

NOTICE

PLEASE TAKE NOTICE that 19-21 ISE Street LLC has made an application to the Township of South Hackensack Zoning Board of Adjustment for the property known as Block 24 Lot 28.01 and Block 20.03 Lot 40, located at 19-21 ISE Street, South Hackensack, Bergen County, New Jersey. Lot 28.01 is situated in the Township's "B" Commercial Zone District. Lot 40 is situated in the C-Industrial Zone. The Applicant is seeking minor subdivision and site plan approvals with use variance and bulk variance relief to subdivide Lot 28.01 into two (2) lots. The new lot would be occupied by a commercial window treatment contracting business. The remainder lot would continue to be used by Union Beauty Corporation. Use variance relief and site plan approval will be required because neither of the two (2) uses referenced are permitted in the "B" Zone. Lot 40 will be used exclusively for parking. Furthermore, subdividing the lots will trigger bulk variance relief under the Township's Ordinance Section 208-6(B) bulk requirements for the following:

1. Maximum lot coverage whereas 50% required, 100% is proposed for Lot A and 99.2% is proposed for Lot B.
2. Minimum side yard setback for one side whereas 5 feet is required, 0.0 feet is proposed for Lot A and 0.0 feet is proposed for Lot B.
3. Combined minimum side yard setback whereas 10 feet is required, 2.9 feet is proposed for Lot A and 0.1 feet is proposed for Lot B.
4. Minimum rear yard setback whereas 10 feet required, 4.0 feet is proposed for Lot A and 3.2 feet is proposed for Lot B.
5. Minimum landscaped area whereas 5 % is required, 0% is proposed for Lot A and 0.90% is proposed for Lot B.

The Applicant further requests such variances, waivers, permits, approvals or licenses that are deemed necessary or appropriate upon review by the applicant or the Board.

This application is listed on the calendar before the Township of South Hackensack Zoning Board of Adjustment and an in-person public hearing has been set for March 19, 2026, at the municipal building, 227 Phillips Avenue, South Hackensack, New Jersey 07606 at 7:30 P.M. When the case is called, you may appear either in person or by attorney to present any evidence or make any comments, which you may have regarding the application. The matter will be heard on the above date or any adjourned date designated by the Zoning Board of Adjustment at this public meeting without additional notice.

The maps, plans, plats and application for which approval is being sought are on file with the Zoning Board of Adjustment Administrator and are available for inspection at the Municipal Building during normal business hours.

This notice is provided pursuant to the rules of procedure of the Township of South Hackensack Zoning Board of Adjustment. If you need further assistance, the Township's Zoning Board of Adjustment Secretary, Gigi Medina, may be contacted at (201) 440-1815 ex. 100 or via email at technicalassistant@southhackensacknj.org.

LAVERY, SELVAGGI & COHEN, PC

Attorneys for the Applicant,
19-21 ISE Street LLC