



**BERGEN COUNTY PLANNING BOARD
REGULAR MEETING MINUTES
January 14, 2025**

Chairperson Hedy Grant called the meeting to order at approximately 5:10PM.

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
Shergoth Alkilani, Vice Chairperson
Joan Voss, Commissioner
Nancy Dargis, Assistant County Engineer
Doug Lanzo
Karen Sasso
Zvonko Veskov

Absent

Mark Distler

Staff/Planning & Public Audience

Will Brown, Attorney
Lori Haggerty
Peter Kortright
Chris Nowell, Fort Lee Resident, Bergen County Complete Streets

Approval of Minutes

A motion was requested by Chairperson Grant to approve the Minutes of the December 10, 2024 meeting. The motion was made by Vice Chair Alkilani and seconded by Ms. Sasso. Minutes were approved by all members present with Commissioner Voss, Ms. Dargis, Mr. Lanzo and Mr. Veskov abstaining.

NJ DEP Amended Municipal Storm Water Management Control Ordinances Approved

RESO #	MUNICIPALITY	APPROVAL
25-01	Ridgefield	Approval
25-02	Saddle River	Approval
25-03	Upper Saddle River	Approval
25-04	Dumont	Approval

A motion was requested by Chairperson Grant to approve the Ordinances that were given Approval on the agenda. The motion was made by Ms. Sasso and seconded by Vice Chair Alkilani. The Ordinances with Approval of the Storm Water Management Control were approved by all members present.

Review of Applications

Part A-Action on Site Plans Joint Reports

NUMBER	APPLICANT	MUNICIPALITY
SP 8796	CBD Hackensack Developer Urban Renewal, LLC <i>Proposed 7 story mixed use building with 255 units, structured parking and 6,126 SF of Retail 360 Main St. Hackensack (YMCA building)</i>	Hackensack SP 8796 Joint Report.pdf
SP 8820	Broadway Medical Center, LLC (Site Plan) <i>Proposed improvements consist of expansion to parking lot and build-out of medical office building 22-02 – 22-18 Broadway, Fair Lawn</i>	Fair Lawn SP 8820 Joint Report.pdf
SP 8835	Bruno Boy, LLC (Site Plan) <i>Demolition of existing building and construction of 11 new townhomes in the Hughes Redevelopment 602-604 Schuyler Ave, 194 Canterbury Ave, 11 & 18 Sherman Ave, North Arlington</i>	North Arlington SP 8835 Joint Report.pdf
SP 8841	Henry West, LLC <i>Demolition of existing building and construction of 12 Unit, 2 Story apartment building and parking 259 South Main Street, Lodi</i>	Lodi SP 8841 Joint Report.pdf

A motion was requested by Chairperson Grant to approve the Site Plans on the agenda. The motion was made by Commissioner Voss and seconded by Mr. Lanzo. These Site Plans were approved by all members present.

Part B-Action on Subdivision Joint Reports

NUMBER	APPLICANT	MUNICIPALITY
SD 7990M	RC Jennee Construction Inc. <i>Minor Subdivision to create a new lot fronting on North Pleasant Avenue 849 East Ridgewood Ave, Ridgewood</i>	Ridgewood SD 7990M Joint Report.pdf

A motion was requested by Chairperson Grant to approve the Subdivision on the agenda. The motion was made by Ms. Sasso and seconded by Vice Chair Alkilani. The Subdivision was approved by all members present.

Oral Communication From The Audience

Mr. Chris Nowell, a Fort Lee resident, an avid traffic safety advocate and a member of Bergen County Complete Streets, wanted to present ten (10) written questions with regards to the current Local Safety Action Plan (LSAP). The Board Members informed Mr. Nowell that they had no knowledge on the Bergen County Complete Streets or the LSAP. Mr. Peter Kortright, Principal Planner in the Department of Planning and Engineering and also attending the meeting was able to address the issue. Mr. Kortright noted for the Board that the Department of Planning and Engineering is currently working with the NJTPA on this Local Safety Action Plan. Assistant County Engineer Nancy Dargis also commented that the plan is still being developed and is not ready to be brought to the Board Members at this time. Mr. William Brown, Attorney to the Board, instructed Mr. Nowell to submit his questions to the County Engineer and copy the Assistant County Engineer and his questions will be addressed. Mr. Nowell was happy with the short discussion and noted that he will submit his questions via email to the Department for review.

Next Meeting Date

The next meeting is February 11th and all meetings will now be held in the Calabrese Caucus Room, Room # 522.

Adjournment

Being no further business before the Board, the meeting was adjourned at approximately 5:25PM. A motion to adjourn was requested by Chairperson Grant. The motion was made by Commissioner Voss and seconded by Ms. Sasso. 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