



**BERGEN COUNTY PLANNING BOARD
REGULAR MEETING MINUTES
March 11, 2025**

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
Mark Distler
Doug Lanzo
Karen Sasso
Zvonko Veskov

Absent

Nancy Dargis, Assistant County Engineer

Staff/Planning & Public Audience

William Brown, Attorney
Lori Haggerty
Peter Kortright
Thomas Casey

Approval of Minutes

A motion was requested by Chairperson Grant to approve the Minutes of the February 11, 2025 meeting. The motion was made by Vice-Chairperson Alkilani and seconded by Commissioner Joan Voss. Minutes were approved by all members present with Ms. Sasso abstaining.

Oath of Office & Appointment of Chair & Vice-Chair

All Members present took their oath of office. A nomination was made by Vice-Chair Alkilani for Hedy Grant as Chairperson. A second was made by Commissioner Joan Voss and all were in favor of Ms. Grant remaining Chairperson.

A nomination was made by Chairperson Grant for Shergoh Alkilani as Vice-Chairperson. A second was made by Commissioner Voss. A nomination was made by Mr. Veskov for Mr. Lanzo as Vice-Chairperson. Prior to a second being made, Mr. Lanzo conceded to Mr. Alkilani. All were in favor of Mr. Alkilani remaining Vice-Chairperson.

NJ DEP Amended Municipal Storm Water Management Control Ordinances

RESO #	MUNICIPALITY	CONDITIONAL APPROVAL
25-09	Hackensack	Approved
25-10	Little Ferry	Conditionally Approved

A motion was requested by Chairperson Grant to approve the Ordinances on the agenda. The motion was made by Mr. Lanzo and seconded by Vice-Chair Alkilani. The ordinances were approved by all members present.

Review of Applications

Part A-Action on Site Plans Joint Reports

NUMBER	APPLICANT	MUNICIPALITY
SP 8745	Meridia Garfield 933, LLC <i>Proposed 18,257 SF multifamily residential building with 106 ground floor parking spaces 933 River Road, Garfield</i>	Garfield
SP 8825	Take 5 Service Station <i>Proposed 1,326 SF Motor Vehicle Service Station, 199 Godwin Avenue, Midland Park</i>	Midland Park
SP 8827	779 Franklin Avenue Properties, LLC <i>Minor site work improvements to parking lot and removal of drive through canopy, 14 parking spaces one van compliant ADA space proposed with milling and paving</i>	Franklin Lakes
SP 8829	Saddle River County Day School <i>Construction of a new academic building, turf field, tennis courts and parking lots</i>	Saddle River
SP 8838	1200 East Ridgewood, LLC <i>Circulation improvements in parking lot and right-sizing of ADA parking for existing medical office 1200 E. Ridgewood Avenue, Ridgewood</i>	Ridgewood

A motion was requested by Chairperson Grant to approve the Site Plan SP 8745 on the agenda. The motion was made by Ms. Sasso and seconded by Vice-Chair Alkilani. The Site Plan was approved by all members present with Mr. Veskov abstaining.

A motion was requested by Chairperson Grant to approve the Site Plans SP 8825, SP 8827, SP 8829 & SP 8838 on the agenda. The motion was made by Vice-Chair Alkilani and seconded by Ms. Sasso. The remaining Site Plans were approved by all members present.

Part B-Action on Subdivision Joint Reports

NUMBER	APPLICANT	MUNICIPALITY
SD 7992	Borough of Glen Rock	Glen Rock
	<i>Major Subdivision of the Municipal Complex to make the Annex Property on a new lot and to formally dedicate Harding Plaza, the road that goes through the Complex Maple Ave and Harding Plaza. Glen Rock</i>	
SD 8001M	Chiellini Construction	Park Ridge
	<i>Minor Subdivision to create a new building lot 260 Prospect Avenue Park Ridge</i>	

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

Next Meeting Date

The next meeting is April 8th.

Adjournment

Being no further business before the Board, the meeting was adjourned at approximately 5:10PM. A motion to adjourn was requested by Chairperson Grant. The motion was made by Vice Chair Alkilani and seconded by Mr. Lanzo. 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