

**CITY OF HACKENSACK  
PLANNING BOARD**



**NOTICE OF DECISION**

**Wednesday, March 11, 2026 Public Hearing**

In this case, any interested party may appeal the granting of a variance by the Planning Board to the Mayor and Council pursuant to N.J.S.A. 40:55D-17. Such appeal shall be filed with the City Clerk's office within ten (10) days of the "Notice of Decision" posted in the official newspaper or City website. Copies of all documents and plans for cases that are heard by the Planning Board can be reviewed by accessing the City of Hackensack's website [www.hackensack.org/planning](http://www.hackensack.org/planning) or by contacting the board secretary 201-646-3920 x 2020.

1. Roll Call
2. Payment of Bills **approved**
3. Approval of Minutes of February, 2026 **approved**
4. MEMORIALIZATIONS : **None**

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5. **APPLICATIONS:**

- A. **SP# 27-24 V# 27-24 [Gerry Salerno, Esq.] **Carried to April 15, 2026****

**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.

- B. **SP#24-25 V#24-25 [Gerry Salerno, Esq.] **Approved with Conditions****

**Variance Application  
Applicant: Elm Eastwick Education, Inc.  
25 East Salem Street, Block: 309, Lot 1**

The Applicant intends to lease a portion of the site (5,600 square feet) to use for classrooms, administrative offices, and other educational uses associated with Eastwick College (located at

250 Moore Street). The Applicant proposes maintaining the existing building footprint and floorplan. The Applicant intends to be provided six (6) off-street parking spaces per a referenced lease agreement. The Applicant will lease an additional 12 parking spaces in parking “Deck C”.

**C. SP#21-25 V#21-25 [Jack Wyciskala, Esq.] Carried to April 15, 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.

**6. New Business: None**

**7. Old Business: None**

**8. Public comment**

*Fernando Garip, Jr.*, Chairman - City of Hackensack Planning Board