



**BERGEN COUNTY PLANNING BOARD**  
**REGULAR MEETING MINUTES**  
**October 14, 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  
Mark Distler  
Karen Sasso  
Zvonko Veskov

**Absent**

Doug Lanzo

**Staff/Planning & Public Audience**

Will Brown  
Lori Haggerty

**Approval of Minutes**

A motion was requested by Chairperson Grant to approve the Minutes of the September 9, 2025 meeting. The motion was made by Commissioner Voss and seconded by Vice-Chairperson Alkilani. Minutes were approved with Mr. Distler abstaining.

**Review of Applications**

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

NUMBER	APPLICANT	MUNICIPALITY
SP 8783	Zenon Kopec, Wallington Townhomes <i>Construction of an 18 residential townhomes 95 &amp; 99 Midland Avenue, Wallington</i>	Wallington

SP 8842	106 Properties, LLC <i>Construction of a 3-story multifamily residential building with 16 apartments 106 Old Hook Road, Westwood</i>	Westwood
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SP 8868	The Retreat at Ramapo Valley <i>Proposed renovations to the Manor House and Well House with 2<sup>nd</sup> Floor expansion to the annex</i> 1071 Ramapo Valley Road, Mahwah	Mahwah
SP 8873	New Jersey Audubon Society <i>Construction of a visitor center, install all-weather parking lot and city water, gas and electric utilities</i> 790-798 Ewing Avenue, Franklin Lakes	Franklin Lakes
SP 8878	Mosaad Realty Investment, LLC <i>Vacant bank will be renovated to accommodate a veterinarian clinic on the 1<sup>st</sup> floor and offices on the 2<sup>nd</sup> floor</i> 312 Forest Avenue, Paramus	Paramus

A motion was requested by Chairperson Grant to approve Site Plans SP 8783, SP 8842, SP 8868 & SP 8873 on the agenda. The motion was made by Chairperson Alkilani and seconded by Ms. Sasso. The four (4) Site Plans were approved by all members present.

A motion was requested by Chairperson Grant to approve Site Plan SP 8878 on the agenda. The motion was made by Ms. Sasso and seconded by Commissioner Voss. The Site Plan SP 8878 was approved by all members with Mr. Distler abstaining.

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

NUMBER	APPLICANT	MUNICIPALITY
NONE		

**New/Unfinished Business:**

NONE

**Next Meeting Date**

The next meeting is Wednesday, November 12th

**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 Vice-Chairperson Alkilani. 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