

PLANNING/ZONING BOARD OF BOROUGH OF BOGOTA

Meeting of January 27, 2015

Meeting was cancelled due to Snow storm

PLANNING/ZONING BOARD OF BOROUGH OF BOGOTA

Meeting of 2/24/15

Meeting opened at 7:40

George Shaloub was sworn in by Kevin Kelly as new member.

The Board tabled 2 motions

New Business:

LONGVIEW APARTMENTS:

Steven Polinsky Esq. appeared on behalf of the applicant.

(Mr. Zampetti recused himself).

Mr. Polinsky appeared for applicant and pointed out a discrepancy in parking spaces (24 actual vs. 26 required). The applicant is seeking "D" variances to convert the office use into two apartments.

Applicant presented Architect Michael Napolitan.

The board questionws the witness on the windows, fire egress, signs, parking.

Questions from the audience---None.

Motion to approve by J. Kelly, second by Ken O'Donnell, (1 abstention—Teresi).

CBS OUTDOOR:

Mr. D'Arminio appearing on behalf of applicant.

Greg Brinster with CBS/OUTDOOR spoke on the lighting issues.

Applicant is amending application for a billboard to eliminate height variance (reduced at the top and bottom) and agreed to eliminate 1 facade of the sign.

Mr. Pellino Esq. appeared representing people of Ridgefield Park.

Appliance proceeded with presentation of application and plans.

Board noted the garbage dumpster needs to be put into enclosure, questioned the pole location in relation to sound barrier, questioned the lighting, and requested it be turned off at midnight. The board requested signage would be facing only eastbound traffic on Route 80.

Cross Examination by Ridgefield Park attorney Pellino.

Planner Paul Grygiel said he did not receive revised plans.

QUESTIONS FROM AUDIENCE:: John Freund of Ridgefield Park questioned on the variances dropped and looking for, setback to the wall 7 Ft. Required and they are at 1.5 ft..

Greg Brinster with CBS/OUTDOOR spoke on the lighting issues. There were questions on the safety issues of the sign--Sounds coming from the wind blowing.

The Matter will be continued to the next meeting--3/24/15

Board Adopted Resolutions:

2015-04 appointing Harry Tuvell, PE. Motion by Joe Kelly with 2nd by Ken O'Donnell – Motion Passed. Nick Zampetti abstained,

2015-05 approving subdivision of 85 Palisade Ave. Motion as amended by Joe Kelly, 2nd by Art Sopelsa. Motion Passed.

Paul Grygiel, recommended Board review the update draft or Review of the Master Plan he presented for discussion. Also discussed was hearing process, which takes a notice period of two weeks.

Discussion on how the HESS/SIFFORD property is current use and is it allowed or should it be allowed

Meeting Adjourned.

PLANNING/ZONING BOARD OF BOROUGH OF BOGOTA

MEETING OF 3/10/15

Meeting opened at 7:34 All present

Board attorney Kevin Kelly discussed the rprocess and status of the proposed Redevelopment of Fort Lee Rd (Hess Property). On for Review on 4/14.

Discussion with Planner Paul Grygiel on COAH obligations.

Work Session Review of the CBS OUTDOOR Billboard application. Board had no discussion or comments and matter is ready for hearing.

Reexamination of Master Plan to take place on 4/14

Next meeting is 3/24

Motion to Adjoin by Joe Kelly, 2nd by Art Sopelsa... 7:55

PLANNING/ZONING BOARD OF BOROUGH OF BOGOTA

MEETING OF 6/23/15

Meeting called to order at 7:40

Members present: Teresi, Kelly, O'Donnell, Rugar, Sopelsa, Ambrosio, Shaloub, and Mancini.

(Nick Zampetti arrived late)

After initial uncertainty as to whether or not the tape recorder was working. The Board moved to use the court stenographer to record the minutes. (Motion by J. Kelly, 2nd by G. Shaloub-unanimous).

Miscellaneous correspondence tabled.

CBS/OUTDOOR MEDIA:

Louis D'Arminio, Esq. presented case for applicant.

Steve Pellino Esq. of Ridgefield Park, representing the public of Ridgefield Park.

The Board heard testimony from was Mr. Zeponi of Entec. Mr. Zeponi presented and described the plans for the proposed billboard. There was discrepancy on dates of plans (4/27 vs. 4/28). The difference in the versions is four trees were added to the more recent set of plans. Behind the building (Norway Spruce).

Applicant presented exhibit showing six visual viewpoints from the street showing tree blockage of billboard in all possible approaches to site and garage viewpoint. Light reflection will move toward Northwest RT 80.

(Zampetti arrived at 8:10)

Question by Board Expert Harry Tuvel, PE as to the dumpster location, fencing etc. same needs to be shown on plans and all must be screened.

Discussion by member N. Zampetti on dumpster collection. Board would not to wait to find out from the DPW. Also as to placement of same as it originally was to be located out of sight and behind the building. Discussion ensued as to recycling and having " trash cans" vs. the dumpster. Suggestion made to move dumpster location to parking spot number 8 and old spot will become a parking space.

Cross Examination by Attorney Pellino on impact of lighting and sound by use. Specifically what will be heard and at what distance. Mr. Zeponi was not sure what type of specific lighting units were to be used, but standard going to use is L.E.D. (now "Helifan")

Mr. Pellino raised question on the setback of seven feet pointing out that this may need a variance under the ordinance at Subsection D.

