

PLANNING/ZONING BOARD OF BOROUGH OF BOGOTA

Meeting of January 12, 2016

The board convened its reorganizational meeting at 7:35 p.m.

The public session meeting of the board was opened after flag salute and the open public meetings act statement by the chairman. A roll call was taken.

ROLL CALL: Present - Mayor Chris Kelemen, Counc. Tom Napolitano, Joseph Kelly, Police Chief Daniel Maye, John Ambrosio, Michelle Rugar, Nicholas Zampetti, George Shalhoub, Corrado Mancini, Tina Trotta Alternate 1, Jesse Frias – Alternate 2.

Vice Chair Rugar ran meeting until reorganization was completed by the Board.

The Meeting was opened for public comments, and there being none, closed to the public.

OLD BUSINESS:

The Board read and adopted Resolution 2015-11, Estevez – 137 East Main Street

Board Attorney Kevin Kelly, swore in the newly appointed members

NEW BUSINESS :

The Vice Chair entertained nominations for officers and the board elected the following officers:

George Shalhoub- Chairman
Michelle Rugar- Vice Chairwoman
Corrado Mancini- Secretary

Chairman Shalhoub took over the meeting after his election.

The Chairman appointed the following board members to the Completeness Review Committee:

John Ambrosio – Chairman,
Nicholas Zampetti
Joseph Kelly

The board has determined to appoint Ligaya Ti as acting Clerk for the Planning and Zoning Board.

The Board reviewed responses to the Request for Qualifications for Contractual positions for the year 2016.

The board determined to appoint Kevin P. Kelly, Esq. as Attorney for the year 2016 and the Board authorizes the Chairman to enter into a contract to retain said professional.

The board determined to appoint Kenneth Job of the firm of Job and Job as Engineer for the Planning and Zoning Board of the Borough of Bogota for the year 2016.

Mr. Job is to be compensated by billing against applications wherein applicants have deposited professional escrows, in accordance with the terms of the Municipal Land Use Law.
The board authorized the Chairman to enter into a contract to retain said professional.

The board has determined to appoint Borough Planner Paul Grygiel as Planner for the Planning and Zoning Board of the Borough of Bogota for the year 2016.

The Board read and adopted Resolution 2016-02, 85 Palisade Avenue subdivision
Layne and Bruni extending time limit for approval of Subdivision; The Chairman and Secretary signed the Deed.

Mr. Kelly advised as to the appeal filed by Outfront Media, and the Board authorized him to take action and respond to the complaint.

CORRESPONDENCE: None

Meeting Adjourned.

**BOROUGH OF BOGOTA PLANNING AND ZONING BOARD
MINUTES
MEETING OF 1/26/16**

The board convened at 7:40 p.m. The public session meeting of the board was opened after flag salute and the open public meetings act statement by the chairman. A roll call was taken.

ROLE CALL: Present - Tom Napolitano, Dan Maye, Jessie Frias, Tina Trotta, George Shalhoub, Michelle Rugar, Corrado Mancini, Nick Zampetti.

Meeting was opened for public comments, and there being none was closed.

OLD BUSINESS: Scheduled Hearings:

Ingrid Brito – 228 Chestnut Avenue - The Board Attorney reported that a Kelly Letter received from applicant's new counsel asking for postponement. The Board granted same and the matter was rescheduled for March, 22, 2016 without further notice or publication. An objection was noted by a member of the public to the adjournment.

Samir Aziz – 172 Palisade Avenue – Mr. Aziz appeared pro se and presented his application. He indicated he requires the driveway being proposed due to physical disabilities. The Board pointed out the current proposed plan triggers numerous variances and difficulties that could be eliminated with a modification to the plan. After lengthy commentary from the board and discussions with the applicant, the applicant determined to see if he could revise his plan and asked the board to continue the matter to February 23, 2016.

CORRESPONDENCE:

Letter/transmittal dated 1-19-16 detailing agreement for professional services between Job & Job Consulting Engineers and the Board.

This was circulated to the Board along with Mr. Kelly's contract.

The Board discussed both contracts and the matter was tabled to allow the members to review same.

NEW BUSINESS:

The Board distributed the 2015 minutes for review at the next work session.

