

**BOROUGH OF BOGOTA PLANNING AND ZONING BOARD
MINUTES
MEETING OF 10/25/2016**

The board convened at 7:45 p.m. The public session meeting of the Board was opened after flag salute and public meeting act statement by Vice Chair Michelle Rugar . A roll call was taken.

Roll Call: Present; Vice Chair, Michelle Rugar, Mayor Chris Kelemen, Chief Dan Maye, Nick Zampetti, Tina Trotta, Dermot O'Hagan, Corrado Mancini and Jessie Frias

Public Comments: None

Old Business: Discussion of the River Club Development and Outfront Media River Club Development- A court reporter will be provided the Applicant's Council. Board discusses the 10 day public notice taken care of by the Applicant's Co-Council also copies of the bills and vouchers must be sent to Applicant's Council. Copies must be sent upon receiving not approval. Requisitions must be written by myself (George Medina) regarding Ken Job or any other expert.---The Board requested having all bills totaled up regarding The River Club Development..(Experts bills to be billed from Escrow)**Chief Maye suggests we ask if the threshold is reached regarding Escrow that the Applicant replenish upon request. Bills must be sent to proper person **Not Craig Bossong** Bills should not be presented to the Board until signed by Vendor.

There is a problem regarding the Sewer Study due to a clog in the Borough's Pipeline. It is not the Applicants responsibility it is the Boroughs. The Borough is more than willing to clean up the Sewer issue, needs to done ASAP.**90 days from the day the Application was deemed complete puts the Borough around the beginning of January. Sewer needs to be repaired starting mid-November the latest.

Hal Simoff has concern over the Borough's Plan, specifically the RSIS (parking issue) – to be brought up at the November 1st Special Meeting/Hearing.

-Trial regarding OutFront Media: Lou D'Arminio felt he didn't need all of the variances that were given.

Board Attorney Kevin Kelly states OutFront Media could place billboard within code. OutFront Media may or may not want proceed with the variance due to the fact that it would not be economically viable.

New Business:

-Approve Meeting Minutes for 9-27-16 and 10-11-16

Both meeting minutes pass unanimously with regards to amendments for terminology; remove May or Shall. 9-27-16 – Motioned by Zampetti; 2nd by Mancini, 10-11-16 – Motioned by Zampetti; 2nd by Trotta

-Approve Voucher #4-1012 for (Job & Job Consulting Engineers) pertaining to services rendered for the River Development Bogota, LLC

Tabled until the Board receives proper Requisition and Itemizing regarding bill.

-Approve Vouchers for (Phillips Preiss Grygiel, LLC) #'d 19646, 20603, 20780 and 21129 (CBS Outdoor) -# 22540 (COAH) -#'s 23058 and 23239 (River Development) -# 23144 (Hess Site Redevelopment Plan)

Tabled to see if Applicants were sent copies of Bills/ Vouchers.

Motion to Adjourn – Zampetti, Second – Frias

Meeting adjourned 8:48 p.m.

**BOROUGH OF BOGOTA PLANNING AND ZONING BOARD
MINUTES
MEETING OF 11/1/2016**

The board convened at 7:45 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, Michelle Rugar, Mayor Chris Kelemen, Counc. Tom Napolitano, John Ambrosio, , Tina Trotta, Police Chief Dan Maye, Corrado Mancini and Dermot O'Hagan

Public Comments: Mr. Brown - 125 Linwood Ave: Question regarding what the Development is about? **Mr. Bruno explains the Development is going to provide both the borough and the tenants who reside a modern property with commercial space, with benefits for all.**

-Kathy Ferris – How many applicants are there? **There is only one applicant.**

-Maryellen Murphy – **460 Larch Ave:** Will hearing be closed tonight? **No, it would take longer to hear all of the witnesses/experts than just tonight.**

Closed Public Comments

Old Business:

-Continue hearing regarding **The River Club Development (172 & 300 West Fort Lee Road)**

Carmine Alampi - Preliminary Items – (Exhibit A-12-(Public Notice) sworn in. Mr. Alampi states on Sept.28th, the sewer study ran into a clog in the pipeline, which the Borough will take care of. Mr. Alampi states, it is unfortunate the Borough couldn't take care of this earlier. The TWA Application may not proceed without the Sewer Study Test being done. Dec. 5th is the deadline for the Application. Mr. Alampi states the applicant will have no problem coming back for a 3rd meeting on Nov. 22.