Board reviewed the billboard ordinance which appears to indicate this will require a variance.

Mr. D'Arminio argues that this is not the case. Thereafter a lengthy argument ensued.

Question for Mr. Zeponi from the public in audience as to why he presented items in scale of "Inches" as it seems misleading.

Questioning on the color and design of the structure, which will be "dark brown or earth tone!"

BOARD TOOK A FIVE MINUTE RECESS and thereafter reconvened.

Kevin Kelly questioned Zeponi on the spillage of the lighting and foot candles generated.

Applicant indicated the landlord has agreed to allow use of trash cans.

George Williams, Planner for Nishuame Group of Montclair testified for applicant.

Cross examination by Mr. Pellino indicated that pivoting the sign more away from residential would eliminate exposure to residents.

There were no questions from public for Mr. Williams.

Kevin Kelly explained Ordinance section 13.5 D5, indicates signs may not extend above the outside of the roof, and notified the board this could that trigger another variance under 21A-12.6. In his opinion, Mr. Williams felt this is not the case and the law states the more specific ordinance should trump the more general.

A. Sopelsa questioned the conditional use, and the interplay of other uses in the area. The impact on all land uses need to be recognized.

Park Attorney Pellino offered their Planner, Kenneth Ochab in opposition to the application. He said he reviewed the Application, Ordinance, conditional use variance. He found this to be a constrained site, which is undersized and seeks a Principal use Billboard in addition to the current building use. Ochab pointed out that applicant requires additional variances:

Section 13 of the Ordinance, setbacks require variances for the Front yard setback (30 feet vs. 50 feet for residential); Under the relevant ordinance at D(2), no proof presented on impact on travel on North Avenue; D(5), Sign above the roof of the building; Must show use does not conflict with general welfare of neighboring area.

Presented 2 pictures with imposed sign replicas.

Ochab was Cross examined by D'Arminio.

Next meeting on this 8/25/15.

Meeting adjourned at 10:33, motion by J. Kelly, 2nd by G. Shaloub

PLANNING/ZONING BOARD OF BOROUGH OF BOGOTA

MEETING OF 7/14/15

Meeting called to order at 7:35

Absent were K. O'Donnell and C. Keleman

3 Items on the agenda for Work Session Review:

1. Paul King application for driveway
2. Manuel Esteves Variance for driveway
3. Samar Aziz Variance for driveway

Old business is the Billboard.

7-11 informed by letter that they are not being able to remain open for 24 Hours. Kevin Kelly said he would reply to J. Kelly tomorrow with link to look up controlling ordinance.

Samar Aziz: Review of matter. Survey is from 2003, Board voted to waive survey requirement. Discussion ensued on the driveway. Applicant wants entire front of driveway in the front of the house. Also, Board notes that there is no Denial letter from Dan Howell in file. Question raised as to why this "Driveway" is needed. Discussion as to a Handicap Parking issue. Board will wait for letter from D. Howell. M. Rugar notes that a date of denial was issued 6/2/15.

KING DRIVEWAY-- there is an issue with property on 2 different lots, Board question does this need to be merged. Applicant must address proposed curb cuts.

ESTEVEZ--This application is across the street from King. There is a shared driveway for two buildings, concerned with easement for shared driveway issue.

Set for work session on 8/11: Estevez & King.

MOTION TO ADJORN....J. Kelly, 2d by G. Shaloub closed at 8:25

PLANNING/ZONING BOARD OF BOROUGH OF BOGOTA

September 8, 2015

Due to lack of scheduled agenda items, the work session of September 8, 2015 was cancelled.

PLANNING/ZONING BOARD OF BOROUGH OF BOGOTA

MEETING OF 8/11/15

Meeting opened at 7:40 with pledge followed by roll call

Present were Kelly, Teresi, Rugar, Sopelsa, Mancini, Ambrosio

OLD BUSINESS: Received letter from Job & Job about 297 Palisade Ave. Referred to Borough attorney for review.

NEW BUSINESS:

Manuel Estevez: Driveway variance for 137 & 141 East Main Street. The Board received a letter from Architect Alan Leonard. Kevin Kelly referred to letter from Harry Tuvel on insufficient info to complete and drainage issue, plans lacking topography, zoning data, dimensions, etc. Mailing/ publications were confirmed. Question came up as to the need of a professional engineer or not. Tentative reschedule for 9/22.

OTHER OLD BUSINESS: Minutes need to be printed up. Attorney Kelly advised that the Board is violation and meetings could be challenged. J. Kelly said will have them shortly. Also a question as to whether or not the minutes for 2014 were ever voted on. Question as to how other towns do it.. "Minutes are to be provided in writing by the subsequent meetings.

Discussion again as to position of Board Secretary. The Board feels the position definitely needs to be replaced. The Board was advised that Mr. Scarpa said we could hire someone, yet the Board does not have a budget. At that point Attorney Kelly indicated said he does not even have a contract and a contract is required before he can get paid.

Comment from M. Rugar on Kevin Kelly to meet with town council. She suggested the Board obtain a written commitment from the Borough stating that there is money available to hire someone. A letter is to be sent to the Borough. Also only 3 Land Use books were authorized, one for Kevin, one for Teresi and one to have on reserve.

MOTION TO ADJOURN BY J. Kelly, 2nd by M. Rugar.....8:15

PLANNING/ZONING BOARD OF BOROUGH OF BOGOTA

December 8, 2015

Meeting cancelled due to lack of Agenda items.