

BOROUGH OF BOGOTA PLANNING AND ZONING BOARD
MINUTES
MEETING OF 1/10/2017 (Re-Organization)

The board convened at 7:38 p.m. The public session meeting of the Board was opened after flag salute and public meeting act statement by George Shalhoub . A roll call was taken.

Roll Call: Present; George Shalhoub, John Mitchell , Nicholas Zampetti, Counc. Tom Napolitano, Corrado Mancini, Mayor Chris Kelemen, Tina Trotta, John Ambrosio and Dermot O'Hagan...(Not Present) Police Chief Daniel Maye and Jesse Frias (alt. 2)

Public Comments: None

Old Business:

New Business:

-Swearing in of John Mitchell and Tina Trotta as Board Members of the Bogota Planning and Zoning Board.

-George Shalhoub is re-elected as Chairman of the Board – Motioned by Mitchell; Second by Napolitano

-Corrado Mancini is elected as the New Vice Chair of the Board – Motioned by Mitchell; Second by Zampetti

-Tina Trotta is elected as the New Secretary of the Board - Motioned by Mitchell; Second by Zampetti
(Chairman, Vice Chair and Secretary were voted on and passed on a unanimous basis)

-George Medina is re-elected as Clerk of the Planning and Zoning Board – Motioned by Shalhoub; Second by Mancini ...**passes on a unanimous basis**

-Kevin Kelly of the Law Firm, Kelly, Kelly and Marotta has been re-appointed as the Board Attorney – Motioned by Mitchell; Second by Zampetti

-Job & Job Engineers have been re-appointed as the Board Engineer – Motioned by Mitchell; Second by Zampetti

-Paul Grygiel of Phillips Preiss Grygiel, LLC has been re-appointed as the Board Planner – Motioned by Zampetti; Second by Mitchell

(Board Attorney, Engineer and Planner were voted on and passed on a unanimous basis)

-Chairman Shalhoub and the Board appoint the Completeness Committee (to review applications that come in) -Head; John Ambrosio, Nicholas Zampetti and Corrado Mancini round out the Committee Motioned by Napolitano and Zampetti; Second by Mitchell – **passes on unanimous basis**

Master Plan Review- Must be reviewed by the Planning and Zoning Board also the Planner will be the one doing MOST of the Master Plan.

56-58 West Main Street – (Parking Variance) 15 spots are required for the location. Applicant is looking for a variance to waive the parking requirements. Application was deemed as Incomplete due to the Board requesting a New Survey be done as opposed to the one that was provided by the applicant.

Motion to Adjourn – Zampetti, Second – Mitchell

Meeting adjourned at 8:13 p.m.

**BOROUGH OF BOGOTA PLANNING AND ZONING BOARD
MINUTES
MEETING OF 2/28/2017**

The board convened at 7:35 p.m. The public session meeting of the Board was opened after flag salute and public meeting act statement by George Shalhoub . A roll call was taken.

Roll Call: Present; George Shalhoub, Corrado Mancini, John Mitchell, Police Chief Dan Maye, Tina Trotta, John Ambrosio, Dermot O'Hagan and Jessie Frias...(Not Present) Nicholas Zampetti

Public Comments: None

Old Business:

New Business:

-Approve Meeting Minutes for 1/10/17 – Motioned by Trotta; Second by Ambrosio
Passes on a unanimous basis

-Hearing for 56-58 West Main Street (Parking Variance)

Nick Doria – Council for Laurel Associates, LLC is sworn in by the Board Attorney, Kevin Kelly.
Exhibit (A-1) – Proof of Publication is sworn in. Applicants are requesting a Parking Variance for a proposed restaurant located at 56-58 West Main Street.

Nick Doria calls witness Peter F. Pulice – Architect & Planner (344 Broad Ave. Leonia, NJ)
Mr. Pulice is sworn in. Exhibit (A-2) – Colorized Version of the Plan is sworn in.

56-58 West Main Street is under the (B) Zone which allows a variety of businesses. Plan for proposed restaurant with Kitchen area in the back/ tables and chairs in front equals 1248 square feet. The proposal is initially requesting 44 seats with tables and chairs. **Kitchen will need Code 96 Suppression Hood**

Parking Requirement would be 15 spaces in which the variance is being applied for. 6 spaces would be needed if restaurant is not put in location. There are 23 distinctive uses in the Downtown area minus Bank and Fire House. It is the opinion of the Planner, Mr. Pulice that the other food establishments DO NOT have parking for patrons either. Mr. Pulice also states that parking is very difficult in the downtown area.