The Board approved the 2016 meeting dates for publication

Chief May agreed to discuss Board Training with the Administrator.

Chairman Shalhoub reported on the status of ordering of Land Use by Cox for board members and also the status of the hiring of a new Clerk of the Board.

Meeting adjourned.

**BOROUGH OF BOGOTA PLANNING AND ZONING BOARD
MINUTES
MEETING OF 2/9/16**

The board convened at 7:32 p.m. The public session meeting of the board was opened after flag salute and the open public meetings act statement by the chairman. A roll call was taken.

ROLE CALL: Present - Tom Napolitano, Dan Maye, Jessie Frias, George Shalhoub, Michelle Rugar, Corrado Mancini, Nick Zampetti.

Meeting was opened for public comments.

PUBLIC COMMENTS--None

OLD BUSINESS:

The Board reviewed correspondence and a report from attorney regarding billboard litigation.

The Board attorney indicated he was contacted by Colin Quinn, an attorney that will be taking over the Britto matter.

The Board reviewed the March 10, 2015 minutes. Discussion was undertaken and amendments were proposed. A motion was made to approve the minutes as amended by Mr. Shalhoub, Seconded by Mr. Zampetti.
Approved by Zampetti, Shalhoub, Rugar, and Mancini

The Board review the June 23, 2015 minutes.
Motion to approve by Ms. Rugar, Seconded by Mr. Mancini.
Approved by Rugar, Shalhoub, Zampetti, and Mancini.

The board review the July 14, 2015 minutes. Motion to approve buys and Patty,
Seconded by Rugar.
Approved by Zampetti, Shalhoub, Zampetti, Mancini.

The board review the August 1, 2015 minutes. Motion to approve by Ms. Rugar,
Seconded by Mancini.
Approved by Rugar and Mancini.

Mr. Maye reported that the mandatory board training is being offered in March by the New Jersey Planning Officials Association. The Borough is no longer a member and there is no discount. This is scheduled for March. Six members wish to attend: Mancini, Frias, Trotta, Shalhoub, Mancini, Maye and Zampetti. Mr. Maye will make arrangements with the Borough Administrator to have a voucher prepared. The board thanks Mr. Maye for assistance with regard to scheduling the Training.

Mr. Shalhoub indicated that Ligaya was purchasing two land use manuals (Cox) as well as an online subscription for all board members to use at home.

The Board discussed the position of the Clerk for the Board. Mr. Shalhoub reported that the Borough Administrator will have available a salary of \$ 8,500 for the clerk of the Board, and it is anticipated that the person will also fill-in at the building department during closed hours. The new position's duties were discussed.

Ms. Rugar addressed the issue of 140 W. Fort Lee Road, not applying for CCO's with change of tenants. This has happened for seven out of eight apartments. The Board discussed possible improvements to the Building department and Mr. Napolitano indicated he would look into it.

Mr. Zampetti recommended that the fee schedule for both the board and building department be raised.

Mr. Kelly, the board attorney discussed his new contract presented by the Borough Attorney. He pointed out that the hourly rate was raised to \$140 an hour from \$110 an hour so that the rate was in parity with that of other attorneys for the Borough. In addition, the annual retainer was increased to \$2,400.00 from \$500.00 per year.

The Job and Job contract was reviewed. Ms. Rugar had questions regarding same and Mr. Kelly answered same. This was tabled so the Board could complete its review of same.

The contract of Kevin Kelly was approved. Moved by Mr. Zampetti, seconded by Mr. Napolitano unanimous vote to approve.

NEW BUSINESS: None

Meeting adjourned at 8:49 PM

**BOROUGH OF BOGOTA PLANNING AND ZONING BOARD
MINUTES
MEETING OF 3/8/16**

The board convened at 7:34p.m. Flag salute and public meetings act statement read by Chairman. A roll call was taken.

Roll Call: Present; George Shaloub, Councilman, Tom Napolitano, Michele Rugar, John Ambrosio, Corrado Mancini, Dan Maye, Nick Zampetti, Tina Trotta, Jessie Frias.

Old Business:

Hearing for Brito will be March 22, 2016.

Hearing for Aziz will be April 12, 2016.

