



**BERGEN COUNTY PLANNING BOARD  
REGULAR MEETING MINUTES  
July 8, 2025**

Vice-Chairperson Shergoh Alkilani called the meeting to order at approximately 5:05PM.

**Open Public Meeting Law**

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

**Present**

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

**Absent**

Hedy Grant, Chairperson  
Doug Lanzo

**Staff/Planning & Public Audience**

William Brown, Attorney  
Lori Haggerty

**Approval of Minutes**

A motion was requested by Vice-Chairperson Alkilani to approve the Minutes of the June 10, 2025 meeting. The motion was made by Mr. Distler and seconded by Ms. Sasso. Minutes were approved by all members present with Vice-Chairperson Alkilani abstaining.

**Review of Applications**

**Part A-Action on Site Plans Joint Reports**

NUMBER	APPLICANT	MUNICIPALITY
SP 8739	Lexington Equities, LLC <i>This is a 4-story mixed use building with 28 residential units and 2,533 SF of retail 36-46 Mt Vernon Street</i>	Ridgefield Park
SP 8832	Landmark Oakland 24, LLC (site plan) <i>For the site plan portion, the applicant proposes to construct a restaurant with a drive-thru window 24 West Oakland Avenue</i>	Oakland

A motion was requested by Vice-Chairperson Alkilani to approve Site Plans SP 8739 & SP 8832 on the agenda. The motion was made by Ms. Sasso and seconded by Commissioner Voss. The Site Plans were approved by all members present.

**Part B-Action on Subdivision Joint Reports**

NUMBER	APPLICANT	MUNICIPALITY
SD 7998M	Landmark Oakland 24, LLC (site plan)	Oakland
<i>For the subdivision portion, the applicant proposes to subdivide Lot 4.01 into two new lots, 4.02 &amp; 4.03, 24 West Oakland Avenue</i>		

A motion was requested by Vice-Chairperson Alkilani to approve Subdivision SD 7998M on the agenda. The motion was made by Commissioner Voss and seconded by Ms. Sasso. The Subdivision was approved by all members present.

**New/Unfinished Business:**

NONE

**Next Meeting Date**

The next meeting is August 12<sup>th</sup>.

**Adjournment**

Being no further business before the Board, the meeting was adjourned at approximately 5:10PM. A motion to adjourn was requested by Vice-Chairperson Alkilani. The motion was made by Mr. Veskov and seconded by all. 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