BERGEN COUNTY PLANNING BOARD
REGULAR MEETING MINUTES
August 11, 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
Commissioner Joan Voss
Nancy Dargis, Assistant County Engineer
Mark Distler
Doug Lanzo
Zvonko Veskov

Absent

Karen Sasso, Vice Chairperson
Commissioner Chairperson Steve Tanelli
Robert Zitelli

Staff/Planning & Public Audience

William Brown, Esq. Planning Board Attorney
Lori Haggerty, Secretary, Planning Board
Peter Kortright, Planning Staff
Sophie Falcon, Planning Division Intern
Ken Escobar, Fort Lee Student

Approval of Minutes

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

NJ DEP Amended Municipal Storm Water Management Control Ordinances Approved

RESO #	MUNICIPALITY	CONDITIONAL/APPROVAL
26-11	Maywood	Conditional Approval
26-12	Cliffside Park	Conditional Approval
26-13	Glen Rock	Conditional Approval
26-15	Carlstadt	Conditional Approval

A motion was requested by Chairperson Alkilani to approve the four resolutions for Municipal Storm Water Management Control Ordinances on the agenda. The motion was made by Mr. Distler and seconded by Commissioner Voss. The Ordinances were approved by all members present.

NJ DEP Amended Municipal Storm Water Management Control Plans Approved

RESO #	MUNICIPALITY	CONDITIONAL/APPROVAL
26-14	Glen Rock	Conditional Approval
26-16	Carlstadt	Approval
26-17	Bogota	Conditional Approval

A motion was requested by Chairperson Alkilani to approve the three resolutions for Storm Water Management Plans on the agenda. The motion was made by Mr. Distler and seconded by Mr. Lanzo. The Plans were approved by all members present.

Review of Applications

Part A-Action on Site Plan Joint Reports

NUMBER	APPLICANT	MUNICIPALITY
SP 8908	Spa Vista at Hackensack	Hackensack

A vacant 6 story office building to be renovated for a luxury spa – 540 Hudson Street Hackensack

A motion was requested by Chairperson Alkilani to approve Site Plan SP 8908 on the agenda. The motion was made by Commissioner Voss and seconded by Mr. Lanzo. All Site Plans on the agenda were approved by all members present.

Part B-Action on Subdivision Joint Reports

NUMBER	APPLICANT	MUNICIPALITY
SD 8027	County Road Subdivision	Cresskill

The project consists of subdividing an existing lot into two separate buildable lots – 235 County Road Cresskill

A motion was requested by Chairperson Alkilani to approve Subdivision SD 8027 on the agenda. The motion was made by Mr. Veskov and seconded by Mr. Distler. All Subdivisions on the agenda were approved by all members present.

New/Unfinished Business:

A young student, Mr. Ken Escobar, from Fort Lee, who is very interested in urban planning and reached out to the Department of Planning and Engineering to see if there was a way he could learn more about the Department and the Planning Board. He was invited to attend our meeting and will also attend a weekly development review team meeting in the future.

Next Meeting Date

The next meeting is September 8th
2026 Schedule: 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 Mr. Lanzo 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