Mr. Ken Job, regarding (TWA) the project will include a Sewer Pump Station (What impact will the Pump Station/System have on the Borough's sewer lines?) Mr. Ken Job- The 4, single bedroom apts. With a proposed den, will not take place. Also, brings up the RSIS (parking issue)

The Affordable Housing Component has been included on the revised plans.

Mr. Alampi states, West Fort Lee Road is a County Road. Proposal of widening the road and creating a turn lane to accommodate people trying to enter the development.

-Hal Simoff and Ken Job review report. Michael Bruno states, the experts did not receive the revised plans.

-Witness Mark Denisiuk-(Cont.) – Civil Engineer enters (Exhibit A-13-(Colorized Version of Site Plan (Revised)..revision done Oct. 17th. -42 of 421 units are for Affordable Housing Component. 10% in Building 1. – 9 additional parking spaces have been added. – the Applicant is providing 17 handicap parking spots. If the Borough requests more parking, the applicant is prepared to cut the Dog Park in half and create 10 more spots. –Applicant has added 2 Crosswalks to increase pedestrian flow within the Development. – Each Building will have a trash room where they will be picked up daily by maintenance crew and driven to trash area which is away from the Development. The Trash area will be of a Mason Structure.

Major Sub Division will include New Lots..Building / Lot: 1/ 1.1**2/ 2.1**3/ 3.1**4/ 4.1**5/ 5.1

-Grading and Drainage is in compliance with State Standards. Buildings are elevated above the flood line (10ft as opposed to 8ft)/ Designed drainage system to comply..with 2 drainage systems.

-Mr. O'Hagan asks if a Turning (Circulation Test) had taken place. Mr. Denisiuk claims they have and it complies.

-Mr. Maye asks where are people going to park when there is a snow storm? Mr. Denisiuk states additional spaces will be available when commercial spots and dog park are not in use.

-Mrs. Rugar states, 12 3 bedroom units will have two parking spaces each. RSIS requests 2.1 spaces per unit. Also asks why Affordable Component is mixed within all Buildings? 83 units in Building 1 and half are Affordable Housing Units.

-Mr. Napolitano asks if a Fire Truck could fit within the Development if an emergency takes place? Mr. Denisiuk claims yes, it would be able to fit in front and behind the Development.

-Mr. Kelly asks why are they calling it Bank Parking? Mr. Denisiuk states those are just in case parking spaces that potentially could be built if the Borough deems it necessary.

-Sub Division will have 2 Phases/ Development as to make it easier regarding mortgages.

-Phase 1 to construct Building 1 and 5 (all parking and utilities) -Phase 2 to construct Building 2, 3, 4 and Dog Park.

Utility Licenses needed for the Outfalls which is owned by the State. – 2 Shelters for Bus Stop (Bus Stop required by County) -Pump Station is centralized to accommodate all Buildings and possible future Buildings across the street. – Sewer lines would tie down under the Rail Road tracks. Pump Station will always remain private and never be the Borough's responsibility. – Generators – Board questions whether they will be silenced when being used? Development will be using Diesel Generators. –Water (SUEZ) has accurate capacity. 4 new fire hydrants have been added. 2 in the middle of the Development and 2 at the road. –Hot Box added so meters won't freeze. – Gates will remain at an open position in the event of a power outage.

-Lighting and Landscaping; both have been modified on Revised Site Plan. Street trees have been added

-Public Comments –Motioned by Michelle Rugar and 2nd by Chief Maye

-225 Beechwood Ave. questions Handicap parking and also the impact on the Bogota Gardens and sewer lines?

