



**BERGEN COUNTY PLANNING BOARD
REGULAR MEETING MINUTES
October 13, 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
Nancy Dargis, Assistant County Engineer
Mark Distler
Doug Lanzo
Zvonko Veskov
Robert Zitelli

Absent

Commissioner Chairperson Steve Tanelli
Commissioner Joan Voss

Staff/Planning & Public Audience

William Brown, Esq. Planning Board Attorney
Lori Haggerty, Secretary, Planning Board
Peter Kortright, Planning Staff
Michael Paga, Planning & Engineering Staff
Mike Mordaga

Approval of Minutes

A motion was requested by Chairperson Alkilani to approve the Minutes of the August 11, 2026 meeting. The motion was made by Mr. Veskov and seconded by Mr. Distler. The minutes were approved by all members present with Vice-Chairperson Sasso and Mr. Zitelli abstaining.

NJ DEP Amended Municipal Storm Water Management Control Ordinances Approved

RESO #	MUNICIPALITY	CONDITIONAL/APPROVAL
26-18	Palisades Park	Conditional Approval
26-20	Fair Lawn	Conditional Approval

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

NJ DEP Amended Municipal Storm Water Management Control Plans Approved

RESO #	MUNICIPALITY	CONDITIONAL/APPROVAL
26-19	Fair Lawn	Conditional Approval

A motion was requested by Chairperson Alkilani to approve the resolution for Storm Water Management Plan on the agenda. The motion was made by Vice-Chairperson Sasso and seconded by Mr. Lanzo. The Plan was approved by all members present.

Review of Applications

Action on Subdivision Joint Reports

NUMBER	APPLICANT	MUNICIPALITY
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SD 8014M	38 West Ridgewood Ave, LLC	Paramus
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This is to subdivide an existing oversized lot into two (2) single family residential lots – 38 W. Ridgewood Ave Paramus

SD 8029	711 Partners, LLC	Norwood
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This is to subdivide an existing lot into three (3) single family residential lots – 711 Broadway Norwood

SD 8030	Piker, LLC	Hasbrouck Heights
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This is to subdivide an existing lot into six (6) single family residential lots – 225 Terrace Ave Hasbrouck Heights

SD 8036M	Fort Lee Phase II Urban Renewal	Fort Lee
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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

A motion was requested by Chairperson Alkilani to approve Subdivisions SD8014M, SD8029 & SD8036M on the agenda. The motion was made by Mr. Zitelli and seconded by Vice-Chairperson Sasso. These three Subdivisions on the agenda were approved by all members present.

A motion was requested by Chairperson Alkilani to approve Subdivision SD8030 on the agenda. The motion was made by Mr. Distler and seconded by Vice-Chairperson Sasso. This Subdivision on the agenda was approved by all members present with Mr. Lanzo abstaining.

Action on Site Plan Joint Reports

NUMBER	APPLICANT	MUNICIPALITY
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SP 8657	145 Market Street, LLC	Saddle Brook
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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

SP 8826	Landfrank, LLC	Hackensack
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The project consists of an addition to increase the service department & modifications to the sales areas with improved customer parking – 278 River Street Hackensack

SP 8885	Liger Crossing, LLC	Paramus
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The project consists of the construction of 34 townhouse units – 143 W. Ridgewood Ave, Paramus

SP 8890	Rochelle Park Urban Renewal Entity, LLC	Rochelle Park
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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

SP 8891	Raising Cane's Restaurant, LLC	Paramus
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The project consists of a new fast food restaurant with drive thru and parking – 55 NJ Route 4 & 4 N Farview Ave Paramus

SP 8900	Manor 26, LLC	Woodcliff Lake
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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

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 to a proposed media center and converting 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 – 1 Bergen Blvd Fairview</i>		

A motion was requested by Chairperson Alkilani to approve Site Plans SP8657, SP8826, SP8890, SP8891, SP8900, SP8901, SP8907, SP8910 & SP8921 on the agenda. The motion was made by Vice-Chairperson Sasso and seconded by Mr. Zitelli. These nine Site Plans on the agenda were approved by all members present.

A motion was requested by Chairperson Alkilani to approve Site Plan SP8885 on the agenda. The motion was made by Mr. Zitelli and seconded by Mr. Lanzo. This Site Plan on the agenda was approved by all members present with Mr. Distler abstaining.

New/Unfinished Business:
None

Next Meeting Date
The next meeting is November 10th
2026 Schedule: 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 Vice-Chairperson Sasso and seconded by Mr. Distler. All were in favor and the meeting was adjourned.

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

Respectfully submitted,
Lori Haggerty
Board Secretary