The advertisement for Planning Board Clerk has been put in papers. Chairman formed a "Hiring committee" with the following members: Jessie Frias Nick Zampetti, Michelle Rugar & George Shalhoub. The committee will interview candidates and make recommendations to the Board.

Michelle Rugar mentioned we should address the by-laws and amend same. George recommended forming a committee to amend by-laws.

New Business:

1. Driveway new application - 59 Chestnut Ave.
Proof of taxes have been paid completes completion
Board agrees for hearing on April 26, 2016.
2. Chairman recommends that we should have Mayor & Council find replacement for Joseph Kelly due to consecutive absences. Board Attorney states his seat is vacant according to MLUL.
Motion by Shalhoub; 2nd by Napolitano.
Vote: Napolitano-yes, Shalhoub-yes, Rugar-no, Ambrosio-yes, Mancini-yes, Maye-yes, Zampetti-yes, Trotta-yes, Frias-yes.
3. Michelle Rugar mentions she had come across discrepancies with adopted minutes from 2015; Board Attorney indicated they were already adopted and passed, but he will review with her the instances.

Meeting adjourned 7:56 p.m.

**BOROUGH OF BOGOTA PLANNING AND ZONING BOARD
MINUTES
MEETING OF 3/22/16**

The board convened at 7:38p.m. Flag salute and public meetings act statement by Chairman. A roll call was taken.

Roll Call: Present; Mayor Chris Kelemen, Chairman, George Shalhoub, Vice Chairman, Michele Rugar, John Ambrosio, Tina Trotta, Corrado Mancini, Nick Zampetti, Jessie Frias; Dermot O'Hagan.

New Business:

(Chairman, Shalhoub mentioned Chief Maye excused himself from meeting due to a message he needed to take action on. The Board proceeded with meeting).

1. Member Dermot O'Hagan was sworn in by Mayor Kelemen.

Old Business:

1. Brito application. Applicant's attorney requested postponement of hearing until April public session. Board Attorney recommended April 26th meeting as the date for the hearing with Chairman Shalhoub approving.
2. 59 Chestnut Street has a new owner.
Board attorney recommends a new application for driveway be submitted.
Ligaya will be asked to notify applicant.
3. Chairman Shalhoub recommends we form a committee to rewrite and review by-laws. Nick, Tina & Dermot were chosen. Chairman requests we submit any by-law recommendations to all committee members.
4. Vice Chair Rugar, questioned the status of outdoor Sign Litigation.
Board attorney stated a scheduling conference will be scheduled by the court in the coming weeks.

Motion to adjourn Nick Zampetti

Second Chairman Shalhoub

Meeting adjourned 8:30 pm.

**BOROUGH OF BOGOTA PLANNING AND ZONING BOARD
MINUTES
MEETING OF 4/12/16**

The board convened at 7:43p.m. Flag salute and Public Meetings Act statement by Chairman Shalhoub. A roll call was taken.

Roll Call: Present were Councilman Napolitano, Chairman Shalhoub, Vice Chair Rugar, Corrado Mancini, Tina Trotta, John Ambrosia, Daniel Maye, Jessie Frias and Dermot O'Hagan.

Public Comments:

Councilwoman, Daniele Fede, questioned status of Hess Redevelopment at West Fort Lee Road. Board Attorney, Kelly, mentioned he had discussion with town Attorney, Bossong about delays with the project. There were discussions with Bergen County about raising the road elevations, which have been ongoing.

Councilman Napolitano mentioned he was present at meeting with developer and County. He reported that the reason for road flooding has the County and Borough concerned due to the fact that Midtown Bridge project will be soon commencing, which will leave Fort Lee Road as only access to Hackensack from Bogota. In addition, the River Road and Anderson Avenue projects are still not completed.

Old Business:

Chairman determined to review by-laws as a Board. Board engaged in very lengthy review and discussion of By-Laws. Board Attorney read all sections with comments made by members recommending changes. Changes were proposed and draft will be circulated.

Motion to Adjourn Meeting ends at 9:45 p.m.

**BOROUGH OF BOGOTA PLANNING AND ZONING BOARD
MINUTES
MEETING OF 4/26/16**

Meeting was cancelled because elevator was out of order.