

From: Allison Saabye
Sent: Monday, February 23, 2026 9:49 PM
To: Opra
Subject: Fw: [External]OPRA request - 838 Main st, Hackensack NJ

RECEIVED
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2026 FEB 24 A 9:09
CITY OF HACKENSACK

From: T Lee <opra+request-87825-e491a9f5@requests.opramachine.com>
Sent: Monday, February 23, 2026 9:10:57 PM
To: Deborah Karlsson <dkarlsson@hackensack.org>
Subject: [External]OPRA request - 838 Main st, Hackensack NJ

Dear Hackensack City,

Please accept this electronic request for public records made under OPRA and the common law right of access. I am not required to fill out an official form or use a particular software platform to submit my request per NJSA 47:1A-6(f), which states that an email from a requestor including all of the information required on the adopted form shall suffice in place of a completed form as a valid government record request.

I HAVE NOT been convicted of any indictable offense under the laws of New Jersey, any other state, or the United States.

I WILL NOT use the requested government records for a commercial purpose.

I AM NOT seeking records in connection with a legal proceeding.

Records requested:

Any and all building code violations, zoning permit denials, construction permit histories, and certificates of occupancy (CO) for the property located at 838 Main St, Hackensack, NJ issued between January 1, 2020, and the present date.

My preferred delivery method for response(s) to this request is by E-mail as attachments. Please confirm you have received this request. If you are not the custodian of records, please forward my request to that person and

provide their email address to me for future reference.

Yours faithfully,

T Lee

Please deliver records electronically via email to the below UNIQUE address for all replies to this request:

opra+request-87825-e491a9f5@requests.opramachine.com

Is dkarlsson@hackensack.org the wrong address for OPRA requests to Hackensack City? If so, please contact us using this form:

https://linkprotect.cudasvc.com/url?a=https%3a%2f%2fopramachine.com%2fchange_request%2fnew%3fbody%3dhackensack_city&c=E,1,V2qhdS8qqOM7Kc5WzQCsLrFkO0HAXuNoSZAu0CB57elqFmSTGJcyBMkEj37sXWqxt_nhdxsNZojPpZSQOGYJg8O2DsibdEbSl3oliLMxo6HX6dw,,&typo=1

Disclaimer: This message and any reply that you make will be published on the internet. Our privacy and copyright policies:

<https://linkprotect.cudasvc.com/url?a=https%3a%2f%2fopramachine.com%2fhelp%2fofficers&c=E,1,EzlgZ0WtJ3Zi1GOY5BoQISMjSYO9iMEa5cgqfcY2lou3pT10PwjIYMhLhKy4-snB-5o-kC-ccxlsEMamiWMGl8wOWqvVoaYzmNsx2Ak3UY2lhdcf4fEsfaxCPA,&typo=1>

View this OPRA request & responses online:

https://linkprotect.cudasvc.com/url?a=https%3a%2f%2fopramachine.com%2frequest%2f838_main_st_hackensack_nj&c=E,1,z7Rhj4kQEb1-dSUfvODfi03rUprSeNDI_yXlOukGeiTzVuWPiSCfnskPkatS8baLjP6b0wHHy5Ok6XuyffEqtoORQxIEmUph3AjVnFjuFOfSwDeCJugL0tiL&typo=1

Please note that in some cases publication of requests and responses will be delayed.



TIMOTHY HOFFMAN
ACTING CITY CLERK

ALLISON R. SAABYE, RMC
DEPUTY CITY CLERK

CITY OF HACKENSACK

OPEN PUBLIC RECORDS REQUEST RESPONSE

City Clerk's Office
65 Central Avenue, 3rd Floor
Hackensack, NJ 07601
(201)-646-3940
Fax: (201) 457-1466

DATE: March 3, 2026

TO: T Lee

The City of Hackensack ("City") records custodian received your Open Public Records Act ("OPRA") Ref. No. 26-318 request on February 24, 2026. As such, the seven business day deadline to respond to your request is March 5, 2026. This response is therefore being timely submitted in accordance with New Jersey law. See N.J.S.A. 47:1A-5.

