



**BERGEN COUNTY PLANNING BOARD
REGULAR MEETING MINUTES
May 12, 2026**

Chairperson Shergoh Alkilani called the meeting to order at approximately 5:10 PM.

Open Public Meeting Law

Chairperson Alkilani announced that the meeting was being held in conformity with the requirements of the "Open Public Meeting Act".

Present

Shergoh Alkilani, Chairperson
Nancy Dargis, Assistant County Engineer
Mark Distler
Doug Lanzo
Zvonko Veskov

Absent

Karen Sasso, Vice Chairperson
Commissioner Joan Voss

Staff/Planning & Public Audience

William Brown, Esq. Planning Board Attorney
Lori Haggerty, Secretary, Planning Board
Peter Kortright, Division of Planning
Barbara Davis, Land Conservancy of New Jersey
Brenda Haycock, Land Conservancy of New Jersey

Approval of Minutes

A motion was requested by Chairperson Alkilani to approve the Minutes of the April 14, 2026 meeting. The motion was made by Mr. Lanzo and seconded by Mr. Distler. The minutes were approved by all members present.

NJ DEP Amended Municipal Storm Water Management Control Ordinances Approved

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

A motion was requested by Chairperson Alkilani to approve the Ordinance for the Bogota Municipal Storm Water Management Plan given Conditional Approval on the agenda. The motion was made by Mr. Distler and seconded by Mr. Lanzo. The Ordinance was approved by all members present.

Presentation of Farmland Preservation Plan:

County Agricultural Development Board Administrator Ken Alosio & Barbara Davis of the Land Conservancy of NJ presented the Farmland Preservation Plan and answered questions from the Board. The Board will vote on whether to support adopting the Farmland Preservation Plan at the June 9th meeting.

Review of Applications

Part A-Action on Site Plans Joint Reports

| 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> | |

A motion was requested by Chairperson Alkilani to approve all the Site Plans on the agenda. The motion was made by Mr. Lanzo and seconded by Mr. Veskov. All Site Plans were approved by all members present.

Part B-Action on Subdivision Joint Reports

| NUMBER | APPLICANT | MUNICIPALITY |
|---------------|--|---------------------|
| SD 8019M | M&M Bergen Developers IV, LLC | Demarest |
| | <i>Minor 3 lot subdivision at 30 Hardenburgh Avenue in Demarest</i> | |
| SD 8020M | 180 County Road Subdivision | Tenafly |
| | <i>Minor Subdivision of existing lot into 2 lots at 180 County Road Tenafly</i> | |
| SD 8021 | Park Manor Homes, LLC | Wyckoff |
| | <i>Major Subdivision of subdividing 2 lots into fourteen lots at 168 & 174 Franklin Ave Wyckoff</i> | |
| SD 8023M | Danda Development, LLC | Fort Lee |
| | <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> | |
| SD 8024M | 1400 Third Street Acquisition, LLC | Fair Lawn |
| | <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> | |
| SD 8025M | 345 E Allendale Ave Minor Subdivision | Allendale |
| | <i>Minor 2 Lot Subdivision at 345 E Allendale Avenue Allendale</i> | |
| SD 8026M | 248 Union Street Minor Subdivision | Lodi |
| | <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> | |

A motion was requested by Chairperson Alkilani to approve all the Subdivisions on the agenda. The motion was made by Mr. Distler and seconded by Mr. Lanzo. All Subdivisions were approved by all members present.

New/Unfinished Business: None

Next Meeting Date

The next meeting is June 9th

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

Adjournment

Being no further business before the Board, the meeting was adjourned at approximately 5:45PM. A motion to adjourn was requested by Chairperson Alkilani. The motion was made by Mr.Veskov. 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