

Hackensack approves plan to develop high-rise apartment complex



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MAIN STREET STREETScape ELEVATION

SCALE: 3/32" = 1'-0"
NOTE: SEE MET AND CIVIL DRAWINGS FOR BUILDING FOOTPRINTS AND DISTANCE

A5
CONCEPT ELEVATION
DATE: 06/27/2014

HACKENSACK — City officials have given final approval for construction of a 14-story residential and retail building on Main Street, which they say will spur redevelopment and help transform the downtown into a modern center for living, shopping and entertainment.

The Planning Board approved the application on Wednesday for the construction of the 382-apartment building at 150-170 Main St., which will have 7,500 square feet of ground-floor retailing. The building is to feature a mix of studios and one- and two-bedroom units and amenities such as a pool and a rooftop garden. "This is a great application for the town," said zoning officer Al Borrelli. "It's a real catalyst for redevelopment and for the city of Hackensack and for Main Street."

Mark Semeraro, the attorney for the developer, said the project would be a cornerstone for the area. "We are certainly very happy the project was approved, and my client is honored to be part of the revitalization of Hackensack," he said. No groundbreaking date has been set. The developer, Shergoh Alkilani, principal of Alkova Cos. in Edison, spoke of a strong market for rental apartments in the area. "I think there's a high demand for apartment housing in northern New Jersey, and Hackensack has been an underserved market," said Alkilani. He said the Friendwell Group, also based in Edison, is a partner in the planned development.

The partners purchased nine parcels that stretch more than a half block as a group of properties, know as an assemblage, from the Alexander Anderson Real Estate Group in Hackensack, which negotiated with individual property owners for the land. Standing structures on those properties must still be torn down. Alkilani said he could not provide a timetable for the work, though previous estimates put it at 18 to 24 months.

The application incorporated the principles of the city's 2012 Rehabilitation Plan, which spans 39 blocks and was designed to encourage high-rise development in an area friendly to pedestrians and bus and train riders. The plan overhauled zoning laws, created new architectural standards, eased parking restrictions and also plotted traffic changes.

Other projects are also pending in the area, including plans to convert a historic 11-story bank building at 210 Main St. and two adjacent properties into residential buildings.