

PLANNING BOARD OF THE CITY OF HACKENSACK

RESOLUTION

IN RE THE APPLICATION OF
ESSEX ONE URBAN RENEWAL COMPANY, LLC
FOR PRELIMINARY AND FINAL SITE PLAN APPROVAL, AND LOT CONSOLIDATION
ONE ESSEX STREET, BLOCK 66, LOTS: 26-30, 38, 41, 43, 45 & 48
SP#28-24

WHEREAS, ESSEX ONE URBAN RENEWAL COMPANY, LLC (hereinafter referred to as the "Applicant") has applied to the Planning Board of the City of Hackensack (hereinafter referred to as the "Board") for Preliminary and Final Site Plan approval and lot consolidation to raze the existing site improvements to construct a seven (7) story mixed-use development consisting of 250 residential units, inclusive of twenty-five (25) affordable units, and commercial/retail space. The ground floor consists of 16,070 square feet of commercial/retail space, loading areas, two (2) refuse areas, two (2) residential lobbies, three (3) one-bedroom units, one (1) two-bedroom unit, one (1) studio unit, a transformer vault, electric room, a storage/mechanical room, bike storage, pet wash, outdoor dog park, and 103 parking spaces. The second floor consists of a package room, maintenance room, four (4) one-bedroom units, three (3) two-bedroom units, one (1) studio unit, one (1) three-bedroom unit (one affordable unit), and 118 parking spaces. The third floor consists of nine (9) one-bedroom units, eight (8) two-bedroom units, one (1) three-bedroom unit, two (2) studio units, and 145 parking spaces. The fourth floor consists of 3,800 square feet of amenity space, outdoor pool, twenty (20) one-bedroom units, three (3) one-bedroom with den units, ten (10) two-bedroom units, one (1) three-bedroom unit, two (2) studio units, and 69 parking spaces. The fifth floor consists of two (2) outdoor amenity spaces, thirty-four (34) one-bedroom units, three (3) one-bedroom with den units, seventeen (17) two-bedroom units, one (1) three-bedroom unit, and five (5) studio units. The sixth and seventh floors consist of thirty-four (34) one-bedroom units, three (3) one-bedroom with den units seventeen (17)

two-bedroom units, one (1) three-bedroom unit, and five (5) studio units. Additionally, the Applicant proposes landscaping, lighting, signage, and drainage improvements. The proposed building will have an overall height of approximately 83.17 feet. The following approvals are sought:

1. Preliminary and Final Site Plan review pursuant to Chapter 175§14.1et. seq.;
2. Lot consolidation of lots 26-30, 38, 41, 43, 45 & 48 in Block 66; and

WHEREAS, the subject property is located within the **One Essex Street Redevelopment Zone**, and the proposed mixed-use multi-family residential building with retail/commercial space on the first floor, and structured multi-level parking, is a permitted use within the zone; and

WHEREAS, the proposed development is compliant with the bulk regulations for the **One Essex Street Redevelopment Zone**; and

WHEREAS, the following parking, EV parking and bicycle parking calculations are applicable for the proposed development:

a. *Parking Calculation*

Regulation	Ordinance Section	Required/Permitted	Proposed	Status
Required Parking Spaces	1 Essex Street Redevelopment Plan H.1	Studio Unit = 1.0 space per unit + 10% for visitors = 1.0 spaces per unit x 21 units = 21 spaces x 10% = 23.10 parking spaces	435 spaces	Conforming
		Multi-Family = 1.25 spaces per unit + 10% for visitors = 1.25 spaces per unit x 229 units = 286.25 spaces x 10% = 314.875 parking spaces ⁽¹⁾		
		Commercial/Retail/Live/Entertainment = 4.0 spaces per 1,000 GFA = 16,070 GFA x (4.0 spaces per 1,000 GFA) = 64.28 parking spaces		
		Total Required Parking Spaces 402 spaces w/o Make-Ready Parking Credit		
Minimum ADA	§175-10.1.C (Department of Justice)	201-300 spaces = 8 ADA spaces required (2 Van Accessible)	8 ADA Parking Spaces (w/ 2 Van Accessible)	Conforming