RECORDS RESPONSE: All responsive records found pertaining to permits 838 Main Street.

Permits listed as "issued" on the list of permits provided are open.

No Building code violation found for the property.

Zoning permits have all been approved.

Your OPRA request is now deemed answered and closed.

Thank you for your attention to this matter.

List of Permits - by Address

Address Like: 838 main

Permit #	Issue Date	Permit Type	Volume (Cuft)	Block	Lot	Qual	Use Group	Work Description	Elevator	Certificate	Variation	DCA	Other	Waived	Total Fee
Certificate	Issue Date	Census	Area (Sqft)	Work Site	Fire	Plumbing	Mechanical								
Permit Status	Date Closed	Adjustments		Owner Name											
Total Cost of Work	Building		Electrical												
20081355	10/15/2008	ALTERATION	0	536	2		U	INSTALL AWNING, EL TORREON							
CA	11/25/2008	999	0	838 MAIN ST, EL TORREON											
CLOSED	10/22/2008			BRANDA, STEVEN AND ROSEANNE											
1)	\$1,000.00	\$156.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$1.00	\$0.00	\$0.00	\$157.00
20100511	05/05/2010	ALTERATION	0	536	2		B	REPLACE BOILER, BACKFLOW PREVENTER, GREASETRAP							
CA	06/02/2010	999	0	838 MAIN ST											
CLOSED	06/02/2010			BRANDA, STEVEN AND ROSEANNE											
2)	\$1,800.00	\$0.00	\$0.00	\$0.00	\$250.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$3.00	\$0.00	\$0.00	\$253.00
20100947	07/27/2010	ALTERATION	0	536	2		B	INSTALL BURGLAR ALARM SYSTEM							
CA	999	0		838 MAIN ST, JERRYS BBQ AND GRILL											
ISSUED				BRANDA, STEVEN AND ROSEANNE											
3)	\$214.00	\$0.00	\$50.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$1.00	\$0.00	\$0.00	\$51.00
20111757	12/21/2011	ALTERATION	0	536	2		B	CHANGE OF NAME ON EXISTING AWNING SIGN TO THE KABOB HOUSE							
CA	999	0		838 MAIN ST, THE KABOB HOUSE											
ISSUED				BRANDA, STEVEN AND ROSEANNE											
4)	\$500.00	\$150.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$1.00	\$0.00	\$0.00	\$151.00
20121642	12/12/2012	ALTERATION	0	536	2		U	RE-COVER AWNING, FUSION EMPANADA							
CA	999	0		838 MAIN ST, FUSION EMPANADA SIGN											
ISSUED				BRANDA, STEVEN AND ROSEANNE											
5)	\$950.00	\$256.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$2.00	\$0.00	\$0.00	\$258.00
20130260	02/21/2013	ALTERATION	0	536	2		B	REMOVE NON-LOAD BEARING WALL AND CONSTRUCT NEW WALL TO EXTEND KITCHEN.							
CA	999	0		838 MAIN ST, FUSION EMPANADA											
ISSUED				BRANDA, STEVEN AND ROSEANNE											
6)	\$2,000.00	\$150.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$3.00	\$0.00	\$0.00	\$153.00
20161597	12/05/2016	ALTERATION	0	536	2		B	ALTERATIONS - HOT WATER HEATER REPLACEMENT							
CA	12/14/2016	999	0	838 MAIN ST											
CLOSED	12/12/2016			BRANDA, STEVEN AND ROSEANNE											
7)	\$700.00	\$0.00	\$0.00	\$50.00	\$50.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$1.00	\$0.00	\$0.00	\$101.00
20171619	11/22/2017	ALTERATION	0	536	2		U	INSTALL SIGN, KINYOBI							
CA	999	0		838 MAIN ST											
ISSUED				BRANDA, STEVEN AND ROSEANNE											
8)	\$1,500.00	\$150.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$3.00	\$0.00	\$0.00	\$153.00
Grand Totals	\$8,664.00	\$862.00	\$50.00	\$50.00	\$300.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$15.00	\$0.00	\$0.00	\$1,277.00

