

Township of South Hackensack  
BOARD OF ADJUSTMENT  
March 22, 2010  
MINUTES

At 7:31 p.m. the meeting was Called to Order. Pursuant to the Open Public Meetings Act, adequate notice of this meeting was advertised in The Record and the Herald News and by posting a copy of the meeting notice on the bulletin board in the clerk's office where notices are customarily posted.

The Chairman led the flag salute.  
The Secretary called the roll.

**Members Present**

Lou LoPiccolo	Brian Veprek Sr.
Victor Santos	James Diraimondo
John Falato	Bill Regan

**Members Absent**

Blasé Coppola	Luis Perdomo
Angelo Marrella	

**MINUTES:**

**LoPiccolo** motioned; **Veprek** seconded a motion to approve the minutes of the February 25, 2010 meeting.

**All in favor.**

**CORRESPONDENCE:**

No new correspondence.

**OLD BUSINESS**

Memorialize Resolution:

**ZB Application #2009-10- Use Variance and Parking Variance**

**Block 1.02 Lot 1.02 – 370/8 Route 46**

**GM 360 LLC – D/B/A Athena Restaurant**

**Padovano:** Resolution memorializing GM 360 LLC, d/b/a Athena Restaurant, 119 Gillette Road, New Jersey, applied to Zoning Board of Adjustment of the Township of South Hackensack (the Board) for Parking Variance and Use Variance Approval to permit restaurant use with accessory live entertainment use in connection with utilization use of a portion of the subject property

March 22, 2010

The applicant shall be permitted to utilize an existing single story building located at the southwest portion of the property, as shown on the Plan submitted to the Board, for the proposed restaurant use with the limited accessory live entertainment, as further described herein.

The applicant shall be entitled to utilize the Property in accordance with the restaurant use with limited accessory live entertainment which includes a dance floor available for patrons of the restaurant. The Applicant shall also be permitted to utilize live entertainment which shall be limited to live musical band and singers for entertainment of restaurant patrons only.

The applicant shall also be permitted to utilize a live D.J. (that is live person(s) playing recorded music) for catered or private events only. In no event shall a live D.J. be permitted for entertainment of general patrons of the restaurant during non-catered or private events.

In no event shall the Applicant be permitted to permit live entertainment on the Property in the form of go-go dancing, cabaret, scantily clad men or women, strip-tease type dancing or other dancing by live performers who are not general patrons of the restaurant. The restriction specifically includes prohibition of belly dancing or other "ethnic style dancing."

The live entertainment permitted shall be accessory to the primary restaurant use of the Property by the Applicant, as described herein by the witnesses during the public hearing. In no event shall the live entertainment described herein be permitted during times in which the primary restaurant use of the Property is not operating on the Property.

The Applicant shall be permitted to maintain the following general hours of operation, Wednesday and Thursday 5PM to 2AM; Friday and Saturday 5PM to 3AM; Sunday 5PM – 2AM. The restaurant use is to be closed on Monday and Tuesday except for private or on-site catered functions. The Applicant shall comply with all regulations of the Township of South Hackensack regarding permitted hours of operation which shall supersede any approvals.

The applicant shall be permitted to maintain no more than 22 employees at any time. The applicant shall maintain a total of 34 on site parking stalls on property and 15 off-site parking spaces for its sole use during times when the restaurant use is active on the property. An independent valet service shall be used at all times when the restaurant and/or catering/or private party uses are utilized by the property. No self parking of the patrons at any time.

Applicant must comply with the requirements and recommendations of the South Hackensack Police Dept, as identified in the January 26, 2010 Review Report by Officer Chinchar. March 20, 2010 letter from Officer Chinchar has been received saying the applicant has complied with the requirements of South Hackensack Police Department by submitting revised plans.

Variations are subject to approval of the County of Bergen Department of Planning and Economic Development and/or the NJ Dept of Transportation, to the extent deemed to be applicable by said agencies.

**Diraimondo Motioned, LoPiccolo seconded to memorilize.**

All in Favor 5: Lou LoPiccolo, James Diraimondo, John Falato, Brian Veprek, Sr, Victor Santos

**BOARD DISCUSSION**

None

**NEW BUSINESS**

There was no new business.

**Meeting Open to the Public**

No public comment

At 7:40 p.m. Veprek motioned; Regan seconded to adjourn. All in favor.

