

BOROUGH OF BOGOTA PLANNING AND ZONING BOARD
MINUTES
MEETING OF 9/27/2016

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 Chairman Shalhoub . A roll call was taken.

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

Public Comments: None

Old Business:

Approve Meeting Minutes from 9-13-16

Motion by Napolitano; Second by Maye

Passes on a unanimous basis

Approve Billing Invoice #'s 23058 and 23144 for Mr. Paul Grygiel, pertaining to services rendered for The River Development (bill against Escrow)

Motion by Napolitano; Second by Zampetti

Passes on a unanimous basis

Approve Bill/Voucher—invoice #11750 for Kelly, Kelly Marotta & Lafferty, LLC, pertaining to Services rendered and previous balance

Motion by Zampetti; Second by Ambrosio

Passes on a unanimous basis

Hearing for The River Development Bogota, LLC (172 & 300 W. Fort Lee Rd.)

Applicants Co-Council; Carmine Alampi and Michael Bruno. Mr. Alampi states, public notices went above and beyond the required. **Exhibit A-1 (Notices along with proof of publication)** are sworn in. Mr. Bruno claims the Development will consist of 5 Buildings, 4 on the waterfront and 1 right off of West Fort Lee Rd. There will also include a RiverWalk and Dog Park for the residents and the public as well. The waterfront buildings will be Residential with the other being a mixed use (residential and commercial/retail.) Also states 3 of their 7 Witnesses/Specialists have attended the initial meeting.

Kevin Kelly states, we complete a resolution regarding the hiring of each "Expert" on the Boroughs side as well. **Scott Levy- Landscape Architect/ MianECKI Consulting Engineers- Environmental Engineers/ Hal Simoff- Traffic Engineer.....**Motion by Zampetti Second by Napolitano

Witness 1 – Planning Consultant—Timothy Michel is sworn in. Mr. Michel confirms compliance with the Plans Requirements. 5 Lots proposed for subdivision. 421 Residential units. The total size for the entire development is 13 acres. Claims balconies shall be added to "some" units. Mr. Michel states if any requirements of the Plan are not met, revisions will be made to comply.

Mr. Paul Grygiel states the applicants plan must comply with the Affordable Housing component as well the Parking Plan. Also states the Plan must include Trees (Street Trees)...Affordable Housing is ONLY, 1-2-3 Bedrooms, No Studios. Residents will bring trash to allotted rooms, then building maintenance will bring to necessary location. The Dog Park will have public access as well the Riverwalk.

*Exhibit A-2 – Architect Compliance Statement dated 7-25-16

Witness 2 – Architect – John Larsen and Chris Bauer are sworn in. *Exhibit A-3 – 1st Site Plan, Exhibit A-4 - Aerial exhibit of property /development, Exhibit A-6 – Commercial Building, Exhibit A-7 – 4 sides of Building 1, Exhibit A-8 – Sample Board of Proposed Materials

Commercial building is not relegated to the residents of the Development, it is for everyone. The entire 1st level will be commercial/retail. How many tenants will be determined by how many apply.

Proposal is to have pump station maintained privately-and up to Borough whether it stays private. If not it may become the Boroughs responsibility. Regarding entrance, everyone must use the same entrance to gain access to the main site. Not for commercial area as well as Dog park and Riverwalk.

A 2 hour fire rating must be implemented between the commercial space and the residential space in Building (5.)

Police Chief Dan Maye suggests the Board be provided with smaller versions of the exhibits to better view as hearing/proposal proceeds.

Regarding parking spaces; 673 Residential spaces, 25 Riverwalk spaces and 34 ½ Commercial spaces as of 9/27/16.....subject to change.

4 out of 421 (1) bedroom units were proposed to have a den integrated within...After discussion with the Board, the applicant may erase the den feature completely.

Witness 3 – Civil Engineer – Mark Denisiuk, employee of Ferriero Engineer, Inc. is sworn in. Also sworn in are Exhibit A-9 – Aerial Photo of Development, Exhibit A-10 – Aerial Photo with Tanks and Exhibit A-11 – Colorized Photo of Aerial View.

Main entrance on West Fort Lee Road will be 2 lanes and is also gated(Key Fob or Cell Phone Admittance) Gate will automatically open upon exit. 2nd entrance will be located at the curve of West Fort Lee Road and will NOT be gated, strictly for commercial/retail. 3rd entrance will also NOT be gated and is located by the end of the Riverwalk nearest the Dog Park.

Bus Stop is located West Fort Lee Road and will also receive a New Bus Cover for commuters as well.

The Affordable Housing component may be ready for the 3rd meeting regarding the Development. The Next meeting/hearing is scheduled for November 1st, 2016 (Special Meeting) located at the Bogota Senior Citizens Center and will be published in the Newspaper for public notice.

Motion to Adjourn – Zampetti, Second – Trotta-----Meeting adjourned at 10:00 p.m.