Proposed use (business) hours would follow suit with other establishments in the area.

****Parking Variance is for proposed restaurant only****

Public Comments are opened for the Applicants Council and Planner only.

Peter Thanasoulis – Owner of 70-80 West Main Street and 53-63 West Main Street and the family Attorney David Tider asks the applicants Planner, whether or not the restaurant and its proposed use may monopolize the parking spaces on West Main Street.

Christopher Massa – Owner of 54 West Main Street – States, regarding parking, is the proposed use looking to dedicate parking for restaurant only? (NO) – Why hasn't parking on Elm Ave factored into the total number of spots? – Also questions the area behind the property is approximately 2.8 ft. which is not sufficient space for garbage to be housed.

Wendy Delone of 115 River Rd. (Owner of Café Latino and Café Europa) Questions whether another restaurant would work considering parking is rare?

Applicants Council states 3.6 ft. possibly available in alley way—Applicant also explains that they are not opposed to changing the amount of seats for proposed restaurant.

THE COUNCIL PROPOSES ALLOWING A ROLLOVER TILL March 28, 2017, to allow time to fix the issue regarding the garbage. Motioned by Mitchell; Second by Trotta

Motion to Adjourn – Frias,

Second – Ambrosio

Meeting adjourned at 9:21 p.m.

**BOROUGH OF BOGOTA PLANNING AND ZONING BOARD
MINUTES
MEETING OF 3/28/2017**

The board convened at 7:35 p.m. The public session meeting of the Board was opened after flag salute and public meeting act statement by George Shalhoub . A roll call was taken.

Roll Call: Present; George Shalhoub, Corrado Mancini, John Mitchell, Police Chief Dan Maye, Tina Trotta, John Ambrosio and Dermot O'Hagan (Not Present) Nicholas Zampetti, Jesse Frias

MOMENT OF SILENCE FOR JIM MURPHY

Public Comments: Michelle Rupar – Questions whether the Golden Adult Day Care (63 West Fort Lee Rd) had the authorization to have a door in place which states hours of operation for a Pharmacy? The door is adjacent to Elm Ave. She claims the door and the hours are misleading the public to believe it will be available to everyone.

Kevin Kelly asks Mrs. Rupar to see the Resolution for the Adult Day Care. Mr. Kelly states the Plans should be looked at by the Construction Official, Mr. Dan Howell to determine.

Old Business:

-Continue Hearing for 56-58 West Main Street (Parking Variance)

Applicants Council calls Peter Pulice once again. Also, entered is Exhibit (A-3) a Revised Plan dated 3/9/17 which consists of a Plot Plan, Proposed Plan and Front Elevations is sworn in. The Exhibit introduces Duct Work to meet requirements and door leading to basement in which garbage will be housed. –Garbage will be carried to curb.

Applicants Council asks about the requirements regarding outdoor seating. Mr. Doria also asks the Planner (Mr. Pulice) whether other restaurants have outdoor seating.

Garbage will be housed internally then carried through the back alley to be placed on curb. Planner states there is sufficient space to carry garbage bags (Heavy Duty) —Planner makes several statements claiming another restaurant may be beneficial to other restaurants around the area.

Ambrosio asks whether the Smoke Stack would be screened? Applicants Council states the Smoke Stack would be approx. 60 ft. from the front of property. Kevin Kelly asks the Applicant and Council to screen the exhaust to make it aesthetically pleasing to residents.

-Mr. Mancini asks if there is a door to the basement so as no one will be allowed to just walk down?

Board asks the Applicants Council what is the minimum amount of seats the proposed restaurant could use and still be marketable? Applicants Council claims 38 or 39 seats as opposed to the 44 originally requested.

PUBLIC QUESTIONS REGARDING 56-58 WEST MAIN ST.

-Christopher Masse – Asks what is the proposed distance of the exhaust from the adjoining building?

Mr. Pulice explains the exhaust will be at the back of the building and would not interfere with Mr. Massa's building. Mr. Massa also questions about garbage and whether it would be an issue when there is a snow storm and how long it would sit at curb?

