

**Minutes of the Borough of Bogota Planning & Zoning Board Meeting
February 14, 2023 Meeting**

The February 14, 2023 meeting of the Borough of Bogota Planning/Zoning Board was called to order by Chairman Mancini at 7:33 p.m.

Members in attendance were Chairman Mancini, Vice Chair Daniele Fede, Tom Napolitano, Robert Foster, Yesenia Frias, and Rebecca Youla. Also in attendance were Board attorney Kevin Kelly and Board secretary Patricia Morrone.

Councilwoman Mary Ellen Murphy and William Hordern were excused. Eddie Rieper, D/Sgt. Liriano and Daniel Schnipp were absent.

A motion to open to public comments was made by Tom Napolitano with a second by Yesenia Frias. Motion passed. Michelle Rugar, 140 West Fort Lee Road asked that the members and their class status be posted on the website so the public is informed. A motion to close to public comments was made by Tom Napolitano with a second by Yesenia Frias. Motion passed.

The continuation of the 285 Orchard Terrace was begun by the applicant's attorney, John Veteri. He expressed his thanks and appreciation to the Board Chairman, Attorney and Secretary for their assistance and cooperation with their professionals. He then stated that the size of the buildings will be reduced. He said parking changes were made in accordance with Mr. Costa's suggestions and many enhancements will be made.

Kyle Goodwin, the applicant's engineer was reminded he was still under oath and began his testimony. He referenced revised plans dated January 10, 2023. He stated the buildings would be placed further back on the lots. There would be 1 building with 4 units in town house style. The rear of the buildings would face Orchard Terrace with additional parking in front of the garages. There would be 2

car garages, 2 cars in driveway with 3 additional spaces per unit which would preserve the parking of West Fort Lee Road.

Variances would be needed due to moving the buildings forward. This would preserve the London Plains trees on West Fort Lee Road.

It was brought to the attention of the Board that these were interim plans and did not include drainage, lighting and landscaping. They were being presented for additional feedback and comments from the Board. Kevin Kelly advised these plans were not adequate for writing a resolution and the applicant should consider coming back with plans that detail drainage, lighting and landscaping.

Mr. Kelly also questioned whether variances were noticed for the front yard setting. Was a second notice listed when hearing was carried over. Mrs. Morrone advised she didn't recall seeing any second notice and requested that Mr. Veteri forward this information to her.

Discussion pertaining to sub-dividing the lot ensued. A variance would be required if the lots were to be sub-divided. The current variance is for a 30,000 foot lot. The lot is currently in compliance and it would be beneficial for the applicant not to sub-divide the lot.

Chairman Mancini asked for a motion for a recess of the meeting. This motion was made by Tom Napolitano with a second by Yesenia Frias. Motion passed.

After a brief recess, Chairman Mancini asked for a motion to reopen the meeting. It was made by Tom Napolitano with a second by Yesenia Frias. Motion passed.

After the recess, the applicant's attorney requested an adjournment in order to provide a total revision of the plans, encompassing the entire project with the elimination of the problematic sub-division. It was also stated there will be additional notification for different use notice.

It was agreed to adjourn this matter until our March 28, 2023 meeting with re-notice same.

A motion was made by Tom Napolitano with a second by Robert Foster to approve all invoices submitted for payment. Motion carried. Mrs. Morrone will forward all invoices to the Finance Department for payment.

A motion was made by Tom Napolitano with a second by Yesenia Frias to adopt the minutes of the January 24, 2023 meeting. Motion passed.

Mr. Kelly stated there was confusion on the agenda item of new class training sessions. The information was for new members to enroll in the mandatory training classes for new members. Mrs. Morrone advised that members Foster and Youla are enrolled in the March 29th class and other members who were required to take the class within 2 years of appointment should email her with the date of the class they wish to attend so she could enroll them. Ms. Youla asked if someone who did not take the class in the allotted time could be removed from the Board. Mr. Kelly said yes.

Chairman Mancini asked for a motion to adjourn the meeting. A motion was made by Rebecca Youla with a second by Yesenia Frias. Motion passed. The meeting was adjourned at 8:45 p.m.

Respectfully Submitted,
Patricia Morrone
Secretary

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