Respectfully Submitted,



Lydia Heinzelman  
PB/ZB Secretary

March 22, 2010

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**RESOLUTION**

**TOWNSHIP OF SOUTH HACKENSACK  
ZONING BOARD OF ADJUSTMENT**

**APPLICATION OF GM 360, L.L.C.**

**APPLICATION NO. 2009-10**

WHEREAS, GM 360 L.L.C., d/b/a Athena Restaurant, 119 Gillette Road, Gillette, New Jersey (hereinafter the "Applicant"), applied to the Zoning Board of Adjustment of the Township of South Hackensack (the "Board") for Parking Variance and Use Variance approval to permit restaurant use with accessory live entertainment use in connection with utilization use of a portion of the subject property, as further described herein; and

WHEREAS, the property subject of the application is designated on the Tax Map of the Township of South Hackensack as Block 1.02, Lot 1.02 and is more commonly known as 370 Route 46 West, South Hackensack, New Jersey (the "Property"); and

WHEREAS, the Property is owned by Mount Laurel, L.L.C., which has consented to the application; and

WHEREAS, the Property is comprised of 77,536.8 s.f. (1.78 acres) and is located within the M-Mixed Use Zone; and

WHEREAS, the Applicant is a tenant on the Property and proposes to utilize live entertainment as an accessory use to the primary restaurant use of the Property; and

WHEREAS, the Property is currently improved with a motel use comprised of 3 two story detached buildings, a detached building used as an accessory motel office and accessory

motel inground swimming pool with on-site parking and a single story building to be utilized by the Applicant as a restaurant with on-site parking, subject of this application. The existing motel use is not part of the subject application and will not be utilized by the Applicant in connection with the proposed restaurant use; and

WHEREAS, the Applicant submitted a site survey prepared by Koestner Associates, Steven L. Koestner, P.E. & L.S., Hackensack, New Jersey, entitled "Survey of Lot 1.02 in Block 1.02 on the Tax Map of the Township of South Hackensack, Bergen County, New Jersey" consisting of 1 sheet dated April 25, 2002 which survey was also edited by VCA Group, LLC, Vassilios Cocoros Architect, 467 Sylvan Avenue, Englewood Cliffs, New Jersey dated January 11, 2010 to identify the on-site parking and restaurant use which editing to the survey is dated January 10, 2010; and

WHEREAS, Vassilios Cocoros, AIA, of VCA Group, 467 Sylvan Avenue, Englewood Cliffs, New Jersey, testified as an expert architect on behalf of the Applicant; and

WHEREAS, George Filippatos, 119 Gillette Road, Gillette, New Jersey, was sworn in as a fact-witness on behalf of the Applicant, regarding the proposed restaurant and live entertainment use; and

WHEREAS, Section 208-8(C) of the Township of South Hackensack Zoning Ordinance specifically prohibits "Cabaret" or "nightclub" use as proposed by the Applicant; and

WHEREAS, after due notice and publication, the matter was called for a public hearing on February 22, 2010 at which time the Applicant was represented by Paul Speziale, Esq. and Francis Miglorino, Esq.; and

WHEREAS, the Board made a physical inspection of the Property at such times as the Board members have indicated; and

WHEREAS, the Applicant proposed to utilize an existing building and existing site as an Greek themed restaurant with accessory live entertainment including bands/singers, patron dance floor, ethnic Greek belly dancing and recorded music entertainment and proposed to utilize 34 existing on-site parking stalls as shown on the Plan submitted to the Board; and

WHEREAS, the Board has carefully considered the exhibits introduced into evidence, the testimony of the witnesses and review reports/letters from the South Hackensack Police Department and the South Hackensack Building / Zoning Code Enforcement Department; and

WHEREAS, the South Hackensack Zoning Board of Adjustment hereby makes the following findings of fact with regard to the application.

A. GM 360, L.L.C., d/b/a Athena Restaurant, is the tenant of a portion of Property commonly known as 370 Route 46 West, South Hackensack, New Jersey, which Property is also identified as Block 1.02, Lot 1.02 on the Tax Map of the Township of South Hackensack. The Property is located entirely within the M-Mixed Use Zone.

B. The Property is owned by Mount Laurel, L.L.C., which has consented to the application.

C. The Property is comprised of 77,536 square feet (1.78 acres) and is currently improved with multiple freestanding buildings utilized as mixed use as a motel and the Applicant's proposed restaurant use with approximately 134 total on-site parking spaces.