Regulation	Ordinance Section	Required/Permitted	Proposed	Status
Parking Spaces				

- (1) When the formula for required parking spaces results in a fraction of a space exceeding 0.49, a full space shall be required.

d. EV & Bicycle Parking Calculation

Regulation	Ordinance Section	Required/Permitted	Proposed	Status
EV Parking Requirement	§175-13.1F(4)(a)[1]	402 required spaces x 15% = 60.3 = 61 Make-Ready Spaces ⁽²⁾	61 spaces	Conforming
ADA EV Parking	§175-13.1F(4)(a)[4]	61 Make-Ready Spaces x 0.05 = 3.05 = 4 Accessible Make-Ready Spaces ⁽¹⁾	4 spaces	Conforming ⁽²⁾
Make-Ready Space Parking Credit	§341-44.E. NJ P.L. 2021 C171	1 Make-Ready space shall count no less than 2 parking spaces for purposes of complying with a min. parking space requirement provided it does not reduce more than 10% of otherwise required parking spaces.	40 space credit	N/A
Total Required Parking Spaces 362 spaces w/ Make-Ready Parking Credit				
Bicycle Parking	1 Essex Street Redevelopment Plan H.5	1 bike space / 50 vehicle spaces up to 200 vehicle spaces, thereafter 1 bike space / 50 spaces = 8.04 = 8 Bike Spaces	≥ 8 spaces	Conforming ⁽³⁾

- (1) As per Chapter §175-13.1F(5)(c) of the City of Hackensack Zone Code, “All parking space calculations for EVSE or make-ready equipment shall be rounded up to the next full parking space.”
- (2) The Applicant has revised the drawings to illustrate all four (4) required accessible spaces.
- (3) The Applicant has confirmed that the available bicycle storage is at least 8 spaces; and

WHEREAS, the Applicant has confirmed that the signage proposed with this Application is compliant with the City’s ordinance and the Essex Street Redevelopment Plan Section G; and

WHEREAS, the subject property consists of ten (10) irregularly shaped tax parcels with frontage Essex Street, Hudson Street, and Fair Street. The subject property is located within Block 66, Lots 26-30, 38, 41, 43, 45, & 48. Block 66, Lot 45 and is commonly known as 1 Essex Street. It is currently developed with a 50-parking space surface parking lot, and undeveloped area on sections of Block 66, Lots 25, 26, 27, 38, 41, and 43. The property has an area 111,683 square feet (2.56 acres); and

WHEREAS, the subject property is bound by Essex Street and Hudson Street to the north, Fair Street to the west, Court House Towers to the east, and multi-family residential buildings to the south; and

WHEREAS, the aforesaid application was duly made to the Planning Board of the City of Hackensack, notice of the application was duly published and made to the owners of all real property as shown on the current tax map within 200 feet of the subject property pursuant to the requirements of N.J.S.A. 40:55D-12, and the requirements of the City of Hackensack Code; and

WHEREAS, the Planning Board of the City of Hackensack held a public hearing on January 8, 2025, at which time it heard testimony and considered the subject application; and

WHEREAS, the Applicant is represented by Wendy M. Berger, Esq., of the law firm of Cole Schotz, P.C.; and

WHEREAS, the Applicant presented the testimony of: William R. Vogt, Jr., P.E. of L2A Land Design LLC; Bruce Englebaugh, RA, AIA of Minno Wasko Architects & Planners; David Lustberg, LLA, P.P. of Arterial, LLC; and Louis J. Luglio, P.E., in support of the application; and

WHEREAS, the Board reviewed the following documents in connection with the Application:

- Planning Permit Application consisting of the following forms:

