

BERGEN COUNTY PLANNING BOARD

AGENDA FOR MEETING

June 9th, 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 – **May 12, 2026**
5. NJ DEP Amended Municipal Storm Water Management Control Ordinances Approved:

RESO #	MUNICIPALITY	APPROVAL/CONDITIONAL APPROVAL
26-05	River Vale	Approval

6. VOTE OF SUPPORT of FARMLAND PRESERVATION PLAN:

County Agricultural Development Board Administrator Ken Alosio & Barbara Davis of the Land Conservancy of NJ are seeking the Board's support of the Farmland Preservation Plan.

7. REVIEW OF APPLICATIONS:

SECTION A – SITE PLANS

NUMBER	APPLICANT	MUNICIPALITY
SP 8707	Maisano Properties, LLC <i>This site plan is for the construction of a 5-story multi-use building and parking lot. 236 Polifly Road & 215 Elleen Terrace, Hackensack</i>	Hackensack
SP 8861	4 Jersey Street Associates, LLC <i>This site plan is for the construction of a 12-unit residential building with 23 parking spaces. Corner of Paterson Avenue & 4 Jersey Street, East Rutherford</i>	East Rutherford
SP 8866	Tiger Buying Group <i>This site plan is for the construction of a new retail building with associated site improvements including parking, stormwater management, landscaping & lightning. 560-570 Cedar Lane</i>	Teaneck
SP 8876	Big Eds Car Wash <i>This site plan is for the addition of car vacuum stalls to an existing car wash 17-16 River Road, Fair Lawn</i>	Fair Lawn
SP 8896	3 Rose Realty, LLC <i>This site plan is for the construction of a new office building 321 Fort Lee Road</i>	Leonia

SP 8902 514 Riverside Avenue Lyndhurst
*This site plan is for the construction of a 9-unit residential building
514 Riverside Avenue, Lyndhurst*

SP 8903 Regency Centers/UB Chestnut Montvale
*This site plan is to add 3 restaurant users on a new pad site and change the Fresh Market to a Trader
Joe's with one existing driveway on Chestnut Ridge Road being closed.
20 Chestnut Ridge Road, Montvale*

SP 8906 199 Lodi, LLC Lodi
*This site plan is for the construction of 6 total units of proposed townhomes and associated site work
199 Union Street, Lodi*

SECTION B – SUBDIVISIONS

NUMBER	APPLICANT	MUNICIPALITY	
SD 8031M	Charles Messina	Washington Township	<i>This</i>
<i>subdivision is to subdivide the existing lot 44 Pascack Road Washington Township</i>			

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