

**BOROUGH OF BOGOTA PLANNING AND ZONING BOARD  
MINUTES  
MEETING OF 2/27/2018**

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 George Shalhoub . A roll call was taken.

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

**Public Comments:** None

**Old Business:** Continuation of Hearing for 42-44 Queen Anne Rd., Block: 94, Lot: 11 (Digital Billboard)  
**Mr. Santo Alampi, Esq.** discusses with the Board that all testimony has been completed and Public Comments should commence.

**Tony Culmone – Fire Chief** speaks in favor of the Billboard due to the fact that it would eliminate “dead spots” to help assist the Fire Dept.

**Rey Sanchez** of 228 Walnut Avenue – seconds what the Chief said, speaks in favor of the billboard and mentions the (Repeater)

**Santo Alampi, Esq.** gives his final statement to the Board regarding the application.

**George Shalhoub** asks the Board members who were not in attendance for any meetings pertaining, if they’ve heard the audio recordings regarding said meetings. Comments are then open to each Board Member.

**John Mitchell** motions to have billboard approved, **Nick Zampetti** discusses his concerns.

**Chief Maye** states that the applicant has supplied everything that was asked of him.

**Tina Trotta** – None

**John Ambrosio** states his concern on the location and sign size. Also says he has a problem, not with the original application which had the billboard on the side of the applicant’s building, but with the application placing the sign on top of the structure.

**Dermot O’Hagan** states the fact that he thought the public would speak out against the variance but didn’t.

**Corrado Mancini** speaks in favor of the application, stating it would be beneficial for the Borough.

**George Shalhoub** states he has concerns over the other case (billboard) and whether it would be right.

**Kevin Kelly, Esq.** says that each case should carry their own weight.

**Nick Zampetti** recuses himself from the vote, as is his right to do so.

Vote on application; Shalhoub-NO, Mancini-YES, Mitchell-YES, Trotta-NO, Ambrosio-NO, Maye-YES, O’Hagan-YES .....final count 4 – YES & 3 – NO (Motion has been Denied)

**New Business:**

**Boswell Engineering Head, Stephen t. Boswell** introduces himself to the Board.

**Tom Napolitano** speaks to the Board about the Master Plan and areas of redevelopment  
Motion by Napolitano and second by Zampetti (passes on a unanimous vote)

**Amendment to Condition of Site Plan for 172 & 300 West Fort Lee Rd. ( The River Club )**

**Michael Bruno Esq.** speaks to the Board regarding the Affordable Housing Component is now going to be dispersed throughout the entire project as opposed to just (1) building. Mr. Bruno then introduces **John Stein**, the Head of RCB Urban Renewal (Developer) Mr. Stein is then sworn in by Kevin Kelly, Esq. Mr. Stein speaks to the Board about his background and also his vision on the River Club. Mr. Stein speaks on how he believes the Affordable Housing should be implemented throughout the whole project as to not alienate tenants. States uniformity through the entire project.

**Art Bernard – Manager of Art Bernard & Assoc. (Planner)** discusses to the Board how Affordable Housing has been in place since 1986 and was introduced to have people of all incomes live together and share the same amenities.

Vote on Amendment – Motioned by Mitchell – Second by Trotta, Zampetti (passes on a unanimous basis)

**Mr. Stein** then speaks to the Board regarding conceptual ideas for The River Club project

Motion to Adjourn – Mancinii, Second – Mitchell

Meeting adjourned at 9:10 p.m.

**BOROUGH OF BOGOTA PLANNING AND ZONING BOARD  
MINUTES  
MEETING OF 3/27/2018**

The board convened at 7:44 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, Tom Napolitano, Nicholas Zampetti, John Mitchell, Tina Trotta, Dermot O’Hagan and Jessie Frias...(Not Present; Corrado Mancini, John Ambrosio and Police Chief Daniel Maye

**Public Comments:** None

**Old Business:**

**New Business:**

-Hearing for Resolution 2018-03 (Housing Element and Fair Share Housing Plan)

**Paul Grygiel** is sworn in to speak to the Board and Public regarding the Fair Share Housing Element. He states that 32 properties are needed to meet the requirements for the Fair Share Plan. The Borough has 3 Group Homes, 20 Units in the Maple Gardens (Senior Housing) + The River Club Development. Mr. Grygiel explains if any property is built with (5) or more units, 20% of that will have to be affordable housing.

Vote on Resolution 2018-03 – Motioned by Zampetti, Second by Napolitano (passes on a unanimous basis)

-Appoint Completeness Committee for PB/ZB – Ambrosio, Zampetti and O’Hagan have been appointed.