- Form 'B' – Details of Site Plan - Ordinance §175-14.7;
- Form 'D' – Site Plan / Subdivision / Variance Application;
- Form 'F' – Site Information;
- Zoning Table;
- Parking Table;
- Coverage Table;
- Directional Sign Table;
- Unit Schedule;
- Metes and Bounds Description;
- Form 'G' – Corporate or Partnership / Ownership Disclosure;
- Form 'I' – Support Documents – Signature Page;
- Letter of Principal Points;
- Form 'L' – Land Use Application Fees;
- Form 'M' – Escrow Fee Structure;
- Signed W-9, dated December 16, 2024;
- City of Hackensack Escrow Accounts Planning and Zoning Board Cases;
- Form 'P' – Request for List of Proximity Property Owners;
- Form 'O' – Certification by Tax Collector;
- A cover letter prepared by Wendy M. Berger, of Cole Schotz P.C., dated December 20, 2024;
- Traffic Impact Report prepared by Louis Luglio, PE dated December 19, 2024;
- Stormwater Management Report, prepared by William R. Vogt Jr., P.E., of L2A Land Design LLC, dated December 19, 2024;
- Stormwater Maintenance Manual, prepared by William R. Vogt Jr., P.E., of L2A Land Design LLC, dated December 19, 2024;

- A signed and sealed Architectural Plan Set, consisting of twelve (12) sheets, entitled “Preliminary and Final Site Plan Submission, One Essex, Proposed Multifamily Building, Block 66, Lots 26, 27, 28, 29, 30, 38, 41, 43, 45, 48, City of Hackensack, Bergen County, New Jersey”, prepared by Bruce E. Englebaugh, AIA, of Minno Wasko Architects & Planners, dated December 19, 2024;
- A signed and sealed Engineering Plan Set, consisting of fifteen (15) sheets, entitled “Preliminary & Final Major Site Plan, Essex Street Redevelopment Plan, One Essex Street, City of Hackensack, Bergen County, New Jersey, Block 66, Lots 26-30, 38, 41,43,45 & 48, Tax Map 8, Zone: Essex Stret Redevelopment Area”, prepared by William R. Vogt Jr., P.E., of L2A Land Design LLC, dated December 19, 2024;
- A signed and sealed Redevelopment Plan Set, consisting of fourteen (14) sheets, entitled “Preliminary and Final Major Site Plan For: Essex Street Redevelopment Plan, Block 66, Lots 26, 27, 28, 29, 30, 38, 41, 43, 45 & 48, One Essex Street, City of Hackensack, Bergen County, New Jersey, December 19, 2024”, prepared by David I. Lustberg, LLA, of Arterial, dated December 19, 2024;
- Cover Letter, prepared by Wendy M. Berger of Cole Schotz, P.C., dated December 30, 2024; and
- Lot Consolidation Plan, consisting of two (2) sheets, prepared by John P. Lynch, P.L.S. of Control Point Associates, Inc., dated December 23, 2023, last revised December 20, 2024.

- Completeness/Planning and Engineering review letter prepared by Gregory J. Polyniak, P.E., P.P., C.M.E. and David Juzmeski, P.E., P.P. of Neglia Engineering Associates, dated **January 2, 2025**;
- Google Earth Aerial image of the subject property marked as **Exhibit A-1** at the January 8, 2025 public hearing;
- Color Rendering of Site Plan Drawing C-04 marked as **Exhibit A-2** at the January 8, 2025 public hearing;
- Plan Rendering SK-01 dated 1/8/2025 marked as **Exhibit A-3** at the January 8, 2025 public hearing;
- Streetscape perspective Rendering dated 1/8/2025 marked as **Exhibit A-4** at the January 8, 2025 public hearing;
- Pool Rendering marked as **Exhibit A-5** at the January 8, 2025 public hearing;
- Fifth Floor Terrace One Perspective marked as **Exhibit A-6** at the January 8, 2025 public hearing;
- Fifth Floor Terrace Two Perspective marked as Exhibit A-6 at the January 8, 2025 public hearing; and

