



**BERGEN COUNTY PLANNING BOARD
REGULAR MEETING MINUTES
June 9, 2026**

Chairperson Shergoh Alkilani called the meeting to order at approximately 5:05 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
Karen Sasso, Vice Chairperson
Commissioner Chairperson Steve Tanelli
Commissioner Joan Voss
Nancy Dargis, Assistant County Engineer
Mark Distler
Robert Zitelli

Absent

Doug Lanzo
Zvonko Veskov

Staff/Planning & Public Audience

William Brown, Esq. Planning Board Attorney
Lori Haggerty, Secretary, Planning Board
Ken Alosio, Department of Parks, County Agricultural Development Board Administrator

Oath of Office of New Members

Newly appointed member Robert Zitelli and the Board of Commissioners Chairperson Steve Tanelli both took their oath of office.

Approval of Minutes

The Minutes from the May 12, 2026 meeting will be approved at the July 7, 2026 meeting.

NJ DEP Amended Municipal Storm Water Management Control Ordinances Approved

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

A motion was requested by Chairperson Alkilani to approve the Ordinance for the River Vale Municipal Storm Water Management Plan given Conditional Approval on the agenda. The motion was made by Commissioner Voss and seconded by Vice-Chairperson Sasso. The Ordinance was approved by all members present.

Presentation of Farmland Preservation Plan:

County Agricultural Development Board Administrator Ken Alosio gave a brief synopsis of the Farmland Preservation Plan and answered questions from the Board. A motion was requested by Chairperson Alkilani to support the Farmland Preservation Plan by resolution. The motion was made by Mr. Distler and seconded by Vice-Chairperson Sasso. All Board Members voted to support adopting the Farmland Preservation Plan.

Review of Applications

Part A-Action on Site Plan Joint Reports

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 <i>This site plan is for the construction of a 9-unit residential building 514 Riverside Avenue, Lyndhurst</i>	Lyndhurst
SP 8903	Regency Centers/UB Chestnut <i>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</i>	Montvale
SP 8906	199 Lodi, LLC <i>This site plan is for the construction of 6 total units of proposed townhomes and associated site work 199 Union Street, Lodi</i>	Lodi

A motion was requested by Chairperson Alkilani to approve Site Plan SP 8902 on the agenda. The motion was made by Vice-Chairperson Sasso and seconded by Commissioner Voss. Site Plan SP 8902 was approved by all members present with Commissioner Chairperson Tanelli abstaining.

A motion was requested by Chairperson Alkilani to approve Site Plan SP 8903 on the agenda. The motion was made by Vice-Chairperson Sasso and seconded by Mr. Distler. After discussion about the site plan between Board Member Zitelli, Assistant County Engineer Dargis and Board Attorney Brown to answer Mr. Zitelli's questions before voting, Site Plan SP 8903 was approved by all members present.

A motion was requested by Chairperson Alkilani to approve Site Plans SP 8707, SP 8861, SP 8866, SP 8876, SP 8896 & SP 8906 on the agenda. The motion was made by Commissioner Chairperson Tanelli and seconded by Mr. Zitelli. The remaining Site Plans on the agenda were approved by all members present.

Part B-Action on Subdivision Joint Reports

NUMBER	APPLICANT	MUNICIPALITY
SD 8031M	Charles Messina	Washington Township

*This subdivision is to subdivide the existing lot
44 Pascack Road Washington Township*

A motion was requested by Chairperson Alkilani to approve Subdivision SD 8031M on the agenda. The motion was made by Vice-Chairperson Sasso and seconded by Commissioner Chairperson Tanelli. Subdivision SD 8031M was approved by all members present.

New/Unfinished Business: None

Next Meeting Date

The next meeting is July 14th

2026 Schedule: 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 5:30PM. A motion to adjourn was requested by Chairperson Alkilani. The motion was made by Commissioner Voss and seconded by Commissioner Chairperson Tanelli. 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