Michelle Rupar – Would the Applicant be willing to use containers out of good will instead of just garbage bags. (YES)

Mr. Doria asks the Planner whether the Plan meets the negative criteria?

David Tider – Opposes the application due to insufficient parking. Claims that the amount of parking spaces would take up “virtually all spots” on West Main Street.

Board Comments – Chief Maye – claims there is suitable parking on the side streets of Elm Ave. and Larch Ave. as well. George Shalhoub – Claims he has lived on Larch Ave. for 45 years and has seen much change on West Main Street.

New Business:

-Approve Meeting Minutes for ²7/28/17 – Motioned by Mitchell; Second by Mancini
Passes on a unanimous basis

-Update on the Master Plan – The committee is set to discuss the Master Plan with the Borough Planner. The meeting will be rescheduled regarding the Master Plan.

Motion to Adjourn – Mitchell, Second – Ambrosio

Meeting adjourned at 8:40 p.m.

BOROUGH OF BOGOTA PLANNING AND ZONING BOARD
MINUTES
MEETING OF 4/11/2017

The board convened at 7:42 p.m. The public session meeting of the Board was opened after flag salute and public meeting act statement by George Shalhoub . A roll call was taken:

Roll Call: Present; George Shalhoub, Corrado Mancini, John Mitchell, Police Chief Dan Maye, ~~John~~
~~John~~, ~~Corrado Mancini~~ and Dermot O'Hagan (Not Present) Vice Chair Corrado Mancini, Tina Trotta and
John Ambrosio

* Mayor Kelemen & Council Tom Napolitano (also present)

Public Comments:

Old Business:

New Business:

-Approve Meeting Minutes for 3/28/17 – Motioned by Mitchell; Second by O'Hagan
Passes on a unanimous basis

-Review Preliminary & Final Major Site Plan for The River Club (1 set of Plans—Revised on 3/31/17)
Board review plan. Kevin Kelly states nothing can be signed until the professionals that that were hired
take a look and sign off first.

Board has heard the Plan/Site has been sold. Kevin Kelly lets the Board know that regardless,
the approved Plan is what must be used

Motion to Adjourn – Mitchell, Second – Zampetti

Meeting adjourned at 8:11 p.m.

BOROUGH OF BOGOTA PLANNING AND ZONING BOARD
MINUTES
MEETING OF 5/9/2017

The board convened at 7:50 p.m. The public session meeting of the Board was opened after flag salute and public meeting act statement by George Shalhoub . A roll call was taken.

Roll Call: Present; George Shalhoub, Corrado Mancini, Nicholas Zampetti, Police Chief Dan Maye, Tina Trotta, John Ambrosio and Dermot O'Hagan (Not Present) Mayor Chris Kelemen, Counc. Tom Napolitano and Jesse Frias

Public Comments:

Old Business:

New Business:

-Adopt Resolution 2017 – 3 – Parking Variance for 56-58 West Main Street (amend 1st page)

Motioned by Zampetti; Second by Ambrosio

Resolution passes / carries unanimously

Motion to Adjourn – Trotta, Second – Maye

Meeting adjourned at 8:10 p.m.

**BOROUGH OF BOGOTA PLANNING AND ZONING BOARD
MINUTES
MEETING OF 09/12/2017**

The board convened at 7:35 p.m. The public session meeting of the Board was opened after flag salute and public meeting act statement by George Shalhoub . A roll call was taken.

Roll Call: Present; George Shalhoub, Corrado Mancini, John Mitchell, Police Chief Dan Maye, Nick Zampetti, Jesse Frias, John Ambrosio and Dermot O'Hagan (Not Present) Tina Trotta

Public Comments: None.

Old Business: Mr. Alampi pertaining to 42-44 Queen Anne Rd. (Toutounjian) ... Board engineer Ken Job to review Rainbow Cleaner Plans.

The Board has determined to review the application for (Dave Russo) 155 East Main St. on 10/10/17.

Mr. Kelly reports, "The Board has not heard anything regarding CBS Outdoor and the Billboard application for 261 North Ave."

The River Club will be sending plans to the Borough and is also in conversation with the Borough Attorney, Craig Bossong, claiming the Affordable Housing component shall be built first. (River Club Development)

New Business: Dan Howell (Construction and Zoning Official) has issued a Denial Letter to Mr. Dave Russo regarding 155 East Main St.