List of Permits - by Address

Address Like: 840 main

Permit #	Issue Date	Permit Type	Volume (Cuft)	Block	Lot	Qual	Use Group	Work Description	Elevator	Certificate	Variation	DCA	Other	Waived	Total Fee
Certificate	Issue Date	Census	Area (Sqft)	Work Site	Owner Name	Plumbing	Mechanical								
Permit Status	Date Closed	Adjustments	Building	Electrical	Fire										
Total Cost of Work															
19971146	09/30/1997	ALTERATION	0	536	2		S-2	TANK REMOVAL (2 - 550 GALLON)							
CA	11/18/2002	999	0	840 MAIN STREET											
CLOSED	11/18/2002			BRANDA, STEVE											
1)	\$1,500.00	\$50.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$1.00	\$0.00	\$0.00	\$51.00
19980282	02/25/1998	ALTERATION	0	536	2		S-2								
CA	11/18/2002	999	0	840 MAIN STREET											
ISSUED				FABIANO, LENNY											
2)	\$5,500.00	\$0.00	\$0.00	\$150.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$4.00	\$0.00	\$0.00	\$154.00
19981250	10/09/1998	ALTERATION	0	536	2		S-2	INSTALL FIRE SUPPRESSION UL 300 SYSTEM							
CA	11/18/2002	999	0	840 MAIN STREET											
ISSUED				BRANDA, STEVEN AND ROSEANNE											
3)	\$900.00	\$0.00	\$0.00	\$75.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$1.00	\$0.00	\$0.00	\$76.00
19981327	10/23/1998	ALTERATION	0	536	2		S-2	RENOVATIONALTERALATION ALARM SYSTEMS							
CO	11/18/2002	999	0	840 MAIN STREET											
CLOSED	02/05/2002			BRANDA, STEVEN AND ROSEANNE											
4)	\$17,000.00	\$196.00	\$146.00	\$55.00	\$85.00	\$0.00	\$0.00	\$0.00	\$0.00	\$50.00	\$0.00	\$13.00	\$0.00	\$0.00	\$545.00
19990174	02/22/1999	ALTERATION	0	536	2		S-2	EXHAUST FANS							
CA	11/18/2002	999	0	840 MAIN STREET											
ISSUED				HOUSE OF PIZZA											
5)	\$600.00	\$0.00	\$35.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$35.00
20030214	03/07/2003	ALTERATION	0	536	2		R-3	WATER HEATER							
CA	01/11/2005	999	0	840 MAIN ST											
CLOSED	01/11/2005			BRANDA, STEVEN AND ROSEANNE											
6)	\$500.00	\$0.00	\$0.00	\$0.00	\$50.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$50.00
20040741	06/18/2004	ALTERATION	0	536	2		B	REMOVE EXISTING FIRE SYSTEM INSTALL NEW UL 300 FIRE SYSTEM							
CA	07/23/2004	999	0	840 MAIN ST											
CLOSED	07/23/2004			BRANDA, STEVEN AND ROSEANNE											
7)	\$1,750.00	\$0.00	\$0.00	\$130.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$2.00	\$0.00	\$0.00	\$132.00
20080082	01/23/2008	ALTERATION	0	536	2		B	RECOVER EXISTING AWNING							
CA	06/29/2010	999	0	840 MAIN ST-FRANKIE LS PIZZERIA											
CLOSED	06/29/2010			BRANDA, STEVEN AND ROSEANNE											
8)	\$600.00	\$150.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$1.00	\$0.00	\$0.00	\$151.00