WHEREAS, the Board opened the meeting to the public for questions and comments at the time of the public hearing, and

WHEREAS, the Planning Board of the City of Hackensack makes the following findings of fact and conclusions with respect to the within application:

1. The subject property consists of ten (10) irregularly shaped tax parcels with frontage Essex Street, Hudson Street, and Fair Street. The subject property is located within Block 66, Lots 26-30, 38, 41, 43, 45, & 48. Block 66, Lot 45 and is commonly known as 1 Essex

Street. It is currently developed with a 50-parking space surface parking lot, and undeveloped area on sections of Block 66, Lots 25, 26, 27, 38, 41, and 43. The property has an area 111,683 square feet (2.56 acres).

2. The subject property is located within the **One Essex Street Redevelopment Zone**, and the proposed mixed-use multi-family residential building with retail/commercial space on the first floor, and structured multi-level parking, is a permitted use within the zone.
3. Preliminary and Final Site Plan approval and lot consolidation to raze the existing site improvements to construct a seven (7) story mixed-use development consisting of 250 residential units, inclusive of twenty-five (25) affordable units, and commercial/retail space. The ground floor consists of 16,070 square feet of commercial/retail space, loading areas, two (2) refuse areas, two (2) residential lobbies, three (3) one-bedroom units, one (1) two-bedroom unit, one (1) studio unit, a transformer vault, electric room, a storage/mechanical room, bike storage, pet wash, outdoor dog park, and 103 parking spaces. The second floor consists of a package room, maintenance room, four (4) one-bedroom units, three (3) two-bedroom units, one (1) studio unit, one (1) three-bedroom unit (one affordable unit), and 118 parking spaces. The third floor consists of nine (9) one-bedroom units, eight (8) two-bedroom units, one (1) three-bedroom unit, two (2) studio units, and 145 parking spaces. The fourth floor consists of 3,800 square feet of amenity space, outdoor pool, twenty (20) one-bedroom units, three (3) one-bedroom with den units, ten (10) two-bedroom units, one (1) three-bedroom unit, two (2) studio units, and 69 parking spaces. The fifth floor consists of two (2) outdoor amenity spaces, thirty-four (34) one-bedroom units, three (3) one-bedroom with den units, seventeen (17) two-bedroom units, one (1) three-bedroom unit, and five (5) studio units. The sixth and seventh floors

consist of thirty-four (34) one-bedroom units, three (3) one-bedroom with den units seventeen (17) two-bedroom units, one (1) three-bedroom unit, and five (5) studio units. Additionally, the Applicant proposes landscaping, lighting, signage, and drainage improvements. The proposed building will have an overall height of approximately 83.17 feet.

4. The Board incorporates herein as part of its findings of fact the sworn testimony of the Applicant's witnesses, the Board Engineer, Gregory J. Polyniak, P.E. P.P., C.M.E., C.P.W.M, and the Acting Zoning Officer, Bridget McLaughlin, as set forth in the verbatim transcript of the proceedings conducted at the public meeting of the Board on **January 8, 2025**.
5. The Board finds that the testimony adduced by the Applicant's witnesses was credible and was based upon reliable and accurate data and information.
6. The Board finds that it is the objective of site plan review to work toward the development of an aesthetically acceptable and well-ordered community, serving the interest of public health, safety and general welfare of the City residents, and ensuring that the scope of the development is within the infrastructure capacities of the City. The Board finds that the objective of site plan review as set forth above is consistent with the goals and objectives of the Hackensack Master Plan and the One Essex Street Redevelopment Plan. Based upon the testimony presented by the Applicant's witnesses and the Board's review of the Exhibits and reports submitted in connection with the project, the testimony of the Board's Engineer and Planning consultant, and the Board's familiarity with the subject property and the surrounding community, the Board finds that the Applicant has provided sufficient

information for the Board to determine that the proposed project will advance these objectives.