D. The restaurant building subject of this application was previously utilized as a gentlemen's club/strip club by an unrelated entity, a use prohibited under the current zoning ordinance. The witnesses testified that the proposed restaurant use, with accessory live entertainment, is less intense than the prior use and will generate less of a parking demand than the prior use of the Property.

E. The witnesses testified that the Applicant proposes to utilize existing single story building located on the southeasterly corner of the Property in connection with the restaurant use. The witnesses also testified that the proposed restaurant use, with proposed accessory live entertainment use, is not associated with the existing motel use of the remainder of the Property.

F. The witnesses further testified that the Applicant is a tenant on the Property and currently is permitted to utilize 34 of the 134 existing on-site parking spaces in connection with the proposed restaurant and accessory live entertainment use. The remaining 100 parking spaces are to be utilized for the existing motel use on the Property.

The witnesses also testified that the current building to be used as the subject restaurant maintains a maximum capacity of approximately 300 patrons. The minimum number of parking stalls required for the restaurant proposed use under the Township Ordinance is 100 (1 space per 3 restaurant seats). Therefore, a variance is necessary to permit 34 parking spaces where 100 are required.

G. The witnesses further testified that the Applicant is proposing to utilize accessory live entertainment comprised of singers, bands, patron dancing and live dancing in the form of tradition Greek belly dancing in connection with the primary Greek themed restaurant use.

H. Section 208-8(C)(2) of the South Hackensack Zoning Code prohibits "Cabaret" or "nightclub" use in the M-Zone which includes the accessory live entertainment proposed by the Applicant. Accordingly, a use variance is necessary to permit the accessory live entertainment proposed.

I. The Applicant and witness testified that the proposed restaurant use with accessory live entertainment will utilize an existing single story building located on the Property



and no other exterior addition or expansion of the subject existing building on the Property is proposed under the application, as further shown on the Plan submitted to the Board.

J. The witnesses testified that the proposed hours of operation of the restaurant, inclusive of the proposed accessory live entertainment, is 5:00 p.m. through 2:00 a.m. - Wednesday and Thursday; 5:00 p.m. through 3:00 a.m. - Friday and Saturday; and 5:00 p.m. through 2:00 a.m. - Sunday. The witnesses testified that the restaurant will be closed to the general public on Monday and Tuesday, however the witnesses also testified that the restaurant business may be opened during other such times for catered private parties only.

The witnesses further testified that the Applicant will employ approximately 18-22 employees on-site at any given time.

K. The witnesses testified that the Applicant's existing lease of the Property includes a provision (which the Applicant stipulated will be complied with under this application regardless of its existence in the lease) which states, in pertinent part, that

Under no circumstance whatsoever shall the Tenant [GM 360, L.L.C.] permit the operation of a gentlemen's club, strip club, topless dancing or go-go dancing establishment, or any establishment which would not be conducive to guests under the age of 21 and families, EXCEPT that Tenant shall be permitted to provide entertainment suitable for minors and families, only so long as said uses do not in any manner whatsoever interfere with (1) the operation of the Landlord's motel and motel property, (2) the guests and employees of the motel, (3) the parking lot and parking spaces of the motel, (4) ingress and egress to the motel property and does not cause public nuisance. Said uses shall be restricted to the interior of the demised premises.

The witnesses also testified that the proposed accessory live entertainment will be a use that is suitable for families and minors or persons under the age of 18.

L. The witnesses testified that the Applicant will utilize an independently owned/operated valet service in connection with the restaurant use so that patron's vehicles can be efficiently parked on and off-site. The witnesses further testified that patrons of the restaurant will not be permitted to self-park at any time and that an independent paid valet service will be utilized at all times when the restaurant is open for either private functions or public dining.

The witnesses specifically testified that the Applicant currently maintains a lease for utilization of 15 off-site parking spaces within the Borough of Little Ferry, as further evidenced by the lease agreement submitted as part of the application between Shahin Rad and the Applicant for use of parcel identified as 307-309 Route 46 East, Little Ferry, New Jersey Tuesdays through Sundays, 6:00 p.m. to 3:00 a.m. for a term of 60 months commencing January 1, 2010 and expiring December 31, 2014.

M. The witnesses testified that proposed accessory live entertainment will be comprised of musical band/singing and that a D.J. (the playing of recorded music by a live person or persons) is proposed as an accessory use for on-site catered events only. The witnesses specifically testified that the D.J. use (as described herein) will not be utilized for non-catered events on the Property or in connection with the general restaurant use of the Property.

