

**CITY OF HACKENSACK
PLANNING BOARD**

WEDNESDAY, JUNE 10, 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, June 10, 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 May, 2026

4. **MEMORIALIZATIONS** :

A. **SP# 3-25 V# 3-25**

Site Plan and Variance Application [Carmine Alampi, Esq.]

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 second and third floors consist of two bedroom units; Also, striping improvements to the existing lot, landscaping, and lighting improvements.

B. **SP# 4-26 V# 4-26**

Applicant – 359 Main Street, LLC [Bruce Rosenberg, Esq]

Minor Site Plan

359 Main Street Block 408 L 1

The applicant is proposing to install a flat rooftop solar photovoltaic system. There is an existing parapet wall which will screen the system from street view. The existing structure has a height of 58', the solar panels would have a height of 58'-10" and the parapet wall brings the total height to 61'-6".

5. **APPLICATIONS:**

C. SP# 2-26 V# 2-26

Applicant – 414 Essex St, LLC. [Matthew Capizzi, Esq.]

Amended Preliminary and Final Site Plan

414 Essex St Block 34101 L 5

The applicant is seeking amended approval in order to alter the previously approved façade of the structure. No other changes are proposed and no new variances or design waivers are requested or required.

D. SP# 27-24 V# 27-24

[Gerry Salerno, Esq.]

OHR Yisroel of Tenafly

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.

E. SP#21-25 V#21-25

[Jack Wyciskala, Esq.] [Carried to July 8, 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.

F. SP#13-25 V#13-25 [Joe Ben-Moshe, Esq.]

Site Plan and Variance Application

Applicant: Esther Realty

112-120 Hackensack Avenue, Block: 500.01, Lots: 78 and 82

The Applicant proposes to relocate the existing “White Manna” diner from its present location at 350 River Street, Hackensack to the proposed 112-120 Hackensack Avenue property. Additionally, the Applicant proposes to construct an extension to the existing building to construct a kitchen, a take-out service area, an ADA dining room, an ADA restroom, a restroom, and an office.

Furthermore, the Applicant proposes to construct a surface parking lot which includes a pervious pavement. The parking lot has seventeen (17) parking spaces, inclusive of one (1) ADA parking space. Additional site improvements include construction of concrete sidewalks, concrete curb, concrete stairs, signage, landscaping, utility, and drainage improvements

6. New Business:

Discussion: Amended Hackensack 4th Round Housing Element and Fair Share Plan.

7. Old Business: None

8. Public comment

***Fernando Garip
Chairman***