

BERGEN COUNTY PLANNING BOARD

AGENDA FOR MEETING

May 12th, 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 – **April 14, 2026**
5. NJ DEP Amended Municipal Storm Water Management Control Ordinances Approved:

RESO #	MUNICIPALITY	APPROVAL/CONDITIONAL APPROVAL
26-04	Bogota	Conditional Approval

6. PRESENTATION of FARMLAND PRESERVATION PLAN:

County Agricultural Development Board Administrator Ken Alosio & Barbara Davis of the Land Conservancy of NJ will make a presentation about the Farmland Preservation Plan to the Board

7. REVIEW OF APPLICATIONS:

SECTION A – SITE PLANS

NUMBER	APPLICANT	MUNICIPALITY
SP 8846	Essex One Urban Renewal Co	Hackensack
<i>This is the Essex Street Redevelopment Plan of ten (1) lots consisting of 2.563 acres of land to construct a seven (7) story, mixed-use residential and commercial/retail building with ground level and structured parking. 13-15, 19, 23-29 & 33 Hudson St, 1 & 25 Essex St, 18, 20, 22 & 24 Fair St, Hackensack</i>		
SP 8887	414 Essex LLC	Hackensack
<i>This project involves the construction of an 11-unit multifamily residential building with associated on-site parking, utilities, grading, drainage and landscaping improvements. 414 Essex St Hackensack</i>		
SP 8889	REG-UB Properties, LLC	Emerson
<i>The proposed site improvements involve the demolition of the existing +/- 7,998 SF GFA office and bank and the construction a 7,517 SF Retail/Restaurant Building. The building will include approximately 5,000 SF of package liquor store space and 2,517 SF of restaurant space. 411 & 495 Old Hook Rd Emerson</i>		
SP 8893	30 Mount Vernon	Ridgefield Park
<i>This project is for a 4-story mixed-use building with the 1st Floor consisting of retail space and a gym for residences the 1st floor and basement will consist of parking, and the top 3 floors will be residential units 30 Mt. Vernon Street Ridgefield Park</i>		

SECTION B – SUBDIVISIONS

NUMBER	APPLICANT	MUNICIPALITY
SD 8019M	M&M Bergen Developers IV, LLC <i>Minor 3 lot subdivision at 30 Hardenburgh Avenue in Demarest</i>	Demarest
SD 8020M	180 County Road Subdivision <i>Minor Subdivision of existing lot into 2 lots at 180 County Road Tenafly</i>	Tenafly
SD 8021	Park Manor Homes, LLC <i>Major Subdivision of subdividing 2 lots into fourteen lots at 168 & 174 Franklin Ave Wyckoff</i>	Wyckoff
SD 8023M	Danda Development, LLC <i>Minor Subdivision of one lot into 2 and removing the existing dwelling and constructing 2 new single family homes at 1130 Anderson Ave Fort Lee</i>	Fort Lee
SD 8024M	1400 Third Street Acquisition, LLC <i>Existing Block 5729, Lot 2.01 includes an approximately 113,000 SF warehouse building located near the intersection of Fair Lawn Avenue and Third Street, as well as a smaller 37,000 SF warehouse building with access from Range Road. Both facilities are served by associated parking areas and loading docks. Construction for the project was closed out with the County in December 2025. The applicant now proposes to subdivide Lot 2.01, as depicted on the subdivision plan. 14-00 3rd St Fair Lawn</i>	Fair Lawn
SD 8025M	345 E Allendale Ave Minor Subdivision <i>Minor 2 Lot Subdivision at 345 E Allendale Avenue Allendale</i>	Allendale
SD 8026M	248 Union Street Minor Subdivision <i>Applicant seeks a minor subdivision with the adjacent lot whereby applicant will obtain three (3) feet from the adjacent property owner at 240 & 248 Union Street Lodi</i>	Lodi

8. ORAL COMMUNICATIONS FROM AUDIENCE

9. UNFINISHED BUSINESS

10. NEXT MEETING DATE: June 9th

2026 Schedule: July 7th, August 11th, September 8th, October 13th, November 10th and December 8th

11. ADJOURNMENT