

**Minutes of the Borough of Bogota Planning & Zoning Board Meeting  
January 24, 2023 Meeting**

The January 24, 2023 meeting of the Borough of Bogota Planning/Zoning Board was called to order by Chairman Mancini at 7:35pm.

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

Councilwoman Mary Ellen Murphy was excused. Dan Schnipp and Eddie Rieper were absent.

A motion to open to public comments was made by Tom Napolitano with a second by Yesenia Frias. Motion passed. A motion to close public comments was made by Tom Napolitano with a second by Yesenia Frias. Motion passed.

Mr. Kelly swore in William Hordern as an Alternate I member.

Alexis Goldman and Cole Anderson from Solutions, Inc. were sworn in and presented Board of Education plans. It was stated that this is a courtesy review of these plans and that they do not come before the Board for approval.

Mr. Goldman stated these are preliminary plans and will be voted on by the residents on a referendum on March 14, 2023.

BD#1 sheet showed the proposed improvements to the fields at Olsen Park. It was stated that these fields are in the flood range of the Hackensack River. It will be decided if these fields should be re-surfaced with Astro turf or sod once flood conditions are evaluated. It was also stated that not all of this property is Board of Education property and an agreement will need to be reached with the Borough for use of their property. However, the football field is Board of Education property.

BD#2 restorations will be reviewed by Green Acres. Mr. Costa raised the point that this is not Board of Education property and approval was not obtained from the Dept. of Education. He also stated these plans would be resubmitted to the

DOE if this is approved by referendum. Superintendent Kennedy was sworn in and stated all the improvements of these fields would be of benefit for the entire community. Mr. Napolitano advised there is a half million dollar Open Space Grant obtained by the borough to fix these fields.

Mr. Foster stated the field is a NJ State Police designated landing area for a North Star helicopter in the event of an emergency. Would this helicopter be able to land on this field once all the light posts were installed. No answer was given.

BD#3 Masonic Temple Refurbishment. This will be used as a technical school. The basement will be used as a mechanical area for work on automobiles. A garage door big enough to this purpose will be created. The first floor will be used as classrooms, 5 in total. This property is owned by the Board of Education .

Fire Chief Hordern expressed concern regarding the safety of this mechanical garage and stated a meeting must be held with Fire Marshalls to ensure it is safe and functioning properly. It was agreed this would be the case.

Greg O'Donnell from Costa Engineering was sworn in and stated there is no accessible route connecting the lot to the ramp. This will be addressed.

After a short break, Wendy Berger, the attorney for Thor River Road application began her client's application by stating this is a site plan and variance on property in Bogota and Ridgefield Park. She stated a new industrial complex will be built on the property.

Before the official hearing began, Daniele Fede advised the Board and applicant that 21 years ago she was a partner with Ms. Berger with no ownership in the company. Mr. Kelly felt there was no conflict and full disclosure was made. Ms. Berger agreed.

The hearing began with the address of the property listed as 24 River Road, Bogota NJ. Lot 12 in Bogota. Lot 8.9 in Ridgefield Park. The drainage issue has been the biggest problem and they have been working with the county to get the issues resolved.

The applicant's engineer Robert Moschello of Gladstone NJ stated his qualifications and was deemed a qualified witness.

Sheet A1 Aerial Exhibit dated 1/24/2023 shows route 80 spans over the property. A yellow line showed block 11.2 -12 in Bogota with block 89 south in Ridgefield Park. Main access to Cross Street, Industrial Avenue West with the railroad adjacent to the property. Mr. Kelly noted that Industrial Avenue is not an approved road but an easement. It was noted that the zoning in Bogota goes along with the South End Redevelopment Plan.

Sheet A2 Existing Property – 1/24/2023. The aerial view shows that the existing property is very old with many connected buildings. It shows the loading dock, railroad overpass, Elm Avenue and the back portion of the property. There are 170 parking spaces with Cross Street access to the parking lot.

