



**CITY OF HACKENSACK**  
**ZONING BOARD OF ADJUSTMENT**

**NOTICE OF DECISION**  
**May 21, 2026**

In this case, any interested party may appeal the granting of a variance by the Zoning 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” in the official newspaper or City website. Copies of all documents and plans for cases that are heard by the Zoning Board can be reviewed by accessing the City of Hackensack’s website [www.hackensack.org/zoning](http://www.hackensack.org/zoning)

- 1. Roll Call
- 2. Payment of Bills     **approved**
- 3. Approval of Minutes of April, 2026     **approved**

**4. MEMORIALIZATIONS :**

- a. **SP#8-25 V#8-25**                    **[Carmine R. Alampi, Esq.] [Carried to June 18, 2026]**

**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.

**5. APPLICATIONS:**

- a. **SP#53-23 V#53-23**                    **[Carmine R. Alampi, Esq.] [Carried to June 18, 2026]**

**Applicant: M&J Astaneha**  
**117 Gamewell Street - Block: 222.01, Lot: 33**

The Applicant proposes to construct two (2) townhouse buildings. Building No.1 will be located on the corner of Gamewell Street and Park Street and contains four (4) units. Building No. 2 will be located south of Building No. 1 along Park Street and consists of three (3) units. The first floor consists of a utility room, covered entry, hallway, and garage, in each unit. The second floor consists of a living room, kitchen, powder room, and a closet in each unit. The third floor consists of two (2) bedrooms, two (2) bathrooms, four (4) closets, and a laundry room in each unit. Additional site improvements include seven (7) paver driveways that have access to Park Street, the construction of concrete sidewalk and curbing along both Gamewell and Park Street, grading improvements, drainage improvements, utility improvements, and milling and paving of the intersection south of the proposed dwellings along Park Steet and the Ricardo Place intersection.

- b. **SP#21-24 V#21-24**                    **[Joseph Basralian, Esq.] [Carried to June 18, 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#11-26 V#11-26 [Matthew Gilson, Esq.] Approved with Conditions**

**Applicant: K Group Hackensack Venture, LLC**

**15, 17, 21 Huyler Street**

**Block 10719, Lots 15-17**

**Block 10720, Lot 1**

The Applicant proposes to raze the existing improvements and construct a five-story, 54-unit multifamily residential building with affordable housing units. The first floor consists of a resident lobby, trash and recycling room, mail and package room, water and gas room, electrical room, restroom, storage closet, and a parking structure with 46 parking spaces, including 17 electric vehicle spaces. The second floor consists of twelve (12) residential units, including one (1) "Unit 1A" one bedroom unit, seven (7) "Unit 2A" two-bedroom units, one (1) "Unit 2C" two-bedroom unit, two (2) "Unit 3A" three-bedroom units, and one (1) "Unit 3B" three-bedroom unit. The second floor also includes a roof terrace amenity, amenity room, restroom, storage room, utility room, and trash room. The third through fifth floors will each consist of one (1) "Unit 1A" one bedroom unit, one (1) "Unit 1B" one bedroom unit, seven (7) "Unit 2A" two bedroom units, one (1) "Unit 2B" 2 bedroom unit, one (1) "Unit 2C" two bedroom unit, two (2) "Unit 3A" three bedroom units, and one (1) "Unit 3B" three bedroom unit. The roof consists of mechanical and electrical equipment. Additionally, the Applicant proposes to subdivide the property into three new lots: proposed Lot 15.01, proposed Lot 16.01, and proposed Lot 17.01. The existing lots lines between Block 10719, Lots 15, 16, and 17 will be removed, and Huyler Street right-of-way between Block 10719 and Block 10720 will be vacated. Proposed Lot 15.01 will consist of approximately 6,790 square feet (0.156 acres) and includes a parking lot with eleven (11) parking spaces and an asphalt driveway. Proposed Lot 16.01 will consist of approximately 29,813 square feet (0.684 acres) and includes the proposed five-story residential building, asphalt driveway, and twelve parking spaces, including five electric vehicle spaces. Proposed Lot 17.01 will consist of approximately 12,502 square feet (0.287 acres) and includes an asphalt driveway and parking lot with eleven (11) parking spaces.

d. **SP#5-26 V#5-26 [Francis York, Esq.] Approved with Conditions**

**Applicant: 540 Spatel LLC**

**540 Hudson Street**

**Block 2.01, Lots 5.02 and 5.09**

The Applicant proposes interior and exterior modifications to the existing building on Lots 5.02 and 5.09 to support a six-story luxury day spa and health club with professional and therapeutic massage use. The first floor consists of a skincare and beauty shop, spa shop, valet booth, entry lobby, waiting lounge, office, guest meeting room, service counter, reception area, men's shoe locker room, women's shoe locker room, women's restroom, men's restroom, elevator room, and a sprinkler and utility meter room. The second floor consists of a men's spa with a men's locker room, men's restroom, unisex restroom, three (3) shower areas, two (2) sitting shower

areas, barber room, drying area, scrub area, steam sauna, cold tub, two (2) herb tubs, hot tub, spa entrance, employee/service room, two (2) prep rooms, and one (1) on-dol rest area. The Applicant proposes a 1,915 square-foot addition to the second floor, consisting of a laundry room, spa pool equipment room, and a mechanical room for steam boilers, water boilers, and water tanks. The third floor consists of a women's spa with a women's locker room, women's restroom, unisex restroom, drying area, two (2) prep rooms, service room, storage room, on-dol rest area, two (2) shower areas, two (2) sitting shower areas, scrub area, steam sauna, two (2) herb tubs, one (1) cold tub, and one (1) hot tub. The fourth floor consists of eleven (11) therapy massage rooms, waiting lounge, snow ice sauna, juice bar, storage room, reception area, two (2) closets, two (2) restrooms, prep room, oxygen sauna, rock salt sauna, hot rock sauna, and two rest lounge areas. The fifth floor consists of a dry sauna hall with a women's restroom, men's restroom, back therapy sauna room, bulgama stone sauna room, natural clay sauna room, ion sauna, two (2) rest lounge areas, prep room, equipment room, charcoal sauna, and a Hinoki sauna. The sixth floor consists of a kitchen, service bar, pantry, women's restroom, men's restroom, prep room, dining lounge, observatory sitting lounge, and foot massage room. The rooftop terrace consists of two (2) suntan areas, and a pergola-covered sitting area. The Applicant does not propose any changes to the existing basement under the parking deck, which consists of book binding and manufacturing uses, separate from the proposed spa. Additional improvements include the restriping of the parking lot, signage, concrete walkways, and electric vehicle charging infrastructure.

**e. SP#3-26 V#3-26 [Allyson Kasetta, Esq.]**

**\*\*\* [CARRIED TO SPECIAL MEETING MAY 28th, 2026 at 7pm]**

**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.

**f. SP#18-24 V#18-24 [Douglas Berns, Esq.] [Carried to June 18, 2026]**

**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).

**6. Old Business: Discussion – 399 Hudson Street**

**7. New Business: None**

**8. Public Portion**

*Zoning Board of Adjustment  
Chairman Carroll*