

**PLANNING BOARD  
REORGANIZATION & REGULAR MEETING  
February 23, 2026 8:00 PM**

**AGENDA**

**MEETING CALLED TO ORDER**

**OPEN PUBLIC MEETING STATEMENT**

In compliance with the Open Public Meetings Act, the notice requirements have been satisfied. Meeting dates are confirmed at the Annual Meeting. Notice of this meeting was provided to the Record, Star Ledger, and Cablevision, posted on a municipal public notice bulletin board and posted on the borough website.

**PLEDGE OF ALLEGIANCE**

**OATH OF OFFICE TO APPOINTED/REAPPOINTED MEMBERS**

Joseph Picheo  
Councilman Thomas Lodato  
Romeo Abenoja  
Oriole Familia  
Edgar Dimaren  
Praveen Joseph  
Yehuda Borg

**ROLL CALL**

**Nomination of Chair**

**Motion By:**

**Second By:**

**Nomination of Vice-Chair**

**Motion By:**

**Second By:**

**Nomination of Secretary**

**Motion By:**

**Second By:**

**Nomination of Board Attorney**

**Motion By:**

**Second By:**

**Nomination of Board Engineer**

**Motion By:**  
**Second By:**

**Nomination of Board Clerk**

**Motion By:**  
**Second By:**

**Nomination of Board Planner**

**Motion By:**  
**Second By:**

**Accept By-Laws as amended in 2008**

**Motion By:**  
**Second By:**

**Accept 2026 Meeting Dates**

**Motion By:**  
**Second By:**

**APPOINTMENTS OF STANDING COMMITTEES:**

**Liaison to Board of Adjustment:**

- a.
- b.

**Site Plan:**

- a.
- b.

**Master Plan:**

- a.
- b.
- c.
- d.

**Parking/Legal:**

- a.
- b.

**APPROVE MINUTES OF PREVIOUS MEETING – December 29, 2025**

Motion from board members to approve minutes.

**CORRESPONDENCE**

**VERBAL COMMUNICATIONS**

Any resident may comment or question any subject not on the agenda.

Motion from board members to close verbal communications.

**Close Verbal Communications**

**Motion By:**

**Second By:**

**COMMITTEE REPORTS**

1. Site Plan
2. Parking Legal
3. Capital Improvements
4. Master Plan
5. Liaison to Board of Adjustment

**OLD BUSINESS**

**NEW BUSINESS**

1. Ordinance 26-2660 – An Ordinance Amending Chapter 186 of the Code of the Borough of Bergenfield, Entitled “Land Development”
2. Ordinance 26-2662 – Affordable Housing Ordinance

**MOTION TO ADJOURN MEETING**

NOTE: No applications will be heard by the Board that were not on the agenda at the time of publication release to the newspaper or applications that do not comply with Article VIII title “Hearings contained in the By-Laws of the Bergenfield Board”.