

**BERGENFIELD PLANNING BOARD
MEETING MINUTES
July 27, 2026**

Chairman Jason Bergman called the meeting to order at 8:02 P.M.

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 posted on a municipal public notice bulletin board and published on the borough website.

Any board member having a conflict of interest involving any matter to come before the board this evening is reminded they must recuse themselves from participating in any discussion on this matter.

PLEDGE OF ALLEGIANCE

Led By Chairman Bergman.

ROLL CALL

Present: Joseph Picheo, Councilman Lodato (arrived at 8:06pm), Ariel Forman, Romeo Abenoja, Ernesto Acosta, Jason Bergman, Edgar Dimaren, and Yehuda Borg

Absent: Mayor Amatorio and Oriole Familia

Also Present: Gloria Oh, Planning Board Attorney and Hilda Tavitian, Planning Board Clerk

APPROVE MINUTES OF PREVIOUS MEETING – June 15, 2026

Motion By: Board member Dimaren

Second By: Board member Abenoja

All present, voting in favor. None opposed.

CORRESPONDENCE

Three letters were received from Bergen County Soil Conservation District regarding applications for: 21 West Church Street, 42 Glenwood Drive East, 21 Belvin Court, and 48 Sussex Road. The letters are just advisory. No action required.

VERBAL COMMUNICATION

No one came forward.

Motion to Close Verbal Communication

Motion By: Board member Dimaren

Second By: Board member Abenoja

All present, voting in favor. None opposed.

COMMITTEE REPORTS – Were Dispensed With

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

OLD BUSINESS

1. Resolution – Ferdoni Realty LLC, 150 South Washington Avenue, Preliminary & Final Major Site Plan

Motion By: Chairman Bergman

Second By: Board member Forman

6 ayes. 1 abstain.

Councilman Lodato stated there is an error in the resolution on the top of page 3. The building will have three stories of residential units, not four as written in the resolution. He requested the resolution be amended.

Board attorney Oh stated she will make the correction.

Councilman Lodato inquired if last month's minutes were approved yet.

Chairman Bergman responded yes, last month's minutes were approved prior to Councilman Lodato's arrival.

Councilman Lodato recalled the applicant's attorney had stated at the last meeting during the hearing for 150 S. Washington Avenue that anyone who had two cars would be rejected and would accept applicants with only one vehicle as it was presented that each unit would have only one parking space. Councilman Lodato expressed his concern that parking will become a problem in the years to come and will be brought to the Borough to alleviate the situation. He stated he did not see this written in the minutes.

Chairman Bergman stated they could have memorialized that in the resolution. However, the vote has already been taken and was passed. He completely understands and agrees with Councilman Lodato's concern about the limited amount of parking spaces per unit. At the end of the day, the Board can't control how the applicant divides the parking spaces.

NEW BUSINESS

1. Review of Ordinances:

Ordinance 26-2671 – An Ordinance Amending and Supplementing Chapter 186 of the Code of the Borough of Bergenfield, Entitled "Land Development"

Chairman Bergman stated his understanding of the ordinance is to limit the short-term rentals and eliminate AirBNB's.

Board member Picheo stated the ordinance is more about people not renting rooms, use occupancy of single rooms. He explained code enforcement has been finding more of this out in the field than they should. If a family is living harmoniously, there should not be a need to have a key lock on a door knob.

Motion to Accept Ordinance 26-2671

Motion By: Board member Picheo

Second By: Chairman Bergman

All present, voting in favor. None opposed.

Ordinance 26-2672 – An Ordinance Amending Chapter 186 of the Code of the Borough of Bergenfield, Entitled "Land Development"

Chairman Bergman stated the planner had spoken about this at the last meeting previously to replace the R-40 zone with R-20 zone in the area around Knickerbocker Country Club. A letter from the planner, Stan Slachetka was received confirming the ordinance is consistent with the master plan.

Motion to Accept Ordinance 26-2672

Motion By: Councilman Lodato

Second By: Chairman Bergman

All present, voting in favor. None opposed.

Board member Acosta inquired if the setbacks for the R-20 zone have been determined.

Chairman Bergman stated they are listed on the schedule in section 4.

MOTION TO ADJOURN MEETING

Motion By: Board member Dimaren

Second By: Board member Abenoja

All present, voting in favor. None opposed.

Meeting was adjourned at 8:20 pm.

Respectfully Submitted,

A handwritten signature in cursive script, reading "Hilda Tavitian".

Hilda Tavitian, Clerk
Planning Board