, utility room, and ground level parking with seven (7) spaces.

The second and third floor plan consists of three (3) residential units on each floor. Each floor will include two (2) one-bedroom units, one (1) two-bedroom unit, an elevator, a stairway with lobby, utility closet, and a hallway accessing each unit. The corner one-bedroom units (Units 1 & 4) will consist of a 725 square foot layout with a kitchen, living area, laundry closet, and one full bathroom. The center one-bedroom units (Units 2& 5) will consist of a 925 square foot layout with a kitchen, combined living and dining area, laundry room, and one full bathroom. The proposed two-bedroom units (Units 3 & 6) will consist of a 1,175 square foot layout with a kitchen, combined living and dining area, laundry room and two full bathrooms. The Applicant also proposes additional site improvements including landscaping, concrete sidewalks, and curb.

B. SP#24-26 V#24--26 [Wendy Berger, Esq.]
Applicant – Essex One Urban Renewal Company, LLC.
Amended Preliminary and Final Major Site Plan
1 Essex Street
Block 66, Lots 26-30, 38, 41, 43, 45 & 48
The application previously received Preliminary and Final Site Plan and lot consolidation (application #28-24) from the Planning Board on February 12, 2025 approval for a seven-story mixed-use development consisting of 250 residential units, including 25 affordable units, and commercial/retail space with a total height of 83.17'.

The proposed amended plans include the following changes: The overall building coverage has increased from 82,208 square feet to 84,316 square feet (86,112 sf per L2A site plan coverage table). The building square footage has been altered; the residential portion has increased from 221,420 sf to 226,497 sf and the retail square footage has decreased from 16,070 sf to 6,914 sf. Additional amenities are proposed for the residents including, a sports court and a yoga and fitness room on the ground floor, the residential lobby has been reconfigured and enlarged, the retail loading area has been reconfigured and a new loading area has been incorporated into the structure whereas previously it was an exterior loading area. Utility rooms have been added to the ground level in the southwest corner of the garage. Benches have been added to the outdoor area along Fair Street and landscaping has been removed. The elevation of the plaza in the northwest portion of the site was previously proposed at grade but has been increased for flood mitigation purposes. This in turn required stairs and an ADA ramp for access to the elevated plaza. The second floor now consists of amenities and a reduction in the residential units. The structure has been increased to accommodate the amenities and the parking area has been reduced. Additional storage areas have been added in the garage area on the third floor. The fourth floor previously contained a 3,800 sf amenity area which has been reduced. A private event and media room are now proposed on the fifth floor. A roof terrace is proposed on the top floor. The square footage and the layout of the residential units have been changed on each floor, however, the number of dwelling units, 250, and type of units (studio, 1, 2, and 3 bedrooms) has not changed. The architectural plans state that the typical one and two bedrooms will remain at 740 sf and 1,110 sf respectively but the typical studio units will decrease from 650 sf to 600 sf. These changes have reduced the overall parking count from 435 to 423 but still exceed the required 366 stalls.

C. SP#9-26 V#9-26 [Matthew Cappizzi, Esq]

Applicant – Palisade Investment Associates, LLC.
Amended Preliminary and Final Site Plan
369 Essex St (Block 136.02 1 L 73 & 74)

The applicant is seeking Minor Site Plan approval in order to alter the interior of the existing structure and convert a one tenant building into a four (4) tenant building. No proposed tenant information has been provided. The property currently contains no offstreet parking, therefore, at minimum a parking variance is required. Additional variances may be required once a planning and engineering review has been completed.

D. SP#22-26 V#22-26 [Jeffrey Mason, Esq.] **Carried to December 16, 2026**

Amended Site Plan Review
Applicant: Dr. Hanan Morcos
378-380 Summit Avenue, Block 345, Lot 4

The Applicant was previously approved to construct a one-and-a-half (1½) story addition along the southwestern façade of the existing two and one-half (2½) story dwelling. Additionally, the Applicant was approved to construct a new macadam driveway, rear parking striping, and a rear two-car garage. The proposed improvements also include the installation of an aluminum fence, block curb, concrete curb, and its respective lighting and landscape.

The Applicant is now proposing to amend the previously approved plan to incorporate a grass paver walkway along the northwestern side yard for residential use only. Additionally, the Applicant proposes to revise the fence sizes and materials along the perimeter of the site.

6. New Business:

a. Discussion – request for extension – 251 Railroad Avenue
b. Discussion – request for extension – 320 S. River Street
c. Presentation – Colleen McGurck, PP and Marc Lincer, PP – Master Plan re-examination

7. Old Business: None

8. Public comment

Fernando Garip
Chairman