List of Permits - by Address

Address Like: 840 main

Permit #	Issue Date	Permit Type	Volume (Cuft)	Block	Lot	Qual	Use Group	Work Description	Elevator	Certificate	Variation	DCA	Other	Waived	Total Fee
Certificate	Issue Date	Census	Area (Sqft)	Work Site	Owner Name	Plumbing	Mechanical								
Permit Status	Date Closed	Adjustments	Electrical	Fire											
Total Cost of Work		Building													
20100507	05/04/2010	ALTERATION 0	0	536	2		U	CHANGE VINYL LETTERING ON EXISTING AWNING, HOUSE OF PIZZA - BUSINESS NAME AND PHONE # ONLY.	\$0.00	\$0.00	\$0.00	\$1.00	\$0.00	\$0.00	\$151.00
CA	05/18/2010	999	0		840 MAIN ST, HOUSE OF PIZZA										
CLOSED	05/18/2010				BRANDA, STEVEN AND ROSEANNE										
9)	\$500.00	\$150.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$1.00	\$0.00	\$0.00	\$151.00
20120780	06/14/2012	ALTERATION 0	0	536	2		B	PER FIRE DEPT - INSTALLING TELPHONE MODUE TO EXISTING FIRE ALARM SYSTEM, CONNECT LINES AND PROGRAM TO CENTRAL STATION	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$51.00
CLOSED	06/10/2013	999	0		840 MAIN ST										
10)	\$300.00	\$0.00	\$0.00	\$50.00	BRANDA, STEVEN AND ROSEANNE	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$1.00	\$0.00	\$0.00	\$51.00
20170033	01/11/2017	ALTERATION 0	0	536	2		B	RECOVER AWNING SIGN - SEASONING WITH LOVE	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$51.00
CA	999		0		840 MAIN ST										
ISSUED					BRANDA, STEVEN AND ROSEANNE										
11)	\$800.00	\$150.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$2.00	\$0.00	\$0.00	\$152.00
20170512	04/26/2017	ALTERATION 0	0	536	2		B	ALTERATIONS - REPLACE FIXTURES	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$152.00
CA	05/09/2017	999	0		840 MAIN ST										
CLOSED	05/09/2017				BRANDA, STEVEN AND ROSEANNE										
12)	\$506.00	\$0.00	\$50.00	\$0.00	\$0.00	\$1.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$1.00	\$0.00	\$0.00	\$51.00
20220325	03/18/2022	ALTERATION 0	0	536	2		B	RE-DO STUCCO, RE-FRAME THE CEILING (W/O PLANS)	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$51.00
CA	999		0		840 MAIN ST										
ISSUED					BRANDA,STEVEN AND ROSEANNE										
13)	\$5,300.00	\$150.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$10.00	\$0.00	\$0.00	\$160.00
20220335	03/21/2022	ALTERATION 0	0	536	2		B	REPAIR GAS LEAKS (W/O PLANS)	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$160.00
CA	999		0		840 MAIN ST										
ISSUED					BRANDA,STEVEN AND ROSEANNE										
14)	\$500.00	\$0.00	\$0.00	\$0.00	\$50.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$1.00	\$0.00	\$0.00	\$51.00
979	12/03/1990	ALTERATION 0	0	536	2		S-2		\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$51.00
CA	11/18/2002	999	0		840 MAIN STREET										
ISSUED					BRANDA, S. (HOUSE OF PIZZA)										
15)	\$1,700.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00
Grand Totals	\$37,956.00	\$846.00	\$231.00	\$460.00	\$185.00	\$0.00	\$0.00	\$0.00	\$0.00	\$50.00	\$0.00	\$38.00	\$0.00	\$0.00	\$1,810.00

Project Description	Reference No.	Property Address	Status	Applicant Name	Applicant Business Name
CHANGE JEWELRY STORE INTO CAFE (NEW OWNER) & OPEN DOORWAY BETWEEN THE TWO STORES.	ZP-2025-0329	842 MAIN ST	Approved	HIGH STANDARD CONSTRUCTION LLC	
"Vape-pro & Hookah"	11097	840 MAIN ST	Approved	BRANDA, STEVEN & ROSEANNE	BRANDA, STEVEN & ROSEANNE
coffee house & pizzeria - also to install door to dining area (2 store fronts w/ interior shared hallway)	11198	840 MAIN ST	Approved	BRANDA, STEVEN & ROSEANNE	BRANDA, STEVEN & ROSEANNE
RESTAURANT (TAKE OUT ONLY, NO DINING IN) - 'AVFH (ASIAN VIRTUAL FOOD HALL), DBA KINOYBI'	ZP-2026-0051	840 MAIN ST (AKA 838 MAIN)	Approved	TAI YOON LEE	