-Kathy Ferris asks how many flood zone parking spaces are there. (40%) How come the Applicant didn't propose underground parking to increase spaces?

-David McFarlane states to achieve level above flood plain, Applicant should essentially have a slab on top of pile to elevate.

-MaryEllen Murphy asks about Traffic Impact Study?

Witness Karl Phanke – Traffic Engineer is sworn in. Traffic Study from 6/2016 has gone back since 2014. Mr. Phanke goes over what consists in a Traffic Impact Study. Mr. Phanke references Exhibit A-13. Discusses the widening proposal of West Fort Lee Road. States to the Board the working to centralize the Bus Stop to make it more convenient.

DCA states 14 to 15% reduction from RSIS, also states the Development location is ideal due to the fact that NJ Transit Hub is close by as well as Pascack Valley Train Station. Claims Hackensack is public transportation accomadating. – Mr. Phanke speaks about the gate and all of its functions.

Mr. Mayor (question) Regarding visitors. – Mr. Phanke states if they dial and resident isn't home, they would have to get in contact with management who would open gate and be turned around to exit. Mayor Kelemen also questions about UPS, FEDEX and large shipments. Also School buses.

Chairman, George Shalhoub proposes a 45 minute extension to the Applicant.

Motioned by Zampetti; 2nd by Trotta ---passes unanimously

-**Hal Simoff** – Questions the width of the road for fire trucks. Also references his Memo dated Oct. 31st, 2016. Question regarding the width of lanes for Front Gate and the relocation of the Bus Stop.

Public Comments:

What is going to stop people from parking and using bus from location?

-David McFarlane- How many seconds regarding Site Line? - Hal Simoff states the County has different standards regarding Site Line.

-Mike Brown asks question about the Pump Station and whether there will be apartments across the street. – Michael Bruno answers that the correct terminology he should have used was Redevelopment.

-**Warren Waters – Owner** – States to the Board the positives of the project as well as how technologies have advanced and how they function to help keep residents safe. (Keeping an eye on everything in real time) – Leases require mandatory Recycling.

-Parking , EZ passes will be monitored (such as if resident moves out of Development, he or she could not enter with that same pass. If a guest wants to stay overnight, they will need to be registered as well as their cars

-Snow Event – Possible Melt Machine or instant removal.

-Amenities – River Walk, Dog Park, Swimming Pool (Olympic Size) BBQ Grills, etc.

-Mr. Alampi states the Applicant and their Council will grant extended time past the Dec. 5th deadline. Future meetings set for Nov. 22nd and possibly Dec. 6th

Motion to Adjourn – Napolitano,

Second – Trotta

Meeting adjourned 10:50 p.m.

BOROUGH OF BOGOTA PLANNING AND ZONING BOARD
MINUTES
MEETING OF 11/22/2016

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 Chairman Shalhoub . A roll call was taken.

Roll Call: Present; Chairman, George Shalhoub, Vice Chair, Michelle Rugar, Mayor Chris Kelemen, Counc. Tom Napolitano, Police Chief Dan Maye, Tina Trotta, Jessie Frias, John Ambrosio, Nicholas Zampetti, and Corrado Mancini

Public Comments: None

Old Business:

Continue Hearing regarding The River Club Development (172 & 300 West Fort Lee Road)

-Mr. Alampi – states the meeting on 11/9/16 between Ken Job, Paul Grygiel, Mark Denisiuk, etc. was very productive.

-Mr. Bruno presents Mr. Warren Waters

-Mr. Waters claims all Emergency services including DPW will have Key Fobs and 24 hour access. –Snow removal (Snow Melter on Site also the snow will be relocated off site)

-Mark Denisiuk discusses meeting with other Engineers in relation to Storm Water Drainage. D.E.P. does not allow Holding Tanks on Site. (Not Permitted)

-Back Flow Preventer will be “Duck Billed” as opposed to a regular Preventer. As per Ken Job’s latest report. Duck Bill Preventer maintenance typically a couple times a year and after rainfall. May or may not notify the Borough when repairs are done.