Drainage issues were discussed. The flooding at the intersection under River Road is due to an undersized culvert. The culvert on the property and under the railroad is small and work is being done with the County to come to a solution.

Regarding the billboard on the property, it was determined it is owned by Outfront Media and the billboard would not impede the project.

All buildings will be demolished. New structures will be built on the site. A question was raised about the smoke stack being saved from destruction. It was stated that it is understood there is some Bogota history in regard to this property. A walk through of the buildings will be scheduled so any artifacts may be taken for preservation of our history.

Mr. Kelly raised the question of debris removal. He asked if a dump truck would take the debris through Ridgefield Park to route 80 to lessen the burden on Bogota residents.

Sheet A3 – Site Plan Rendering Bogota 1/24/2023. The boundary lines are listed as lots 1 & 2, block 112 7.2 acres in Bogota and 3.09 acres in Ridgefield Park. Total acreage 10.5. A total of 141,368 feet of storage buildings in Bogota with 123,948 remaining in Ridgefield Park. Access to the property will be through existing entry points.

There are 150 parking spaces which is in excess of Bogota's ordinance. Office space will be on the northern portion of the property. The loading area is 24 feet wide and goes into Ridgefield Park. North side is 30 feet wide, Cross Street is 26 feet wide and truck access is 60 feet. Emergency lanes to access the property are 20 feet wide.

ADA handicap parking spaces are as follows: EV spaces & chargers 3, 6 parking spaces. There are 22 docks with 20 additional parking spaces for trucks. The ends of the trailers will fit with the spaces provided. All spaces are recessed. Not visible on street.

There will be a pedestrian walkway along Cross Street and River Road. ADA ramps will also be installed to meet requirements. Landscaping consists of evergreen bushes and shade trees. A total of 150 trees in all.

The monument sign at Cross Street & River Road is 80 square feet and will require a variance.

Sheet A4- Ridgefield Park 1/24/2023 – shows the Ridgefield Park site which consists of 25 bays, a turnaround area and landscaping.

Sheet A5 – Utility Rendering – 1/24/2023 – there will not be a culvert under the buildings. Three 10' by 4' culverts will be under the railroad tracks. Mr. Costa stated he has discussed culverts across River Road with a series of netting going up the street with the county engineer.

Mr. Costa also stated porous pavers are not an option but concrete pavers are.

There will be 2 hydrants on River Road. All utilities come off Cross Street.

The site lighting complies with the borough ordinance. All EV spots will be turned off at the end of business hours.

Sheet A6-Variances – 1/24/2023 -parking facing frontage of the building will be set back from the sidewalk. A variance is needed for a fence on the back side of the building. A guard rail is in place on top of the retaining wall. A 7' accessory fence will be placed on the wall. A variance is needed for the cage area. The height of the wall is 6 feet.

Ridgefield Park is waiting for Bergen County Planning Board, Bergen County Conservation and DEP approval. They have applied to the DOT for approval to remove an easement and construct parking spaces.

Parking spaces – Bogota requires 150 parking spaces for 7500’ office space. Ridgefield Park requires 150 spaces.

Chairman Mancini advised the meeting is ending at 10:00 pm and the current presentation would resume on February 14, 2023 with questions to the professionals. No further notice will be given. A motion was made by Tom Napolitano with a second by William Hordern to adjourn the meeting. Motion passed. Meeting adjourned at 10:00 pm.

The meeting was reopened at 10:02 pm to discuss Board business. Mrs. Morrone requested a motion be made to spend \$325 from the Board budget for a membership to NJPO. This would enable us to save on the fees for new members who would be taking the required class. A motion was made by Tom Napolitano with a second by Yesenia Frias. Motion passed.

A motion was made by Tom Napolitano with a second by Yesenia Frias to adopt the minutes of the January 10, 2023 Reorganization meeting minutes. Motion passed.

A motion was made by Yesenia Frias with a second by Rebecca Youla to adjourn the meeting. Motion passed. The meeting was adjourned at 10:03 p.m.

Respectfully submitted,  
Patricia Morrone  
Secretary

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