

BERGEN COUNTY PLANNING BOARD

AGENDA FOR MEETING

April 14th, 2026

1. SALUTE TO THE FLAG
2. ANNOUNCEMENT OF PUBLIC MEETING NOTICE COMPLIANCE:
THIS MEETING IS BEING CONDUCTED ACCORDING TO THE REQUIREMENTS OF THE OPEN PUBLIC MEETING ACT AND PROPERLY ADVERTISED IN THE NEWSPAPER
3. ROLL CALL
4. APPROVAL OF LAST MEETING MINUTES – **March 10, 2026**
5. NJ DEP Amended Municipal Storm Water Management Control Ordinances Approved:
RESO # MUNICIPALITY APPROVAL/CONDITIONAL APPROVAL
26-03 Harrington Park Conditional Approval
6. REVIEW OF APPLICATIONS:

SECTION A – SITE PLANS

NUMBER	APPLICANT	MUNICIPALITY
SP 8847	Radburn Station Redevelopers, LLC	Fair Lawn
	<i>Redevelopment with a 4-story mixed-use building containing 145 age-restricted residential rental units over ground level retail space, ground level and basement level parking and residential amenity areas. Also includes the reconfiguration of Plaza Road and streetscape improvements along the property frontages. 14-34 Plaza Road, 21-01 & 22-01 Fair Lawn Avenue, Fair Lawn</i>	
SP 8871	Lily Pond Estates	Alpine
	<i>Construction of 9 residential townhouse buildings and 1 multi-family residential building containing a total of 40 dwelling units each with an attached garage and driveway parking. In addition, there will be private roadways and drives, clubhouse/management office, swimming pool. 2 Frick Drive, 1 Appletree Lane, 842, 850, 854 & 858 Closter Dock Road, Alpine</i>	
SP 8872	Montvale Donuts, LLC	Montvale
	<i>Redevelopment of project site to accommodate a 1,813 SF Dunkin Donuts with a drive-thru and 1,500 SF retail tenant, 19 parking spaces, lighting, landscaping and utility services. 121 Chestnut Ridge Road, Montvale</i>	
SP 8882	CC Lake Ave., LLC	Midland Park
	<i>Construction of 5 townhouse units in 1 building on the referenced site 60 Lake Avenue, Midland Park</i>	
SP 8895	Amazon/Exchange Market Street, LLC	Elmwood Park
	<i>Minor Site improvements including parking striping, fencing etc. 38 Market Street & Slater Drive, Elmwood Park</i>	
SP 8899	The Manor at Saddle Brook, LLC	Saddle Brook
	<i>Demolition of old municipal site and construction of one residential apartment building of 60 units 93 Market Street, Saddle Brook</i>	

SECTION B – SUBDIVISIONS

NUMBER	APPLICANT	MUNICIPALITY
SD 8013M	238 E State, LLC	Closter
	<i>Construction of two 2-Family dwellings and associated site improvements on the subject property 104 High Street, Closter</i>	
SD 8018M	Tomor Xhaferi Subdivision	Woodcliff Lake
	<i>Minor Subdivision into 2 lots – 54 Prospect Avenue, Woodcliff Lake</i>	

7. PRESENTATION AT MAY MEETING:
County Agricultural Development Board Administrator Ken Alosio & Barbara Davis of the Land Conservancy of NJ will make a presentation about the Farmland Preservation Plan that the Board will vote to support at the May Bergen County Planning Board meeting
8. ORAL COMMUNICATIONS FROM AUDIENCE
9. UNFINISHED BUSINESS
10. NEXT MEETING DATE: May 12th
2026 Schedule: June 9th, July 7th, August 11th, September 8th, October 13th, November 10th and December 8th
11. ADJOURNMENT