



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

Ridgefield Park

*This is a 4-story mixed use building with 28 residential units and 2,533 SF of retail
36-46 Mt Vernon Street*

SP 8832

Landmark Oakland 24, LLC (site plan)Oakland

*For the site plan portion, the applicant proposes to construct a restaurant with a drive-thru
window 24 West Oakland Avenue*

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

For the subdivision portion, the applicant proposes to subdivide Lot 4.01 into two new lots, 4.02 & 4.03, 24 West Oakland Avenue

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 12th.

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