

**BOROUGH OF BOGOTA PLANNING AND ZONING BOARD
MINUTES
MEETING OF 5/10/2016**

The board convened at 7:40 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, Chief Maye, John Ambrosio, Jessie Frias, Tina Trotta, Dermot O'Hagan and Corrado Mancini

Public Comments: None

Old Business:

Colin Quinn, attorney for Mrs. Brito apologizes on behalf of Mrs. Brito for not obtaining a permit. A survey was submitted by Mr. Quinn from 2002 when Mrs. Brito bought her home. Mrs. Brito answered questions from Mr. Quinn and mentioned a seepage pit was installed. A picture A-4 was entered into evidence. A-5 a proposal from Unique Custom Landscaping was submitted. Deck was replaced in 2013 by an acquaintance with cherry wood. The deck was totally replaced A-6 existing conditions photo was presented as evidence. A-7 entered into evidence from a plotter(not a professional) of possible remedy. A-8 estimate for landscape works entered as evidence. Ms. Trotta asked if permits were pulled for estimate A-5. Mrs. Brito they were. Mr. Mancini asked about ordinance for setbacks. Mr. O'Hagan had a question of accuracy of A-3. Mr. Maye had a question of location of pump. Mr. Kelly mentioned his concern of safety with its location. Ariel Nunez plotter of A-7 described the post detail. Mr. O'Hagan measured one the footings being 5" not 8" as per A-7.

Mr. Amos Wald is asking for a tree by steps. He is concerned for timeframe for trees to grow and tree maintainence.

Mr. Quinn sums up that trees will be maintained and if reversing steps were requested, it would be done. He stated original property had insufficient impervious coverage.

Motion by Zampetti to deny application; 2nd by Chief Maye

Vote: Shalhoub –yes, Rugar –no, Mancini –yes, Trotta –yes, Ambrosio –no, Maye –yes, Zampetti –yes

New Business:

Motion to hire George Medina by John Ambrosio; 2nd by ALL
Passes on unanimous basis

Motion to Adjourn – Zampetti, Second – Ambrosio

Meeting adjourned 9:45 p.m.

BOROUGH OF BOGOTA PLANNING AND ZONING BOARD
MINUTES
MEETING OF 5/24/2016

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 Rugar. A roll call was taken.

Roll Call: Present; Chairman, George Shalhoub, Vice Chair, Michele Rugar, Dan Maye, Tina Trotta, Dermot O'Hagan and Corrado Mancini

Public Comments: Anthony and Crystal Lepor – 178 Palisade Ave. (Against) claims it would not be in the best interest of the Borough due to lack of parking. Ann McKay – 187 Palisade Ave. (Against) claims Mr. Aziz has plenty of parking space.

Old Business – Continued Hearing

1. **Samir Aziz – 172 Palisade Avenue** – applicant to submit revised drawings – Mr. Aziz submitted survey of land (Not Certified by Engineer) survey was submitted as Exhibit A-1. Mr. Aziz also submitted 10 photos of neighbors driveways on same street – Exhibit A-2.

Chairman proposed having yellow lines placed on curb of Mr. Aziz's property to alleviate safety concerns.

Mr. Aziz was given option to postpone vote and resubmit Certified Survey but denied.

Motion to Disapprove by Maye; 2nd by Mancini

Vote: Shalhoub=yes, Rugar=yes, Maye=yes, Trotta=yes, Mancini=yes, O'Hagan=yes (invalid vote)

New Business: Approval of Minutes

Motion to Approve 2-23-16 - Moved by Mr. Mancini; Second by Ms. Trotta
Passes on unanimous basis

Motion to Approve 3-8-16 - Moved by Mr. Mancini; Second by Ms. Trotta
Passes on unanimous basis

Motion to Approve 3-22-16 - Moved by Mr. Mancini; Second by Ms. Trotta
Passes on unanimous basis

Motion to Approve 4-12-16 - Moved by Mr. Mancini; Second by Ms. Trotta
Passes on unanimous basis

Motion to Approve 4-26-16 - Moved by Mr. Mancini; Second by Ms. Trotta
Passes on unanimous basis

Motion to Adjourn – Dan Maye Second – Tina Trotta

Meeting adjourned 9:15 p.m.

BOROUGH OF BOGOTA PLANNING AND ZONING BOARD
MINUTES
MEETING OF 6/14/2016

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 Chairman Shalhoub . A roll call was taken.