-Memorialization of Resolution 2018-02 pertaining to the hiring of Boswell Engineering as the Planning and Zoning Board Engineer. (passes unanimously)

-Approve Board Attorney Kevin Kelly, Esq. invoices for Professional Services Rendered regarding Laurel Assoc., LLC (56-58 W. Main St.) and M & M Realty, Inc. (155 East Main St.) (passes unanimously)

Motion to Adjourn – Frias,

Second – Mitchell

Meeting adjourned at 8:21 p.m.

**BOROUGH OF BOGOTA PLANNING AND ZONING BOARD  
MINUTES  
MEETING OF 04/24/2018**

The board convened at 7:43 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, Tina Trotta, Police Chief Dan Maye, Nick Zampetti, Jesse Frias and Dermot O'Hagan (Not Present) John Ambrosio and John Mitchell

**Public Comments:** None.

**Old Business:**

**New Business**

-Resolution 2018-05 (42-44 Queen Anne Rd.) Interstate Outdoor Advertising for a digital billboard request. Motioned by Frias and Second by O'Hagan to accept Resolution as is w/ amendments for wording. Vote on Resolution – (passes unanimously)

-Hearing for 271 Larch Avenue (Minor Sub-Division) – applied by Larch Development, LLC **Fernando Bruni** 610 Anderson Avenue, Cliffside Park, NJ is sworn in. He states that a single family is already built. The applicant is requesting a Sub-Division to be built on the remaining lot space. The Board Attorney requests an As-Built Survey on both lots.

**Ron Lane** is sworn in to speak before the Board. Ron Lane is an associate of Mr. Bruni. **Jeff Morris** of Boswell Engineering requests a complete Zoning Table from the applicants.

Motion to Adjourn – Motioned by Frias,                      Second by – Trotta  
Meeting adjourned at 8:15 p.m.

**BOROUGH OF BOGOTA PLANNING AND ZONING BOARD  
MINUTES  
MEETING OF 05/08/2018**

The board convened at 7:39 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 Ambrosio, John Mitchell, Police Chief Dan Maye, Nick Zampetti, Jesse Frias and Dermot O'Hagan (Not Present) Tina Trotta

**Public Comments:** None.

**Old Business:**

**Continue Hearing for 271 Larch Avenue-** **Jeff Morris** of Boswell Engineering states, the Plan conforms and meets the requirements for a Sub-Division to be built on lot.

**Dermot O'Hagan** asks about the cantilever that protrudes out slightly. **Fernando Bruni** states that it is only out 2 feet which conforms, meaning no encroachment. **Jeff Morris** is requested by the Board to review the site and ensure the Applicant is within the parameters. **Ron Lane** states, the cantilever is on the other side of the property. The 6ft side setback, not the 8ft side set back.

The Board states that the AS BUILT survey that was provided does not show the 2ft cantilever on the plan. The Applicant is scheduled to return on May 22<sup>nd</sup> , 2018.

**New Business**

The Board Voted on a unanimous basis and approved payment of Borough/ PBZB Planner **Paul Grygiel's** Bills. Inv# 26298 (Housing Element & Fair Share Plan) as well as Past Due Bills pertaining to COAH.

Motion to Adjourn – Motioned by Zampetti, Second by – Maye  
Meeting adjourned at 8:10 p.m.

**BOROUGH OF BOGOTA PLANNING AND ZONING BOARD  
MINUTES  
MEETING OF 06/26/2018**

The board convened at 7:39 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 Ambrosio, John Mitchell, Nick Zampetti, Mayor Kelemen, Counc. Tom Napolitano, Tina Trotta, Jessie Frias and Dermot O'Hagan (Not Present)  
Police Chief Dan Maye

**Public Comments:** **Michelle Rupar** of East Fort Lee Road makes a request for Minutes and info regarding meeting for the PB/ZB.

**Old Business:**

**New Business**

**Hearing for the River Club Development (RCB Urban Renewal) 172 & 300 West Fort Lee Road, Pertaining to Amendments made to the original Site Plan.**

**-Board Attorney, Kevin Kelly** briefs the Board regarding the Completeness of the Plans.

**Motion to Deem Complete** – Motioned by Ambrosio, 2<sup>nd</sup> by Mitchell

**Michael A. Bruno Esq.**, presents the Applicants's proofs marked as A-1. Bruno states to the Board what the Amendment entails. Amendment had previously been approved by the Board.

