

**Minutes of the Borough of Bogota Planning & Zoning Board Meeting
October 10, 2023**

The Bogota Borough Planning and Zoning Board had a regular meeting on October 10, 2023 at 7:36 p.m. Members present were Chairman Mancini, Vice Chair Daniele Fede, Councilwoman Mary Ellen Murphy, Robert Foster, Yesenia Frias, Daniel Schnipp, Tom Napolitano and Rebecca Youla. Also in attendance were Board attorney Kevin Kelly and Board secretary Patricia Morrone. Those absent were Eddie Rieper and D/Sgt. Hector Liriano. Excused member was William Hordern.

A motion to open for public comments not related to items on the agenda was made by Rebecca Youla with a second by Tom Napolitano. There being no public comments a motion was made to close by Mary Ellen Murphy with a second by Rebecca Youla. Both motions passed.

A motion to adopt the 163 Queen Anne Road resolution # 2023-08 was made by Vice Chair Daniele Fede with a second by Yesenia Frias. Roll was called. Resolution was adopted.

Kevin Kelly presented resolution 2023-10 pertaining to 2-8 Queen Anne Road. It replaces resolution 2023-09 in its entirety. A motion to adopt this resolution was made by Yesenia Frias with a second by Tom Napolitano. The roll was called. The resolution was adopted.

Scott Pivko from Solutions Architects was present to give the Board an overview of the BOE 320 Palisade Avenue project. Before the presentation began Ms. Frias recused herself and left the council chamber. Mr. Pivko stated this property is in a B1 zone and educational use is permitted. The program will be for students aged 18-21 with the focus being to teach Life Skills to these special needs students.

There are 3 students currently enrolled in this program with 2 teachers in attendance. Four parking spaces are in the rear of the building with the St. Joseph's parking lot available for overflow.

The first floor of the building will be used as office space for the pre-school program with that program's administrators occupying the office space. The second floor has an apartment with a kitchen, bedrooms, laundry to teach Life Skills to students participating in this program.

Mr. Kelly asked if there was any response from the police department or fire department regarding this project. He also asked if there were sprinklers.

This is a new program with a 5 year lease on the building. The times for educational sessions is 9 a.m. to 3 p.m. and the office space is occupied from 8 a.m. to 4 p.m. It is an extended school year. There is a second floor apartment with a separate entrance. There will be a chair lift from the office and all is ADA compliant.

Mr. Kelly stated the Planning/Zoning Board will provide a resolution for DOE purposes stating that the application has been approved as presented. This will hopefully be adopted at our October 26th meeting.

A motion to carry the Wenescio Land Developer's Agreement pending approval by William Betesh, borough attorney, was made by Mary Ellen Murphy with a second by Tom Napolitano. Motion approved to carry to October 24th.

A motion was made by Rebecca Youla with a second by Mary Ellen Murphy to adopt the minutes of the August 22nd meeting. Tom Napolitano and Yesenia Frias abstained. Motion passed.

A motion to approve invoices as submitted to the Board for payment was made by Tom Napolitano with a second by Mary Ellen Murphy. Motion carried. Invoices will be forwarded to the Finance Department by Mrs. Morrone.

A motion to carry Costa Engineering's contract pending the attachment of a fee schedule was made by Vice Chair Fede with a second by Mary Ellen Murphy. Motion carried.

A motion to adjourn the meeting was made by Rebecca Youla with a second by Yesenia Frias. Motion carried. Meeting adjourned at 8:24 p.m.

Respectfully Submitted,

Patricia Morrone