-Mianecki report - More signage alerting tenants of Flood Zone. Vehicle relocation if 100 year storm were to occur. Possibly a Valet service which would put vehicles above the Flood Zone (on aisles) Sanitary and Generator Pads will be lifted. Sanitary (6 inches) and Generator Pads (12 inches)

-Mr. Scott Levy of Scott Allen Design (Prairie Garden Design) discusses the placement of trees, shrubbery and grasses to make the Development not only aesthetically pleasing but also function as a weather deterrent. – Must have a program in place to determine how plant life will be maintained. Claims Dog Park does not have shaded area and may not have water (fountain) - States Building 5 (mixed use) needs to be developed more regarding landscaping. – Irrigation system needs to be in place as to not damage plant life. Councilman Napolitano asks what trees can be planted with roots that are less likely to cause damage to concrete, etc.

-Mr. Waters states the Development is aware of changes needed in Landscaping Architecture as well as the irrigation system. – Mr. Levy and Mr. Waters agree that they can work together to alleviate the Lanscape issues.

-Additional 23 parking spaces if the Dog Park were eliminated completely. Not the preference of the Developer.

-Ms. Kate Kelly (Grygiel Rep) is sworn in. –States the planners typically deviate from RSIS (parking) slightly. The Borough’s Planners are happy with compliance of the parking situation.

-There is a 24 to 36 month window regarding building time for the Development as per Warren Waters. Parking Spaces = 1.5 for Studio and 1 Bedroom units/ 1.8 for 2 Bedroom units—742 total spaces. –(1) retail space will be dedicated to as Sales Office for Developer

-Public Comments:

- Amanda Montgomery asks if there is a way to monitor parking area as to not become a Park & Ride?
Property Management is responsible for maintaining parking situation.
- Sharod Abraham states visitors may be provided a permit to determine the flow of visitors to the Development. (Just a thought to the Board)

-Dec. 6th a Special Meeting will take place

-Motion to Extend Meeting by Zampetti, 2nd by Trotta

-Board votes to have a Resolution adopted for next meeting – all in favor, passes unanimously

New Business:

297 Palisade Avenue – 3 Field Changes that Ken Job claims need to be addressed – Retaining Wall, Signage and Fence

-Motioned by Zampetti; 2nd by Napolitano

Passes unanimously

Approve Dues Notice from NJPO regarding Planning/ Zoning Dues for 2017

Motioned by Zampetti; 2nd by Napolitano

Passes unanimously

Motion to Adjourn – Rugar

Second – Napolitano

Meeting adjourned 9:56 p.m.

**BOROUGH OF BOGOTA PLANNING AND ZONING BOARD
MINUTES
MEETING OF 12/6/2016**

The board convened at 7:55 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, Michelle Rugar, Mayor Chris Kelemen, Counc. Tom Napolitano, John Ambrosio, Nicholas Zampetti, Dermot O'Hagan, Corrado Mancini, Tina Trotta and Jessie Frias

Public Comments: None

Old Business:

-Continue Hearing regarding The River Club Development (172 & 300 West Fort Lee Road)

- Mr. Alampi states the Board should wait till next week to adopt the Resolution to have time to read and fully understand the Resolution.
- Board must decide whether to vote on Resolution and memorialize next week.
- Mr. Bruno and Mr. Alampi state no further direct regarding witnesses.

Mr. Scott Levy – talked with Landscape Architects, states to the Board his discussion and expertise regarding the Landscape Architecture. (Trees, Shrubbery and Grasses)

-Mr. Warren Waters states he is more than happy to execute the changes brought forth by Mr. Levy and the Applicants experts as well.

-Question from Michelle Rugar, asks Mr. Levy if Evergreens were going to be used. Mr. Levy says yes, along West Fort Lee Road.

-Chief Maye brings up the issue of irrigation and Mr. Zampetti brings up the flooding issue. –Mr. Levy states the Drainage could possibly be manipulated to alter the flow.

