



COUNTY OF BERGEN

PLANNING BOARD

ONE BERGEN COUNTY PLAZA, 4TH FLOOR, HACKENSACK, NJ 07601-7076
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MARK DISTLER
DOUG LANZO
ZVONKO VESKOV
ROBERT ZITELLI

BERGEN COUNTY PLANNING BOARD AGENDA FOR MEETING October 13th, 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 MEETING MINUTES – **August 11, 2026**
5. NJ DEP Amended Municipal Storm Water Management Control **Ordinances:**

RESO #	MUNICIPALITY	APPROVAL/CONDITIONAL APPROVAL
26-18	Palisades Park	Conditional Approval
26-20	Fair Lawn	Conditional Approval
6. NJ DEP Amended Municipal Storm Water Management Control **Plans:**

RESO #	MUNICIPALITY	APPROVAL/CONDITIONAL APPROVAL
26-19	Fair Lawn	Conditional Approval
7. REVIEW OF APPLICATIONS:

SECTION A – SUBDIVISIONS

NUMBER	APPLICANT	MUNICIPALITY
SD 8014M	38 West Ridgewood Ave, LLC	Paramus
	<i>This is to subdivide an existing oversized lot into two (2) single family residential lots – 38 W. Ridgewood Ave Paramus</i>	
SD 8029	711 Partners, LLC	Norwood
	<i>This is to subdivide an existing lot into three (3) single family residential lots – 711 Broadway Norwood</i>	
SD 8030	Piker, LLC	Hasbrouck Heights
	<i>This is to subdivide an existing lot into six (6) single family residential lots – 225 Terrace Ave Hasbrouck Heights</i>	
SD 8036M	Fort Lee Phast II Urban Renewal Assoc. LLC	Fort Lee
	<i>This is a minor subdivision to split lot 4.01 from lot 4 to be acquired by the Borough of Fort Lee – 153 Main Street Fort Lee</i>	

SECTION B – SITE PLANS

NUMBER	APPLICANT	MUNICIPALITY
SP 8657	145 Market Street, LLC	Saddle Brook
<i>The project consists of an addition to an existing property for use as a restaurant on the 1st floor and residential tenants on the 2nd and 3rd floor – 145 Market Street Saddle Brook</i>		
SP 8826	Landfrank, LLC	Hackensack
<i>The project consists of an addition to increase the service department & modifications to the sales areas with improved customer parking – 278 River Street Hackensack</i>		
SP 8885	Liger Crossing, LLC	Paramus
<i>The project consists of the construction of 34 townhouse units – 143 W. Ridgewood Ave, Paramus</i>		
SP 8890	Rochelle Park Urban Renewal Entity, LLC	Rochelle Park
<i>The project consists of the construction of a 3-story mixed-use building with 4 retail spaces, 2 banks and 30 residential units – 201-222 Rochelle Ave Rochelle Park</i>		
SP 8891	Raising Cane’s Restaurant, LLC	Paramus
<i>The project consists of a new fast food restaurant with drive thru and parking – 55 NJ Route 4 & 4 N Farview Ave Paramus</i>		
SP 8900	Manor 26, LLC	Woodcliff Lake
<i>The project consists of renovations and an addition to an existing two story building for use as a restaurant formerly known as the Woodcliff Manor – 25 Prospect Ave Woodcliff Lake</i>		
SP 8901	90 Grand Avenue, LLC	Englewood
<i>The project consists of removing the existing vacant buildings on Lots 28 & 29 to expand the parking area for the car dealership – 74-90 Grand Avenue Englewood</i>		
SP 8907	Chipt Newark Elmwood Park, LLC	Elmwood Park
<i>The project consists of change of use in an existing warehouse to a proposed media center and converting truck docks and truck parking areas to pedestrian car parking – 1 Market Street Elmwood Park</i>		
SP 8910	El Car Wash Mid-Atlantic, LLC	Hackensack
<i>The project consists of constructing an automated car wash on the site of the former Coach House Diner – 55 NJ Route 4 Hackensack</i>		
SP 8921	1 Bergen Realty, LLC	Fairview
<i>The project consists of a 2-story addition to the existing building and expanding the existing vehicle storage capacity but not additional showroom space is proposed – 1 Bergen Blvd Fairview</i>		

8. ORAL COMMUNICATIONS FROM AUDIENCE

9. UNFINISHED BUSINESS

10. NEXT MEETING DATE: October 13th
2026 Schedule: November 10th and December 8th

11. ADJOURNMENT