COUNTY OF BERGEN
PLANNING BOARD
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BOARD ATTORNEY

PLANNING BOARD MEMBERS
SHERGOH ALKILANI CHAIRPERSON
KAREN SASSO, VICE CHAIRPERSON
STEVEN TANELLI, COMMISSIONER CHAIRPERSON
JOAN VOSS, COUNTY COMMISSIONER
MARK DISTLER
DOUG LANZO
ZVONKO VESKOV
ROBERT ZITELLI

BERGEN COUTNY PLANNING BOARD
AGENDA FOR MEETING
November 10th, 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 – **October 13, 2026**

5. NJ DEP Amended Municipal Storm Water Management Control **Ordinances**:

RESO #	MUNICIPALITY	APPROVAL/CONDITIONAL APPROVAL
26-21	Woodcliff Lake	Approval
26-22	South Hackensack	Approval
26-23	Norwood	Conditional Approval
26-24	Haworth	Approval
26-25	Northvale	Conditional Approval
26-27	Edgewater	Approval

6. NJ DEP Amended Municipal Storm Water Management Control **Plans**:

RESO #	MUNICIPALITY	APPROVAL/CONDITIONAL APPROVAL
26-26	Edgewater	Approval
26-28	Dumont	Conditional Approval

7. REVIEW OF APPLICATIONS:

SECTION A – SUBDIVISIONS

NUMBER	APPLICANT	MUNICIPALITY
SD 8012M	Platinum Renovations, LLC	Ridgewood

This is to subdivide an existing lot into two (2) single family residential lots – 471 East Saddle River Road, Ridgewood

SD 8034M Viken Iskenderian Englewood Cliffs
This is to subdivide an existing lot into two (2) single family residential lots – 56 Hudson Terrace, Englewood Cliffs

SD 8044 Landfrank, LLC Hackensack
This is to subdivide multiple parcels into 2 individual lots to separate Toyota of Hackensak from the vacant lands – 290-300 River Street Hackensack

SECTION B – SITE PLANS

NUMBER	APPLICANT	MUNICIPALITY

SP 8162R1 K Hovnanian at Washington Ridge, LLC Wash. Twp.
The project consists the approval of 66 lots comprising of 24 townhouses & 42 single family homes - 463 VanEmburgh Avenue, Washington Township

SP 8864 Toll NJ I, LLC Saddle River
The project consists of a townhouse development along Algonquin Trail & West Saddle River Road 14 Algonquin Trail & 167 W. Saddle River Rd., Saddle River

SP 8909 The Grand Palisade, LLC Englewood
The project consists of a mixed use building with 170 Residential Units, 8,105 SF of retail space, parking and residential amenities – 9-19 Grand Avenue, Englewood

8. ORAL COMMUNICATIONS FROM AUDIENCE

9. UNFINISHED BUSINESS

10. NEXT MEETING DATE: December 8th

11. ADJOURNMENT