7. In considering the project in connection with the criteria outlined in the City's site plan review ordinance, the Board finds that the proposed Site Plan provides for adequate emergency, fire and police access and protection; adequate traffic circulation and access; safe and convenient pedestrian circulation; appropriate lighting and landscaping; and an attractive and convenient layout.
8. In considering the project in connection with the City's Master Plan and the Municipal Land Use Act, the Board finds that the proposed design and exterior look of the proposed building, and the proposed site improvements, advance the goals and objectives of the Hackensack Master Plan and the Municipal Land Use Law by providing for adequate light, air and open space; promoting a desirable visual environment through creative development techniques and design; and promoting the public health, safety and general welfare.
9. The Board finds that the Applicant has adduced testimony that the proposed development can be constructed without any significant adverse or detrimental traffic impact upon the adjacent roadway system and that the proposed development will not exacerbate the existing conditions of the roadway and/or intersections.
10. The Board finds the proposed development will bring the subject property into conformity as to the use of the subject property, and that the 25 affordable housing units will contribute towards the City's affordable housing obligations. The Board finds that the proposed development is compliant with the density and building coverage requirements for **One Essex Street Redevelopment Plan Area** and that the proposed residential units are

reasonably sized and spacious. The Board finds that the proposed development meets the parking requirement, provides appropriate landscaping, sidewalk and lighting improvements.

11. The Board finds that the building and site lay out is compliant with the goals and purposes of the **One Essex Street Redevelopment Plan Area** and is consistent with the goals and purposes of the Hackensack Master Plan. The Board finds that the proposed development and design of the building provides a suitable and appropriate scale as to the massing of the project in relation to the general development of the neighborhood.
12. The Board finds that the project advances the goals and objectives of the Hackensack Master Plan and the Municipal Land Use Law by bringing the subject property in conformity with the permitted uses in the **One Essex Street Redevelopment Plan Area** and thereby, promoting health, safety and general welfare of the public.
13. The Board concludes that the benefits of the proposed project all advance the goals and objectives of the Hackensack Master Plan and the Municipal Land Use Law, specifically, purpose (a) of the MLUL, by promoting the public health, safety and general welfare; purpose (e) of the MLUL, by promoting the establishment of appropriate population densities and concentrations that will contribute to the well-being of persons, neighborhoods, communities and regions and preservation of the environment; and purpose (i) of the MLUL, by promoting a desirable visual environment through creative development techniques and good civic design and arrangements.
14. The Board finds that the proposed Site Plan provides for adequate fire and police access and protection; adequate drainage and disposal of all wastes; adequate traffic circulation and access; safe pedestrian circulation; appropriate lighting and landscaping; and an

attractive and convenient layout. The Board further finds that the Applicant has adduced testimony that the proposed development can be constructed without any significant adverse or detrimental traffic impact upon the adjacent roadway system.

NOW, THEREFORE, BE IT RESOLVED that the application for Preliminary and Final Site Plan approval, and Lot Consolidation approval, to raze the existing site improvements and to construct a seven (7) story mixed-use development consisting of 250 residential units, inclusive of twenty-five (25) affordable units, and commercial/retail space (containing not more than 16,070 sq ft with the right of the Applicant to use not less than 6,480 sq ft for commercial/retail use and the balance of that space for building related uses, including but not limited to: amenity space, circulation, storage areas , package areas, building services, building management, and leasing offices) as more fully described hereinabove, at the premises identified as Block 66, Lots 26-30, 38, 41, 43, 45 & 48 as per the City of Hackensack tax maps and commonly known as One Essex Street, located in the One Essex Street Redevelopment Plan Area, be and hereby is **GRANTED**.

BE IT FURTHER RESOLVED, that the granting of the above approval is conditioned upon the Applicant/Developer obtaining all necessary Federal, State, County and Regional Municipal approvals, permits and licenses necessary or applicable, including, but not limited to, municipal soil moving, Bergen County Planning Board, Bergen County Soil Conservation District, and Treatment Works Application, NJDEP Land Use Department, and NJDEP Safe Drinking Water Act approval, as applicable.

