



BERGEN COUNTY PLANNING BOARD
REGULAR MEETING MINUTES
September 9, 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
Doug Lanzo
Karen Sasso
Zvonko Veskov

Absent

Mark Distler

Staff/Planning & Public Audience

None

Approval of Minutes

A motion was requested by Chairperson Grant to approve the Minutes of the August 12, 2025 meeting. The motion was made by Commissioner Voss and seconded by Vice-Chairperson Alkilani. Minutes were approved by Vice-Chairperson Alkilani, Commissioner Voss, Ms. Dargis and Mr. Veskov with Chairperson Grant, Mr. Lanzo and Ms. Sasso abstaining.

Review of Applications

Part A-Action on Site Plans Joint Reports

| NUMBER | APPLICANT | MUNICIPALITY |
|---------|--|--------------|
| SP 8804 | Premier Developers, LLC | Fort Lee |
| | <i>Construction of a seven (7) story multi-family residential building 2365 Hudson Terrace, Fort Lee</i> | |

| | | |
|---------|--|------------|
| SP 8855 | Esther Realty, LLC | Hackensack |
| | <i>The White Manna Restaurant is relocating and adding an addition 112-120 Hackensack Avenue, Hackensack</i> | |

A motion was requested by Chairperson Grant to approve Site Plans SP 8804 & SP 8855 on the agenda. The motion was made by Chairperson Alkilani and seconded by Ms. Sasso. The Site Plans were approved by all members present.

Part B-Action on Subdivision Joint Reports

| NUMBER | APPLICANT | MUNICIPALITY |
|----------|---------------------------|--------------|
| SD 8003M | TRANSNX Realty Group, LLC | Mahwah |

*Subdividing the existing parcel into 3 parcels
139 Ramapo Valley Road, Mahwah*

| | | |
|----------|----------------------|------------|
| SD 8006M | RJN Residential Inc. | River Vale |
|----------|----------------------|------------|

*Two Lot Subdivision where the new lot will be on Track Lane
835 Rivervale Road, River Vale*

A motion was requested by Chairperson Grant to approve Subdivisions SD 8003M & SD 8006M on the agenda. The motion was made by Chairperson Alkilani and seconded by Commissioner Voss. The Subdivisions were approved by all members present.

New/Unfinished Business:

NONE

Next Meeting Date

The next meeting is October 14th .

Adjournment

Being no further business before the Board, the meeting was adjourned at approximately 5:15PM. 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