The witnesses also testified that the Applicant is proposing a dance floor of approximately 17 feet by 16 feet for use by patrons as accessory use to the primary restaurant use of the Property and that the dance floor, or any other portion of the building subject of this application, will not be permitted to be utilized by scantily dressed or suggestive dancers for hire or other such entertainers (i.e. go-go dancing, strip club/gentlemen's type dancing or entertainment).

N. The Township of South Hackensack Police Department, Patrolman Robert Chinchar, issued a Review Report letter dated January 26, 2010 regarding the designation of on-site pedestrian cross-walk areas. The Applicant stipulated to comply with all conditions of the report of Officer Chinchar during the public hearing.

O. Mr. Gary Brugger, 26 Jackson Avenue, South Hackensack, appeared in favor of the proposed restaurant use and expressed a need for the Board to use caution and restriction when granting variances to permit live entertainment. No other members of the public appeared or spoke regarding this application during the public hearing.

P. The witnesses testified that all activities of the restaurant use would be family oriented and type of use wherein minors (those under 18 years of age) would be customarily witness within a family restaurant. The witnesses further testified that the live entertainment use proposed would be specifically accessory to the primary restaurant use of the subject building and all use would be within the building with no outdoor activities proposed as part of this application.

Q. The Applicant has satisfied the burden of proof with respect to both positive criteria and negative criteria with regard to restaurant use with accessory live entertainment consisting solely of live bands or music including singing, dance area for use by patrons only and live D.J. use (which is to be limited solely to private parties or catered functions). In no event shall live dancing by non-patrons (i.e., paid dancers/performers, belly dancing, go-go dancing, nude dancing or scantily clad men or women dancing which violates the spirit of Section 208-8C(2) of the Township of South Hackensack Zoning Code) be permitted on the Property in connection with the restaurant use approved herein. To that extent, the Applicant has shown special reasons to permit the proposed use and has satisfied the enhanced burden since the

Property is located within a commercial area and will have a minimal, if any, impact upon adjacent commercial, industrial in the area or the existing on-site motel use.

However, the Applicant has not satisfied its burden of proof regarding the request to permit live dancers such as belly dancers as such use specifically violates Section 208-8C(2) of the Township Code and such use is not be permitted under this approval.

R. The Application for Parking Variance and Use Variance is not detrimental to the public, surrounding neighborhood, existing traffic conditions or characteristics of the surrounding area. The restaurant use, inclusive limited accessory live entertainment, as approved herein, is not detrimental to the M-Zone.

S. The benefits of the proposed Parking Variance and Use Variance to permit restaurant use, with limited accessory live entertainment, as approved herein, outweighs any detrimental effect.

T. The application, as approved, is not detrimental to the public and will not have a detrimental affect on the surrounding neighborhood, existing traffic conditions or characteristics of the surrounding area by exclusive use of valet service for patrons and limited type of entertainment use to live bands and signing and patron dancing which is customarily associated with accessory live entertainment type uses available for restaurant patrons including minors (those under the age of 18). The goals and recommendations of the Master Plan will be advanced by promoting the health and general welfare of the Township citizens and citizens of the surrounding area. The granting of the required parking variance portion of the waiver of formal preliminary and final site plan requirement will not result in a substantial detriment to the public.

NOW THEREFORE, BE IT RESOLVED the Application of GM 360 L.L.C., d/b/a Athena Restaurant, for Parking Variance and Use Variance Approval be and the same is hereby approved as follows:

1. **Location, Use and Type:** a. **general use:** The Applicant shall be permitted to utilize an existing single story building located at the south west portion of the Property, as shown on the Plan submitted to the Board, for the proposed restaurant use with limited accessory live entertainment, as further described herein.

The Applicant is not permitted under this application to expand the footprint of the existing single story building located on the Property utilized as a restaurant or otherwise expand the existing building subject of this application without further approval of this Board or a Board of similar jurisdiction.

b. **accessory live entertainment:** The Applicant shall be entitled to utilize the Property in accordance with the restaurant use with limited accessory live entertainment which includes a dance floor available for patrons of the restaurant, as further described herein and as testified by the witnesses during the public hearing. The Applicant shall also be permitted to utilize live entertainment which shall be limited to live musical band and singers for entertainment of restaurant patrons only.