BE IT FURTHER RESOLVED, that the granting of the within approval is conditioned upon the Applicant/Developer complying with all comment letters and directives of the Board Engineer and Planner, as per the testimony during the public hearings, both prior to, and during

construction, including, without limitation, all directives required to ensure that the proposed sanitary sewer and stormwater drainage systems will function properly as designed.

BE IT FURTHER RESOLVED, that the granting of the within approval is conditioned upon the recommendations and comments, received from the Police, Traffic Division; Fire Prevention; Sanitation Department; Health Department; Building Subcode Official; Construction Official; or other City departments required to review this project, as per the testimony during the public hearings.

BE IT FURTHER RESOLVED, that the granting of the within approval is conditioned upon the Applicant/Developer complying with all of the specific conditions, stipulations and agreements made throughout the course of this application, including, but not limited to the following:

Conditions Specific to this Application:

- A. That the Applicant/Developer shall address all of the comments set forth in the Completeness/Planning and Engineering review letter prepared by Gregory J. Polyniak, P.E., P.P., C.M.E. and David Juzmeski, P.E., P.P. of Neglia Engineering Associates, dated **January 2, 2025**, and as per the testimony at the Board meeting on **January 8, 2025**, or otherwise to the satisfaction of the Board Engineer.
- B. That the Applicant/Developer shall address all of the comments set forth in the City of Hackensack Police Department Review Letters; and the Hackensack Fire Department Checklist Plan Reviews, consistent with this resolution and the variances granted herein. It shall be the Applicant's responsibility to address all current and future letter comments and required / requested improvements.
- C. That the Applicant/Developer shall provide an electronic copy of the Lot Consolidation Plan to the City Tax Assessor for designation of the lot number of

the consolidated lot on the Official Tax Map. The Applicant shall pay such fee as may be required by City ordinance for the cost of modifying the official tax map and records of the City to re-designate the lot number.

- D. The project will comply with all of the Affordable Housing requirements for the 25 proposed affordable housing units, including, without limitation, the Uniform Housing Affordability Controls (UHAC).
- E. Any utility meters that are proposed to be outside of the building shall be properly screened from public view.
- F. In the event that upgrades to off-site utilities are needed as a result of this project, the Applicant/Developer will be responsible for the cost of such upgrades.
- G. Any rooftop mechanical equipment shall be properly screened, as may be required to shield such equipment from public view.
- H. The subject site will be serviced by a private trash and recycling hauler.
- I. That the Applicant/Developer shall properly maintain all landscape plantings and provide an underground irrigation system to ensure that the landscape plantings survive. Any dead or dying plantings shall be replaced as soon as practicable.
- J. The location of the EV charging stations shall be coordinated with the Hackensack Fire Department and the Board Engineer.
- K. The gate arms for the parking area will be in operation during the normal business operation hours of the retail/commercial space. High-speed overhead doors will be in operation during the non-retail/commercial operation hours. As stipulated by the Applicant, in the event that a fire alarm is tripped during the non-retail/commercial operation hours, the high-speed overhead doors will automatically go up to allow

fire department and emergency vehicle and personnel full access to the building. The applicant shall work with the City and the Board professionals to fine-tune the gate arm and high-speed door operations.

- L. The building shall have an on-site manager or management company which shall also coordinate move-ins, and move-outs, and furniture/furnishings/appliance deliveries on a scheduled basis.

BE IT FURTHER RESOLVED, that the granting of the within approvals are specifically made subject to the following additional conditions:

General Conditions:

- A. This approval is subject to Applicant obtaining the required construction permit(s) and any other state, County, or City approvals, as required.
- B. All fees, costs, bonds and escrows shall be paid when due or becoming due, including without limitation, all Affordable Housing fees, and Residential or Non-Residential Development fees, as applicable. Any monies are to be paid within twenty (20) days of the said request by the Zoning Officer or Construction Official, or their designee.
- C. All representations made by the Applicant or its agents shall be deemed conditions of this approval and any misrepresentations by Applicant contrary to the representations made before the Board shall be deemed a violation of this approval.
- D. The action of the Board in approving this application shall not relieve the Applicant of responsibility for any damages caused by this project, nor does the Board, or its reviewing professionals and agencies, accept any responsibility for design of the proposed improvements or for any damages that may be caused by this project.

