



**BERGEN COUNTY PLANNING BOARD
REGULAR MEETING MINUTES
January 13, 2026**

Chairperson Hedy Grant called the meeting to order at approximately 5:05PM.

Open Public Meeting Law

Chairperson Grant announced that the meeting was being held in conformity with the requirements of the "Open Public Meeting Act".

Present

Hedy Grant, Chairperson
Shergoth Alkilani, Vice Chairperson
Commissioner Joan Voss
Nancy Dargis, Assistant County Engineer
Mark Distler
Doug Lanzo
Karen Sasso
Zvonko Veskov

Absent

None

Staff/Planning & Public Audience

William Brown, Esq. Planning Board Attorney
Lori Haggerty, Secretary, Planning Board
Peter Kortright, Principal Planner
Michael Pagan

Approval of Minutes

A motion was requested by Chairperson Grant to approve the Minutes of the December 9th, 2025 meeting. The motion was made by Vice-Chair Alkilani and seconded by Ms. Sasso. Minutes were approved by all members present with Chairperson Grant, Commissioner Voss and Mr. Veskov abstaining.

Review of Applications

Part A-Action on Site Plans Joint Reports

NUMBER	APPLICANT	MUNICIPALITY
SP 8823	MHF Midland Park, LLC	Midland Park
	<i>Demolish existing bank building and close existing egress drive on Godwin Ave; construct a quick serve restaurant with drive thru – 80 Godwin Avenue Midland Park</i>	
SP 8849	55 North Broad, LLC	Ridgewood
	<i>Demolish existing 2-story bank and drive through facility along North Broad Street and building a 1-story bank and drive through facility along Franklin Avenue – 57 North Broad Street Ridgewood</i>	

- SP 8852 1 Boulevard, LLC Hasbrouck Heights
Develop the site with 3 townhouses containing 18 total units and one affordable housing building containing 4 units
Border of Hackensack and Hasbrouck Heights on Polifly Road
- SP 8853 Hackensack Meridian Health Hackensack
Construction of a 48,170 square foot footprint 6-story parking garage with administrative offices on the top floor 199-201 Atlantic Street & 210 Lee Place Hackensack
- SP 8884 Suryoyo Realty Oradell
Demolish all existing features and construct a 3-story mixed use building with 38 residential units including 6 affordable, 5,500 square feet of retail and 81 parking spaces, 420 Kinderkamack Road Oradell
- SP 8888 Congregation Netivot Shalom Teaneck
Removal of existing single family home, detached garage and a portion of the existing worship center to construct a new worship facility with child care. Driveway access will be one-way ingress from Cedar Lane and one-way egress to Palisade Avenue 811 Palisade Avenue, 327 & 339 Cedar Lane Teaneck

A motion was requested by Chairperson Grant to approve Site Plans SP8823, SP8849, SP8853, SP8884, & SP8888 on the agenda. The motion was made by Vice-Chair Alkilani and seconded by Commissioner Voss. Site Plans SP8823, SP8849, SP8853, SP8884, & SP8888 were approved by all members present.

A motion was requested by Chairperson Grant to approve Site Plan SP8852 on the agenda. The motion was made Vice-Chair Alkilani and seconded by Mr. Lanzo. Site Plan SP8852 was approved by all members present with Ms. Sasso abstaining.

Part B-Action on Subdivision Joint Reports

- | NUMBER | APPLICANT | MUNICIPALITY |
|---------------|--|---------------------|
| SD 8005M | Norman Dorf Minor Subdivision | Tenafly |
| | <i>Lot is being subdivided and the new lot is to be used for parking expansion of D&C Honda Car Dealership 45 Magnolia Avenue and County Road Tenafly</i> | |
| SD 8007M | Seven Seventy, LLC | Franklin Lakes |
| | <i>Subdividing the existing lot into 2 lots – 770 Ewing Avenue Franklin Lakes</i> | |
| SD 8011M | Roger Gross Minor Subdivision | Woodcliff Lake |
| | <i>Lot Line adjustment, no construction activity is proposed and will not create any new lots 15 & 5 Pascack Road Woodcliff Lake</i> | |
| SD 8015 | RW Woodcliff Lake Urban Renewal, LLC | Woodcliff Lake |
| | <i>Mixed Use Development comprised of restaurant, supportive housing, townhomes and multifamily units. 300 Chestnut Ridge Road, Woodcliff Lake</i>
<u>this will also have a site plan component but not on this agenda</u> | |
| SD 8016M | Lumaj Properties, LLC | Washington Township |
| | <i>An existing single family residential lot is being subdivided into two new lots 683 Van Emburgh Avenue Washington Township</i> | |

A motion was requested by Chairperson Grant to approve Subdivisions SD8005M, SD8007M, SD8011M, SD8015 & SD8016M on the agenda. The motion was made by Vice-Chair Alkilani and seconded by Commissioner Voss. All Subdivisions were approved by all members present.

NJ DEP Amended Municipal Storm Water Management Control Ordinances Approved

RESO #	MUNICIPALITY	APPROVAL
26-01	Wallington	Approval

A motion was requested by Chairperson Grant to approve the Ordinance for the Wallington Municipal Storm Water Management Plan given Approval on the agenda. The motion was made by Ms. Sasso and seconded by Mr. Lanzo. The Ordinance was approved by all members present.

New/Unfinished Business:

NONE

Next Meeting Date

The next meeting is February 10th

2026 Schedule: March 10th, April 14th, May 12th June 9th, July 7th, August 11th, September 8th (Tuesday after Labor Day), October 13th (Tuesday after Columbus Day), November 10th and December 8th

Adjournment

Being no further business before the Board, the meeting was adjourned at approximately 5:10PM. A motion to adjourn was requested by Chairperson Grant. The motion was made by Ms. Sasso and seconded by Mr. Lanzo. All were in favor of adjourning the meeting.

For further verbatim details as to the above meeting, kindly consult the tapes.

Respectfully submitted,
Lori Haggerty
Board Secretary