**John Stein (Developer)** is sworn in and presents exhibits A-2 (Landscaping Plan) exhibit A-3 (Overview) exhibit A-4 (Aerial View of the Old Approved Plan) and exhibit A-5 (Proposed View of the Amended Plan) Mr. Stein then states some of the changes to the site, such as, adding Garbage Rooms in each building and chutes for residents to easily get rid of trash. Also states that a line was added to the drainage system (where the drainage was not working at all) where as now the drainage is functioning better. **Mark Denisiuk** – Engineer for the Applicant is sworn in, presents exhibit A-6 (colorized version of approved/old Site Plan) and exhibit A-7 (colorized version of proposed Site Plan)...there are no changes to the amount of units for the project. States that the Developer is removing 21 bedrooms throughout the project, leaving 596 total. The amount of Affordable Housing units has not changed. He also proposes to add retaining wall on the West Fort Lee side to help alleviate flooding. Developer has also created an access for emergency vehicles, etc, which is above the flood zone to help if there is ever an emergency. (Ease of Access) **John Stein** -comments on some of the advanced changes to the development.

**John Larsen** – Architect for the Developer , states to the Board in detail some of the changes tp the project / enhancements. Exhibit A-8 (proposed view of building #5) from the West Fort Lee Road site line. **Jeff Morris** – (Board Engineer) states that Boswell Engineering's report questioned 20 different items pertaining to the project. Mr. Morris claims that 19 out of the 20 were testified and taken care of. After Jeff Morris asked the Developer, all 20 have now been taken care of.

**Paul Gyrgiel** – Board Planner claims he has no issues with the amendments to the Plans.

**Vote On the Amended Plan** – Motioned by Mitchell, 2<sup>nd</sup> by Zampetti

Passes on a unanimous basis – motion carries to accept the amended plan.  
Motion to Adjourn – Motioned by Mitchell, Second by – Frias  
Meeting adjourned at 9:35 p.m.

**BOROUGH OF BOGOTA PLANNING AND ZONING BOARD  
MINUTES  
MEETING OF 07/10/2018**

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, Mayor Kelemen, Counc. Tom Napolitano, Nick Zampetti, Jesse Frias, Tina Trotta and Dermot O'Hagan (Not Present) Corrado Mancini. John Mitchell and John Ambrosio

**Public Comments:** None.

**Old Business:** None.

**New Business:**

-Adopt Resolution 2018-06 (Minor Subdivision at 271 Larch Avenue – Block 66, Lot 13.01) applied by Larch Development, LLC.

Vote: Motioned by O'Hagan, 2<sup>nd</sup> by Zampetti – passes on a unanimous basis

-Adopt Resolution 2018-07 (Approved amended Site Plan) for 172 & 300 West Fort Lee Rd. – The River Club Development.

Vote: Motioned by Napolitano, 2<sup>nd</sup> by Zampetti – passes on a unanimous basis

-Approval of Inv# 19528 for Professional Srvcs. Rendered by Costa Engineering Corp. Re: The River Club Development (to be paid by Escrow)

Vote: Motioned by Napolitano, 2<sup>nd</sup> by Zampetti – passes on a unanimous basis

-Board Attorney Kevin Kelly, Esq states that the Resolutions must be notarized and published in the newspaper for public notice.

Motion to Adjourn – Mr. Zampetti,      Second – Mr. Mitchell      Meeting adjourned at 7:45 p.m.

**BOROUGH OF BOGOTA PLANNING AND ZONING BOARD  
MINUTES  
MEETING OF 08/14/2018**

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 Corrado Mancini . A roll call was taken.

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

**Public Comments:** None.

**Old Business:** None.

**New Business:**

-Approve minutes from 2/13/18 through 4/24/18

Motioned by O'Hagan, 2<sup>nd</sup> by Ambrosio – passes on a unanimous basis (with amendment to RFQ review)

-Approval of Inv# 11880 Re: OutFront Media – for professional services rendered by Kelly, Kelly, Marotta and Tuchman, LLC (to be paid by Escrow)

Vote: Motioned by Mitchell, 2<sup>nd</sup> by Zampetti – passes on a unanimous basis

-Approval of Inv# 11881 Re: Rainbow Cleaners – for professional services rendered by Kelly, Kelly, Marotta and Tuchman, LLC (to be paid by Escrow)

Vote: Motioned by Mitchell, 2<sup>nd</sup> by Zampetti – passes on a unanimous basis

Motion to Adjourn – Mr. Mitchell,            Second – Mr. Ambrosio            Meeting adjourned at 8:05 p.m.