The Applicant shall also be permitted to utilize a live D.J. (that is live person(s) playing recorded music) for catered or private events only, as further described by the witnesses during the public hearing. In no event shall a live D.J., as described herein, be permitted for entertainment of general patrons of the subject restaurant during non-catered or private party events. The Applicant may utilize background type music accessory use to the primary general

restaurant use of the Property without interaction from a live D.J., as further described by the witnesses during the public hearing.

In no event shall the Applicant be permitted to permit live entertainment on the Property in the form of go-go dancing, cabaret, scantily clad men or women, strip-tease type dancing or other dancing by live performers who are not general patrons of the restaurant use. This restriction specifically includes probation of belly dancing or other "ethnic style dancing," as further described by the witnesses during the public hearing and further discussed by the Board during the public hearing.

The live entertainment permitted herein shall be accessory to the primary restaurant use of the Property by the Applicant, as described by the witnesses during the public hearing. In no event shall the live entertainment described herein be permitted during times in which the primary restaurant use of the Property is not operating on the Property.

c. **Hours of Operation / Number of Employees:** The Applicant shall be permitted to maintain the following general hours of operation, as further described during the public hearing: (5:00 p.m. through 2:00 a.m. - Wednesday and Thursday; 5:00 p.m. through 3:00 a.m. - Friday and Saturday; and 5:00 p.m. through 2:00 a.m. - Sunday. The restaurant use is to be closed on Monday and Tuesday with the exception that private or on-site catered functions may take place at other such times.) The Applicant shall comply with all regulations of the Township of South Hackensack regarding permitted hours of operation which shall supersede any approval granted herein.

The Applicant shall be permitted to maintain no more than 22 employees associated with the restaurant use (exclusive of any independently contracted valet service) on the Property at any given time, as testified by the witnesses.

2. **On-Site Parking Area:** a. **Parking Spaces:** The Applicant shall maintain a total of 34 on-site parking stalls on the Property, as identified on the Plan submitted to the Board and as testified by the witnesses during the public hearing, for its exclusive use in connection with the restaurant use described herein.

b. **Valet Service:** The Applicant shall utilize a valet service at all times when the restaurant and/or catering/private party uses are utilized on the Property. The valet service shall be independent of the Applicant and shall not utilize employees of the Applicant or Applicant's restaurant use, as further testified by the witnesses during the public hearing. The patrons of the restaurant shall not be permitted to self-park any vehicles on-site under any circumstances at any time. The Applicant shall maintain a minimum of 15 off-site parking spaces for its sole use during times when the restaurant use is active on the Property, as further described during the public hearing and as reflected in the exhibits submitted as part of the application.

All on-site parking stalls to be located on the Premises shall be of a size and designation as required under the Township Ordinance, as shown on the Plan submitted to the Board, with the exception of any handicap accessible parking stall identified therein which shall comply with the requirements of the Americans with Disability Act.

d. **Compliance with Report of South Hackensack Police Department:** The Applicant shall comply with the requirements and recommendations of the South Hackensack Police Department, as further identified in the January 26, 2010 Review Report prepared by Officer Chinchar and as referenced during the public hearing.

3. **Termination of Restaurant Use by the Applicant:** In the event that the Applicant no longer operates the restaurant use as proposed and approved under this application, there shall be no form of live entertainment permitted on the Property without further approval of this Board or a Board of similar jurisdiction.

4. **Revised Site Plan:** The Applicant shall submit to the Zoning Board of Adjustment, a revised Plan indicating all amendments, additions or deletions in accordance with the revisions and comments of the Board, Applicant and witnesses during the public hearing and/or as further identified under this resolution, which shall specifically include the incorporation of all items identified in the January 26, 2010 review letter of the South Hackensack Police Department as stipulated by the Applicant during the public hearing.

The Applicant shall submit the revised plan prior to the issuance of any permit by the Township of South Hackensack Building/Zoning office associated with this application.

5. **County of Bergen / New Jersey Department of Transportation:** The variances approved herein are subject to and specifically conditioned upon the approval of the County of Bergen Department of Planning and Economic Development and/or the New Jersey Department of Transportation, to the extent deemed to be applicable by said agencies.

6. **Legal and Engineering Fees:** The Applicant shall be responsible for all legal and engineering fees of the Zoning Board of Adjustment associated with this application.

7. **Other Fees:** All additional fees, if any, required by the Township Ordinances shall be paid.



8. **Reliance by Board on Testimony and Application:** The Parking Variance and Use Variance approval are specifically granted based upon the testimony of the Applicant, witness, the exhibits, the application, and any amendments to same, and as shown on the Plan submitted to the Zoning Board of Adjustment, as amended, all of which have been relied upon by the Board herein.