- E. Applicant shall comply with all applicable federal, state, regional, county and local rules, regulations and requirements. In the event compliance with the requirements of any such governmental entity necessitates modifications to the site plan, Applicant shall submit revised plans to the Zoning Officer and Construction Official for their review and approval. If deemed by either of them to be so substantial or different as to warrant further review by the Board, such modifications shall be referred to the Board for its formal review, and Applicant shall be required to present same in compliance with the notice provisions of the Municipal Land Use Law.
- F. This approval is conditioned upon the truthfulness of the testimony of the Applicant and the Applicant's witnesses. In the event that said testimony is found to be willfully false, this approval may be voidable and may be nullified by the Board.
- G. The Applicant shall submit an original, with sufficient copies, of the plans hereby approved for the Board's authorized signatures. The Applicant shall also provide copies to the Board Engineer, the City Redevelopment Consultant, and the Construction Code Official, as applicable.
- H. The Applicant shall provide an "as-built" survey to the Construction Code Official, the Board Engineer, and the City Tax Assessor upon completion of all improvements. No TCO/CO will be issued without the issuance of an "as-built" survey and the approval of said survey by the City and its professionals.
- I. Any proposed structure(s) shall be constructed so as to be consistent with the architectural renderings, building elevations and material presented to the Board,

including, without limitation, materials, design details, window type, colors and color schemes, and other window and façade features

- J. Subject to such performances and maintenance bonds as may be required by the Board Engineer consistent with applicable law and as may be further required by the Hackensack Code and consistent with the Municipal Land Use Law. If deemed necessary by the City or it's professionals to ensure compliance with the terms of the approvals granted herein; the proper installation/maintenance of the improvements in connection with the development of the subject property; and that the subject property will be improved and developed in such a manner that will ensure protection to the surrounding properties, as well as the public roads in and about the area of the subject property, the developer shall, if required by the City of Hackensack, enter into a Developer's Agreement with the City of Hackensack in connection with the development of the subject property consistent with the Municipal Land Use Law.
- K. The Applicant will comply with the City ordinance regarding stormwater runoff from the site, and, if requested, the Applicant will provide an additional drainage analysis to the Board's engineer to confirm the adequacy of the proposed drainage system.
- L. Applicant shall comply with all City Ordinances regarding the recycling of recyclable materials, removal of trash and garbage, including construction and demolition materials, if any.
- M. The Applicant shall provide the Zoning Officer with a copy of the approved plans digitally via e-mail.

- N. All outstanding property taxes for the Property shall be made current.
- O. A copy of the signed resolution shall be forwarded to the Applicant, the Board Engineer and the Building Department of the City of Hackensack; and the secretary shall publish the required notice.

BE IT FURTHER RESOLVED, that the approvals granted herein are specifically made subject to any conditions referred to herein. In the event that any condition is held to be invalid, unenforceable, or unlawful, the entire approval granted herein shall be unenforceable. It is the intent of the Board that the approvals granted herein shall not be deemed approved if any condition is invalid, and that the conditions are not severable from the approvals granted herein.

Motion to Approve

Offered by:	J. Chiusolo
Second by:	A. Dib
In Favor:	A. Dib
	J. Martucci
	J. Labrosse
	J. Chiusolo
	K. Canestrino
	R. Contini
	K. Solomon
	F. Garip

Opposed:	None
Abstain:	None

I certify that the foregoing is a true copy of a resolution adopted by the Planning Board of the City of Hackensack at the meeting of February 12, 2025.


_____, Planning Board Secretary