



**BERGEN COUNTY PLANNING BOARD
REGULAR MEETING MINUTES
December 12, 2023**

Chairperson Hedy Grant called the meeting to order at approximately 5:00PM.

Open Public Meeting Law

Chairperson Grant announced that the meeting was being held in conformity with the requirements of the "Open Public Meeting Act".

Present

Hedy Grant, Chairperson
Shergoh Alkilani, Vice Chairperson
Joan Voss, Commissioner
Nancy Dargis, Assistant County Engineer
Doug Lanz
Karen Sasso
Mobin Sheikh
Zvonko Veskov

Absent None

Staff/Planning & Public Audience

William Brown, Board Attorney
Lori Haggerty
Tom Casey, Engineering
Peter Kortright, Planning
Ken Aloisio, Parks
Barbara Davis, The Land Conservancy of New Jersey
Aaron Cohen, Price, Meese, Shulman & D'Arminio, PC

Approval of Minutes

A motion was requested by Chairperson Grant to approve the Minutes of the October 10, 2023 meeting. The motion was made by Vice-Chair. Alkilani and seconded Mr. Sheikh. Minutes were approved by all members present with Mr. Lanzo and Mr. Veskov abstaining.

Presentation on Bergen County Open Space & Recreation Plan by the Land & Conservancy of NJ

Barbara Davis of the Land Conservancy of New Jersey and Ken Aloisio of the Parks Department made a power point presentation to the Board about the Bergen County Open Space & Recreation Plan which the Board will be voting on at the January 9, 2024 meeting to adopt. There was discussion after the power point presentation with questions from Chairperson Grant, Ms. Sasso, and Mr. Veskov that are part of the permanent audio record. Ms. Davis and Mr. Aloisio addressed each question from the Board and if there are any other questions or concerns these will be forwarded to Ms. Davis within the next few days. The plan is also available on the County Parks website for viewing at any time.

NJ DEP Amended Municipal Storm Water Management Rules & Resolutions

Mr. Peter Kortright, Principal Planner for the County of Bergen in the Department of Planning and Engineering presented the NJ DEP amended Storm Water Management Regulations for Municipalities. Over the next few months, at the meetings of the Bergen County Planning Board, resolutions to approve each individual municipality's Storm Water Management Plans will be presented for the Boards approval. There were two Plans that were brought to the Board for approval at this meeting:

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|------------------|-----------|----------------------|
| Resolution 23-01 | Maywood | Approval |
| Resolution 23-02 | Edgewater | Conditional Approval |

A motion was requested by Chairperson Grant to approve Resolution 23-01 for Maywood. The motion was made by Commissioner Voss and seconded by Ms. Sasso. Resolution 23-01 approved by all members present.

A motion was requested by Chairperson Grant to approve Resolution 23-02 for Edgewater. The motion was made by Mr. Lanzo and seconded by Mr. Alkilani. Resolution 23-02 approved by all members present.

Review of Applications

Part A-Action on Site Plans Joint Reports

| NUMBER | APPLICANT | MUNICIPALITY |
|---------|------------------------------------|---------------|
| SP 8750 | 1400 Third Street Acquisition, LLC | Fair Lawn |
| SP 8775 | MCRT Investments, LLC (Tower A) | Fort Lee |
| SP 8778 | MCRT Investments, LLC (Tower B) | Fort Lee |
| SP 8780 | Paramus Best Auto Body | Rochelle Park |

A motion was requested by Chairperson Grant to approve the Site Plans on the agenda. The motion was made by Mr. Alkilani and seconded by Ms. Sasso. All Site Plans were approved by all members present.

Part B-Action on Subdivision Joint Reports

| | | |
|----------|-----------------------|-----------|
| SD 7972M | Barry Poskanzer | Allendale |
| SD 7973M | Swiss Properties, LLC | Paramus |
| SD 7974 | JK Farm & Realty, LLC | Paramus |

A motion was requested by Chairperson Grant to approve Subdivision SD 7972M on the agenda. The motion was made by Mr. Veskov and seconded by Commissioner Voss. Subdivision SD 7972M was approved by all members present with Mr. Alkilani abstaining.

A motion was requested by Chairperson Grant to approve Subdivisions SD 7973M and SD 7974 on the agenda. The motion was made by Mr. Alkilani and seconded by Ms. Sasso. Subdivision SD 7973M and SD 7974 were approved by all members present.

Next Meeting Date

The next meeting is scheduled for January 9th, 2024

Meeting Dates for 2024 are: January 9th, February 13th, March 12th (re-org meeting), April 9th, May 14th, June 11th, July 9th, August 13th, September 10th, October 8th, NO November Meeting, December 10th

Adjournment

Being no further business before the Board, the meeting was adjourned at approximately 5:35PM. A motion to adjourn was requested by Chairperson Grant. The motion was made by Commissioner Voss and seconded by Mr. Alkilani. All were in favor of adjourning the meeting.

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

Respectfully submitted,
Lori Haggerty
Board Secretary