9. **Compliance with Laws:** The Applicant shall comply with all Township Ordinances, and any and all State and Federal laws and applicable regulations.

10. **Non-Severability of Conditions:** The relief granted to the Applicant is specifically made subject to the conditions referred to herein. In the event any condition is held to be invalid, unenforceable, or unlawful, the Parking Variance and Use Variance approval shall be unenforceable. It is the intent of the Board that the Parking Variance and Use Variance approval not be approved if any condition is invalid, and that the conditions are not severable from any variances or relief granted herein.

11. **Publication of Resolution:** The Applicant shall publish notice of the Board's decision in an official newspaper of the municipality or in a newspaper of general circulation in the municipality at the Applicant's own expense pursuant to *N.J.S.A. 40:55D-10(I)*.

12. **Appeal Period:** The Applicant has been advised that there is an appeal period for the relief granted herein for a period of forty-five (45) days from the date of publication of notice of the relief granted pursuant to this Resolution in a newspaper of general circulation approved by the Zoning Board of Adjustment. Accordingly, any work or construction done prior to the expiration of the appeal period is accomplished at the sole risk of the Applicant.

Said Resolution was adopted by the following vote at the meeting prior to adoption of the memorializing Resolution:

Moved by: Lou LoPiccolo  
 Seconded by: James Diramondo

	<u>For</u>	<u>Against</u>	<u>Abstain</u>	<u>Absent</u>	<u>Not Qualified To Vote</u>
Brian Veprek, Chairperson	X				
Bill Regan, Vice Chairperson				X	
James Diramondo	X				
John Falato	X				
Blase Coppola				X	
Lou LoPiccolo	X				
Luis Perdomo	X				
Victor Santos, Alt. #1	X				
Michangelo Marrella, Alt. #2				X	

Dated: February 22, 2010

Said Resolution was memorialized at the meeting after the Resolution was adopted (as set forth above), by the following vote:

Moved by:  
Seconded by:

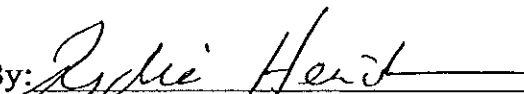
	<u>For</u>	<u>Against</u>	<u>Abstain</u>	<u>Absent</u>	<u>Not Qualified To Vote</u>
Brian Veprek, Chairperson	✓				
Bill Regan, Vice Chairperson	—				X
James Diramondo	✓				
John Falato	✓				
Blase Coppola	—			X	X
Lou LoPiccolo	✓				
Luis Perdoma	—			X	
Victor Santos, Alt. #1	✓				
Michangelo Marrella, Alt. #2	—			X	X

Dated: March 22, 2010

SOUTH HACKENSACK ZONING BOARD

By:   
Brian Veprek, Chairperson

CERTIFIED TO BE A TRUE COPY

By:   
Lydia Heinzelman  
Secretary to the Zoning Board of Adjustment

The newspapers of **New Jersey** make public notices from their printed pages available electronically in a single database for the benefit of the public. This enhances the legislative Intent of public notice - keeping a free and independent public informed about activities of their government and business activities that may affect them. Importantly, Public Notices now are in one place on the web ([www.PublicNoticeAds.com](http://www.PublicNoticeAds.com)), not scattered among thousands of government web pages.

**County:** Bergen  
**Printed In:** The Record, Hackensack  
**Printed On:** 2010/03/26

**SOUTH HACKENSACKBOARD OF ADJUSTMENT  
PUBLIC NOTICE**

NOTICE is hereby given that the Board of Adjustment of the Township of South Hackensack, by resolution duly adopted on March 22, 2010 for parking variance and use variance; GM 360 LLC as to premises owned by Mount Laurel LLC and designated as Block 1.02 Lot 1.02 and more commonly known as 370 Route 46 West, South Hackensack, New Jersey, for a use variance in respect to ? 208-8(C) of the Code of the Township of South Hackensack seeking to permit restaurant use with accessory live entertainment use in connection with the utilization use of a portion of the subject property. A copy of that resolution is on file in the office of the Township Clerk, 227 Phillips Avenue, South Hackensack, New Jersey, and is available for inspection by member of the public during the regular business hours of that office.

Lydia Heinzelman  
Board of Adjustment Secretary  
March 26, 2010-fee:\$26.46 (28) 2816688

**Public Notice ID:**