Ms. Jesse Frias has been recused from any dealings with Mr. Dave Russo (155 East Main St.) due to her business relations with him.

Mr. Zampetti mentioned we should not rush application through, makes motion to have Work Session.

Motion to Adjourn – Mr. Zampetti,

Second – Mr. Mitchell

Meeting adjourned at 7:50 p.m.

**BOROUGH OF BOGOTA PLANNING AND ZONING BOARD
MINUTES
MEETING OF 11/28/2017**

The board convened at 7:30 p.m. The public session meeting of the Board was opened after flag salute and public meeting act statement by Chairman Shalhoub . A roll call was taken.

Roll Call: Present; Chairman George Shalhoub, Vice Chair Corrado Mancini, Councilman Tom Napolitano, Chief Maye, John Ambrosio, Jessie Frias, Tina Trotta, Dermot O'Hagan and John Mitchell

Public Comments: Motion; Mitchell, 2nd; Frias - NONE

Old Business:
NONE

New Business:

- **Memorialize Resolution 2017-4 – 155 East Main Street, Block, 36 Lot, 13** pertaining to a variance for the conversion of a commercial space back to residential
Vote: Shalhoub – Y, Mancini – Y, Mitchell – Y, Maye – Y & Ambrosio – Y – Motion; Mitchell, 2nd; Mancini (Motion carries for Resolution 2017-4)

- **Hearing for 42-44 Queen Anne Rd, Block, 94 Lot, 11** – Variance application to install a digital billboard. Mr. Santo Alampi, ESQ brings forth application for digital billboard requesting a use and height variance.

First Witness – Z. Thomas Grabowski (Land Surveyor – Non Licensed Engineer) is sworn in. Mr. Grabowski presents a set of Plans pertaining to 42-44 Queen Anne Rd. Santo Alampi questions Mr. Grabowski regarding set backs on the building as well as the location of the mono-poll (which would anchor and hold the billboard in place).

Board Engineer, Ken Job questions Mr. Grabowski regarding roof height.

Board Planner, Paul Grygiel questions where did Mr. Grabowski measure the building regarding the heights because the property is on a slope.

Public Comments – Earl Coppich requests a copy of the land survey.

Second Witness – Jeffrey Gerber (Interstate Outdoor Advertising – COO/President) is sworn in. Mr. Gerber is accepted by the board as a expert of outdoor advertising. Presented are Exhibits A-1 and A-2 which shows overview of property location. Also, Exhibits A-3 and A-4 (Google map overview) of applicants property as well as surrounding blocks. Mr. Gerber states the building will conceal the majority of illumination. He also explains how a digital sign differs from a static sign. The lighting is internal on a digital sign and lighting is very (specific) in regards to reflection. Exhibit A-5 (pictures of applicant's property from other areas/blocks) is presented. It contains 24 pages showing how the actual billboard would be viewed by surrounding neighbors. Exhibit A-6 (Brookdale Photos) is presented. It explains how the billboard will be a V-shape to help sign to be visible from both eastbound and westbound lanes of I-80. The exhibit also states that because the billboard's anchor is going through the building, it creates a buffer regarding visibility. Mr. Gerber states that the billboard is meant to be seen from I-80. He explains how the applicant has already obtained a permit from the State (D.O.T) for the billboard. Mr. Gerber continues to explain how the size of the billboard will be 14' x 48'. Sign will be illuminated 24 hours a day, 7 days a week. Mr. Gerber explains to the board how the billboard will have

the capabilities of changing pictures/wording in less than 1 second. He also describes how the sign can be used for emergency purposes and by local municipalities. Mr. Gerber informs the board of the details behind brightness levels and mentions how the sign will lower its brightness at night or when there is overcast, etc.

Mr. Alampi references Board Engineer, Ken Job's report regarding visibility (sight lines).

Board requests pictures of superimposed sign from some surrounding local streets. Applicant's council agrees to Board's request.

Board Attorney, Kevin Kelly, ESQ asks whether the Cell Towers which were granted as variance would need to be relocated.

- Meeting is then called to be adjourned due to time constraints and to be continued at the next Planning and Zoning Board Meeting.

Motion to Adjourn – Maye, Second – Mitchell

Meeting Adjourned – 9:48 p.m.