Roll Call: Present; Mayor, Chris Kelemen, Chairman, George Shalhoub, Vice Chair, Michelle Rugar, Counc. Tom Napolitano, John Ambrosio, Jessie Frias, Dermot O'Hagan and Corrado Mancini

Public Comments: None

Old Business: Approval of Minutes

Motion to Approve 5/24/16 – Moved by O'Hagan; 2nd by Mr. Mancini
Passes on a unanimous basis

Revision to amend By-Laws

Article VII – Correction of number placement for Sections 6 & 7

Article IX – Napolitano questioned whether the meeting between all departments is public or not. Rugar states the Board and Mayor would previously meet once a year. Rugar also stated, Agencies come to Planning Board for advice.
Revised terminology to include (will attempt) as opposed to (shall)

Article X - Objection by Ambrosio for Section 1, revised terminology to include (confirm that it is complete) as opposed to (ascertain that it is complete)

Motion – O'Hagan 2nd - Ambrosio

New Business: Adopt Resolution 2016-3 Hire Board Clerk

The Board held a vote to memorialize the hiring of George Medina as the new Clerk for the Planning and Zoning Board of the Borough of Bogota.

Motion by Frias; 2nd by Napolitano

Vote: Shalhoub-yes, Rugar-yes, Napolitano-yes, Mancini-yes, Ambrosio-yes, Frias-yes, O'Hagan-yes
Resolution passes on a unanimous basis

Ingrid Brito- **Resolution 2016- 4** - Vote was postponed until 6/28/16

Motion to Adjourn – Jessie Frias Second – Tom Napolitano

Meeting adjourned. 8:43 p.m.

BOROUGH OF BOGOTA PLANNING AND ZONING BOARD
MINUTES
MEETING OF 6/28/2016

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 Chairman Shalhoub . A roll call was taken.

Roll Call: Present; Chairman, George Shalhoub, Vice Chair, Michelle Rugar, John Ambrosio, Nicholas Zampetti, Dermot O'Hagan and Corrado Mancini

Public Comments: James Masegill of 51 Chestnut Ave. spoke in favor of Brittany He and the variance for new driveway

Old Business: Approval of Minutes

Motion to Approve 6/28/16 – Moved by Ambrosio; 2nd by Mr. Mancini
Passes on a unanimous basis

Resolution 2016-3

Hiring of Planning/Zoning Board Clerk- Moved by Frias; 2nd by Napolitano
Passes on a unanimous basis

Resolution 2016-4 (Denied)

Ingrid Brito – 228 Chestnut Avenue (variance to install new deck)- Moved by Zampetti; 2nd by Mancini
Vote: Shalhoub-yes, Mancini-yes, Zampetti-yes----**No Vote:** Ambrosio, Maye, Napolitano, O'Hagan, Rugar, Trotta and Frias

Resolution 2016-5 (Denied)

Samir Aziz – 172 Palisade Avenue (variance for new driveway) – Moved by Rugar; 2nd by Shalhoub
Vote: Shalhoub-yes, Rugar-yes, Mancini-yes----**No Vote:** Ambrosio, Maye, Napolitano, O'Hagan, Zampetti, Trotta, Frias

Revision to Amend By-Laws

Approval to amend By-Laws for Planning and Zoning Board—Moved by Ambrosio; 2nd by O'Hagan
Passes on a unanimous basis

Resolution 2014-08

Mr. Toutounjian – 42-44 Queen Anne Rd (requesting 1year extension on his approved Resolution)
Moved by Ambrosio; 2nd by Zampetti
Passes on a unanimous basis

New Business:

He- 59 Chestnut Avenue – application for a new driveway – hearing rescheduled for July 26th, 2016 due to a problem with the public notices

Motion to Adjourn – Zampetti

Second – Mancini

Meeting adjourned 8:56 p.m.

**BOROUGH OF BOGOTA PLANNING AND ZONING BOARD
MINUTES
MEETING OF 7/12/2016**

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, Chief Dan Maye, John Ambrosio, Nick Zampetti, Tina Trotta, Dermot O'Hagan and Corrado Mancini

Public Comments: None

Old Business:

Approve Meeting Minutes from 5-10-16

Motion by Zampetti; Second by Ambrosio

Passes on a unanimous basis

Approve Meeting Minutes from 6-28-16

Motion by Zampetti: Second by Ambrosio

Passes on unanimous basis

New Business:

Site Plans for 172 & 300 W. Fort Lee Rd.

Construction Code Official, Engineer, Planner and Attorney have received a set of the plans regarding the above address. Once the plans are deemed "Complete" we will schedule a review hearing.

Motion to Adjourn – Zampetti, Second – Rugar

Meeting adjourned 8:07 p.m.