



BERGEN COUNTY PLANNING BOARD
REGULAR MEETING MINUTES
May 13, 2025

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
Sherghoh Alkilani, Vice Chairperson
Joan Voss, Commissioner
Nancy Dargis, Assistant County Engineer
Karen Sasso
Zvonko Veskov

Absent

Mark Distler
Doug Lanzo

Staff/Planning & Public Audience

William Brown, Attorney
Lori Haggerty
Peter Kortright

Approval of Minutes

A motion was requested by Chairperson Grant to approve the Minutes of the April 8, 2025 meeting. The motion was made by Ms. Sasso and seconded by Vice-Chair Alkilani. Minutes were approved by all members present with Assistant County Engineer Dargis abstaining.

Oath of Office – Assistant County Engineer

Assistant County Engineer took her Oath of Office for the present term

NJ DEP Amended Municipal Storm Water Management Control Ordinances

RESO #	MUNICIPALITY	CONDITIONAL APPROVAL
25-11	Hillsdale	Approved
25-12	South Hackensack	Conditionally Approved

A motion was requested by Chairperson Grant to approve the Ordinances on the agenda. The motion was made by Commissioner Voss and seconded by Vice-Chair Alkilani. The ordinances were approved by all members present.

Review of Applications

Part A-Action on Site Plans Joint Reports

NUMBER	APPLICANT	MUNICIPALITY
SP 8306R2	LMF HHK Urban Renewal, LLC	Ho-Ho-Kus
<i>This is a revised joint report to reflect a waiver of the curb height along the property frontage from the required 8 inches to four inches as constructed by the Applicant 619 North Maple Avenue</i>		
SP 8819	51 Union Avenue, LLC	Rutherford
<i>Proposed 4-Story 21 Unit Multi Family Residential Building and ground level parking garage 51 Union Avenue</i>		
SP 8822	Main & Oak Properties Urban Renewal, Inc.	Garfield
<i>Mixed Use Development with Ground Floor Parking, 2,337 SF of Retail Space 337 & 351 Midland Avenue</i>		
SP 8831	Upper Saddle River Developers, LLC	Upper Saddle River
<i>Proposed Clubhouse for residents, additional parking spaces and other site improvements 15 Mountain View Road</i>		
SP 8843	Woodcliff Goddard 12	Woodcliff Lake
<i>Proposed new construction of Goddard School Daycare</i>		

A motion was requested by Chairperson Grant to approve Site Plans SP 8306R2, SP 8819, SP 8831 & SP 8843 on the agenda. The motion was made by Ms. Sasso and seconded by Commissioner Voss. The Site Plans were approved by all members present.

A motion was requested by Chairperson Grant to approve Site Plan SP 8822 on the agenda. The motion was made by Vice-Chair Alkilani and seconded by Commissioner Voss. The Site Plan was approved by all members present with Mr. Veskov abstaining.

Part B-Action on Subdivision Joint Reports

NONE

New/Unfinished Business:

Vice-Chair Alkilani, who is also a member of the Bergen County Agricultural Board shared some information about the few remaining properties in Bergen County that meet the criteria of being a farm. Right now there are nine (9) in Bergen County. The Agricultural Board is proposing legislation for the special designation of farm to preserve these remaining farms in the County. When the legislation is drafted, Vice-Chair Alkilani will come back to the Board and ask for a letter of support in favor of this legislation.

Next Meeting Date

The next meeting is June 10th.

Adjournment

Being no further business before the Board, the meeting was adjourned at approximately 5:20PM. A motion to adjourn was requested by Chairperson Grant. The motion was made by Commissioner Voss and seconded by Ms. Sasso. 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