

CITY OF HACKENSACK

ZONING BOARD OF ADJUSTMENT Thursday, August 20, 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, August 20, 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 Approved
3. Approval of Minutes of June, 2026 Approved

4. **MEMORIALIZATIONS :**

- 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.

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 September 17, 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#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).

d. SP#6-26 V#6-26

[Mark Sokolich, Esq.]

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.

- e. **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.

- f. **SP#15-26 V#15-26** **[Antimo Del Vecchio, Esq.] [Carried to September 17, 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. Old Business: 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. New Business: SP#22-25 V#22-25** **[Bruce H. Dexter, Esq.]**

Applicant: The Tabernacle of Our Lord Jesus Christ Apostolic Inc.

393 First Street – Block: 432, Lot: 22

The applicant is seeking a one-year extension of approvals to September 18, 2027.

- 8. Public Portion**

Zoning Board of Adjustment

Chairman Carroll