-Ken Job is sworn in. Speaks on the Sewer Study. States National Water Main Cleaners have cleaned the clogged pipes and the DVD of the pipes also shows the Applicant has nothing to be worried about. The Sewer Pipeline is the Borough's responsibility.

Mr. Job also stated some minor issues that need to be addressed such as raising the slab which will hold up the Pump Station. Mr. Job has given Mr. Kelly language which should included in the leases to speak on the fact that some parking spaces are below the flood line. Also raising the utilities so as to not be effected by the 100 year storm.

-Mr. Zampetti asks what is the chances the Borough will end up being impacted by the sewer lines? Mr. Job states the condition of the pipes will not change due to the increased usage. Also states that 75% or so of the pipelines in the Borough need to be revamped/repared. – Dewbury would like the flow to be slow and steady.

-Public Comments:

-Rebecca O'Hagan states, if these pipes have been used minus the extra usage, what is the life span of these pipes?

-Kathy Van Buren asks what is the impact of the units being added to the pipeline? Mr. Job states, a piece of the pipe will be cut to add the new. Also states any damage from Site to pipe or while work is being done is Applicant's responsibility.

-Sal...What is the pipes diameter? Mr. Job says 18" (inches) -Mr. Job states the Borough should seriously consider relining the older pipes.

-Lisa Kohles asks why the Borough doesn't just reline the pipes? Mr. Job explains that it is not inexpensive to do. Approximately, \$60 to \$70 per foot.

Public Comments Closed regarding Mr. Ken Job

-Public Comments – Yes or No to the Project

-Charles Severino- Thanks the Board members who decided to wait on. Also states he hasn't heard from School system regarding impact of schools.

-Mary Ellen Murphy – Will not comment due to her recently being sworn in as a Council Woman.

-Kathy Van Buren – Asks about the Army Core and what it states?

-Mrs. Sayers – Against- states more clarity should have been used to update the public on the issues regarding the River Club Development.

-Rebecca O'Hagan – States why doesn't the developer raise the whole project above flood zone?

-John Walburg – adds with statements regarding the flooding situation.

-Kathy Van Buren – What is the impact of emergency responses?

-Lisa Kohles questions the flooding issue as well as the emergency response time.

-Mrs. Montgomery – has the Board done any studies regarding the impact of schools? ---Keven Kelly returns with the fact that it is not the Planning and Zoning Boards responsibility to determine impact of schools by the Development.

-Connie Carpenter – explains the impact of schools is something the Borough really consider. Claims there will be an impact.

-Sandra – questions has the Borough considered the impact of the Police Force with the high amounts of residents being added?

-Motion to Close Public Comments by Napolitano; 2nd by Zampetti

-**Michael Bruno**- states the project is more than just a Site Plan but also is helping to modernize and invest into the community. As well as bring a commercial business aspect that comes along with the Development. These were the closing statements by Mr. Michael Bruno.

The Board is given an opportunity to have a closing statement: Zampetti is Unresolved/ – Ambrosio has concern over COAH/ -- Mayor Kelemen compliments the Board. States there will be questions regarding the Hearings/ -- Councilman Tom Napolitano commends the Board on a thorough job/ -- Vice Chair Rugar questions that the flooding is still an issue with her as well as the Affordable Housing Component being integrated in (1) Building as opposed to throughout the Development/ -- Chairman George Shalhoub explains that this is the biggest project the Borough has ever had (\$100 million) and also commends the Board on a great job at every Hearing for the Development.

New Business:

-Approve Resolution 2016-10 regarding the River Club Development Preliminary & Final Site Plan and Major Subdivision Application

YES: Zampetti, Ambrosio, Shalhoub and Napolitano --- **NO:** Mayor Kelemen, Rugar

Motion Carries (passes by majority) *****a revised version of Resolution 2016-10 will be given to the Board at the Meeting on Dec. 13th, (Revised Terminology)

-Approve Resolution 2016-11 regarding the Lexington Dewey at 297 Palisade Avenue, Field Changes from Ken Job

Resolution passes unanimously

Motion to Adjourn – Zampetti

Second – Frias

Meeting adjourned 9:48p.m.