



**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
Shergo 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 & 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

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

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 Plans 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