BERGEN COUNTY PLANNING BOARD
REGULAR MEETING MINUTES
July 14, 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 Joan Voss
Nancy Dargis, Assistant County Engineer
Mark Distler
Zvonko Veskov
Robert Zitelli

Absent

Commissioner Chairperson Steve Tanelli
Doug Lanzo

Staff/Planning & Public Audience

William Brown, Esq. Planning Board Attorney
Lori Haggerty, Secretary, Planning Board
Peter Kortright, Planning Staff

Approval of Minutes

A motion was requested by Chairperson Alkilani to approve the Minutes of the May 12, 2026 meeting. The motion was made by Mr. Distler and seconded by Mr. Veskov. The minutes were approved by all members present with Vice Chairperson Sasso, Commissioner Voss & Mr. Zitelli abstaining.

A motion was requested by Chairperson Alkilani to approve the Minutes of the June 9, 2026 meeting. The motion was made by Commissioner Voss and seconded by Mr. Distler. The minutes were approved by all members present with Mr. Veskov abstaining.

NJ DEP Amended Municipal Storm Water Management Control Ordinances Approved

RESO #	MUNICIPALITY	CONDITIONAL/APPROVAL
26-06	Rockleigh	Approval

A motion was requested by Chairperson Alkilani to approve the Ordinance for the Rockleigh Municipal Storm Water Management Control Ordinance on the agenda. The motion was made by Mr. Veskov and seconded by Vice Chairperson Sasso. The Ordinance was approved by all members present.

NJ DEP Amended Municipal Storm Water Management Control Plans Approved

RESO #	MUNICIPALITY	CONDITIONAL/APPROVAL
26-07	Rockleigh	Conditional Approval
26-08	Harrington Park	Conditional Approval
26-09	Maywood	Approval
26-10	Cliffside Park	Conditional Approval

A motion was requested by Chairperson Alkilani to approve the Storm Water Management Plans on the agenda. The motion was made by Vice Chairperson Sasso and seconded by Mr. Zitelli. The Plans were approved by all members present.

Review of Applications

Part A-Action on Site Plan Joint Reports

NUMBER	**APPLICANT**	**MUNICIPALITY**
SP 8785	Oster Fair Lawn Properties, LLC	Fair Lawn

This site plan is to make an empty lot into a 35 space parking lot to be used in conjunction with the Shop Rite Shopping Center at 22-00 Maple Avenue – 16-30 Maple Avenue Fair Lawn

SP 8820R1 Broadway Medical Center, LLC Fair Lawn

This revised site plan reflects an infill of the area below the western building and a modification of the proposed parking lot - 22-02, 22-18 Broadway & 0-82, 0-102 Midland Avenue Fair Lawn

SP 8851 33 Engle, LLC Tenafly

This site plan is for the construction of an 8-unit residential development – 33 Engle Street Tenafly

SP 8880 126 Broadway Mixed Use Woodcliff Lake

This site plan is for the construction of a 3 story mixed use building with retail on the 1st floor and 8 residential apartments on the 2nd and 3rd floor – 126 Broadway Woodcliff Lake

SP 8894 Saint Elizabeth Additional Parking Wyckoff

This site plan is for the addition of 46 parking spaces with a free standing sign – 700 Wyckoff Avenue Wyckoff

SP 8905 248 Union Street Lodi

This site plan is for the construction of a new side yard driveway, new rear yard parking lot with 5 parking spaces and includes paving and repaving 248 Union Street Lodi

A motion was requested by Chairperson Alkilani to approve Site Plans SP 8785, SP 8820R1, SP 8851, SP 8880, SP 8894 & SP 8905 on the agenda. The motion was made by Mr. Veskov and seconded by Commissioner Voss. All Site Plans on the agenda were approved by all members present.

Part B-Action on Subdivision Joint Reports

NUMBER	APPLICANT	MUNICIPALITY
SD 8028M	751 Closter Dock Road	Closter

This subdivision is to subdivide the existing lot 17 into two lots with on-site drainage improvements
751 Closter Dock Road Closter

SD 8032M	96 Haring, LLC	Old Tappan

This subdivision is to subdivide the existing oversized lot into three residential lots
96 Haring Drive Old Tappan

A motion was requested by Chairperson Alkilani to approve Subdivision SD 8028M & SD 8032M on the agenda. The motion was made by Vice-Chairperson Sasso and seconded by Mr. Distler. All Subdivisions on the agenda were approved by all members present.

New/Unfinished Business: None

Next Meeting Date

The next meeting is August 11th
2026 Schedule: September 8th, October 13th, November 10th and December 8th

Adjournment

Being no further business before the Board, the meeting was adjourned at approximately 5:15PM. A motion to adjourn was requested by Chairperson Alkilani. The motion was made by Commissioner Voss and seconded by all. The meeting was adjourned.

For further verbatim details as to the above meeting, kindly consult the tapes.

Respectfully submitted,
Lori Haggerty
Board Secretary