

**BOROUGH OF BOGOTA**

	Aye	Nay	Absent	Absta.	No Vote
Diaper (Class I)			x		
DiRiano (Class II)			x		
DiMurphy (Class III)			x		
DiAncini			x		
DiSias				x	
DiSter	x				
DiDe	x				
DiPolitano			x		
DiMnipp	x				
DiOrdern (Alt. 1)				x	
DiCula (Alt. 2)	x				
Diote Total					

DATE: October 24, 2023

RESOLUTION: 2023-11

MOTION BY: DiMnipp

SECOND BY: DiSchnipp

**RE: RESOLUTION REGARDING Review of Board of Education Proposal for 320 Palisade Avenue, Bogota, New Jersey.**

**Block 40, Lot 13**

**RESOLUTION 2023-11  
PLANNING/ZONING BOARD OF BOROUGH OF BOGOTA**

WHEREAS, the Bogota Board of Education has filed an application with the Planning/Zoning Board of the Borough of Bogota for a courtesy review of review of a project located at 320 Palisade Avenue, Bogota New Jersey, in accordance with New Jersey Department of Education (DOE) guidelines; and

WHEREAS, Scott Pivko, AIA appeared before the Planning/Zoning Board of the Borough of Bogota on October 10, 2023 and presented the proposed plan; and

WHEREAS, public hearings, upon the requisite statutory notice, were held by the Planning/Zoning Board of the Borough of Bogota on the application, and the public was given the opportunity to question each witness and make comments at the conclusion of the testimony; and

WHEREAS, the underlying application consists of the documents annexed hereto as Exhibit "A"; and

WHEREAS, based upon the testimony and evidence presented, including the exhibits and all of the plans, and the comments of the aforesaid witnesses;

NOW THEREFORE BE IT RESOLVED, the Planning/Zoning Board of the Borough of Bogota has made the following findings of fact:

1. 320 Palisade Ave, Bogota, NJ is in the B-1 Zoning and a school is a permitted use in the zone.
2. The Bogota Board of Education has entered into a lease agreement with the current owner of the property who completed some minor renovations to the property prior to the Bogota Board of Education occupying the space for their use.
3. The Bogota Board of Education requires a model apartment space to be utilized as part of a special needs program for 18-21 year old students, which teaches students with disabilities how to function in a house environment and complete typical day to day activities.
4. The rented space contains an apartment setting with (3) bedrooms, kitchen, living room, laundry, and (2) bathrooms.
5. The program is anticipated initially to have (3) students and (2) staff members, but the space can accommodate up to (12) total occupants. (no residency is permitted).
6. The rented space additionally contains a lower section where the Board of Education will maintain faculty offices related to the District's Preschool program which currently contains (4) staff members.
7. Parking for the building is located on the asphalt parking area behind the building where the Bogota Board of Education was provided with (4) parking spots for their sole use.
8. Any overflow parking can be located around the corner at St. Joseph's Church. Students will arrive via walking or being dropped off on Palisade Ave by a

parent/guardian. Per the Bogota Board of Education, all trash receptacles have been provided by the Landlord in the rear parking area and will be placed at the front curb on the Borough trash pick-up days to be removed by the DPW.

**NOW THEREFORE BE IT RESOLVED THE THAT THE PLANNING/ZONING BOARD OF THE BOROUGH OF BOGOTA**, that the Board finds that it has no comment regarding the proposed application and finds it is beneficial to the Borough of Bogota and hereby recommends same to the New Jersey Department of Education.

**PLANNING/ZONING BOARD OF THE BOROUGH OF BOGOTA**

Patricia Morrone  
Patricia Morrone, Secretary

Danile Fede  
~~Corrado Mancini~~, Chairman  
Danile Fede Vice

I hereby certify the foregoing to be a true copy of a resolution adopted by the Planning Zoning Board of the Borough of Bogota at a meeting held on Oct 10, 2023.

ATTEST: Patricia Morrone  
Patricia Morrone, Clerk of the Board

EXHIBIT "A"

October 10, 2023

**RE: Submission to Borough of Bogota Planning Board  
Bogota School District – 18-21 Facility Temporary Classrooms**

Mr. Manicini:

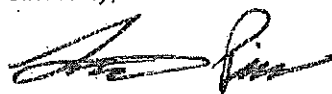
The reason for the School District presenting this temporary use of space is that it is a requirement of the Department of Education (DOE) for the District to inform the Planning Board of the current use of the space. The current building is located at 320 Palisade Ave, Bogota, NJ which is B-1 Zoning. Per 21A Attachment I, Schedule 2-1 Schedule of District Use Regulations, B-1 Zoning sub note #6 under "Permitted Principal Use" lists "Schools, public or parochial". The District has entered into a lease agreement with the current owner of the property who completed some minor renovations to the property prior to the District occupying the space for their use. The Owner received permits to complete the work and has received all final permit approvals.

The School District needed an apartment space to be utilized as part of their 18-21 Program which teaches students with disabilities how to function in a house environment and complete typical day to day activities. The rented space contains an apartment setting with (3) bedrooms, kitchen, living room, laundry, and (2) bathrooms. At present, the program contains (3) students and (2) staff members, but per the submitted DOE Educational Specification, this space was designed to contain up to (12) total occupants. The rented space additionally contains a lower section where the District houses faculty related to the District's Preschool program which currently contains (4) staff members. Parking for the building is located on the asphalt parking area behind the building where the District was provided with (4) parking spots for their sole use. Any overflow parking can be located around the corner at St. Josephs Middle School. Students will arrive via walking or being dropped off on Palisade Ave by a parent/guardian. Per the District, all trash receptacles have been provided by the Landlord in the rear parking area and will be placed at the front curb on the Borough trash pick up days to be removed by the DPW.

As stated in the initial letter to the Planning Board, this is a required step in the process of submitting the Application for Approval to the NJ Department of Education. No action is required from the planning board; however, recommendations are requested. Should there be no comments or recommendations, then the DOE will simply proceed with the Application of Approval. The drawings attached with this letter are the drawings which were submitted to the DOE for approval.

If you have any questions or require additional information, please call me at (973) 484-4800 or e-mail me at [scottp@solutions-arch.com](mailto:scottp@solutions-arch.com)

Sincerely,



**Scott Pivko, AIA**  
Project Manager

THIRD PLACE

PALISADE AVENUE

1 SITE PLAN  
3/64" = 1'-0"



SIDEWALK

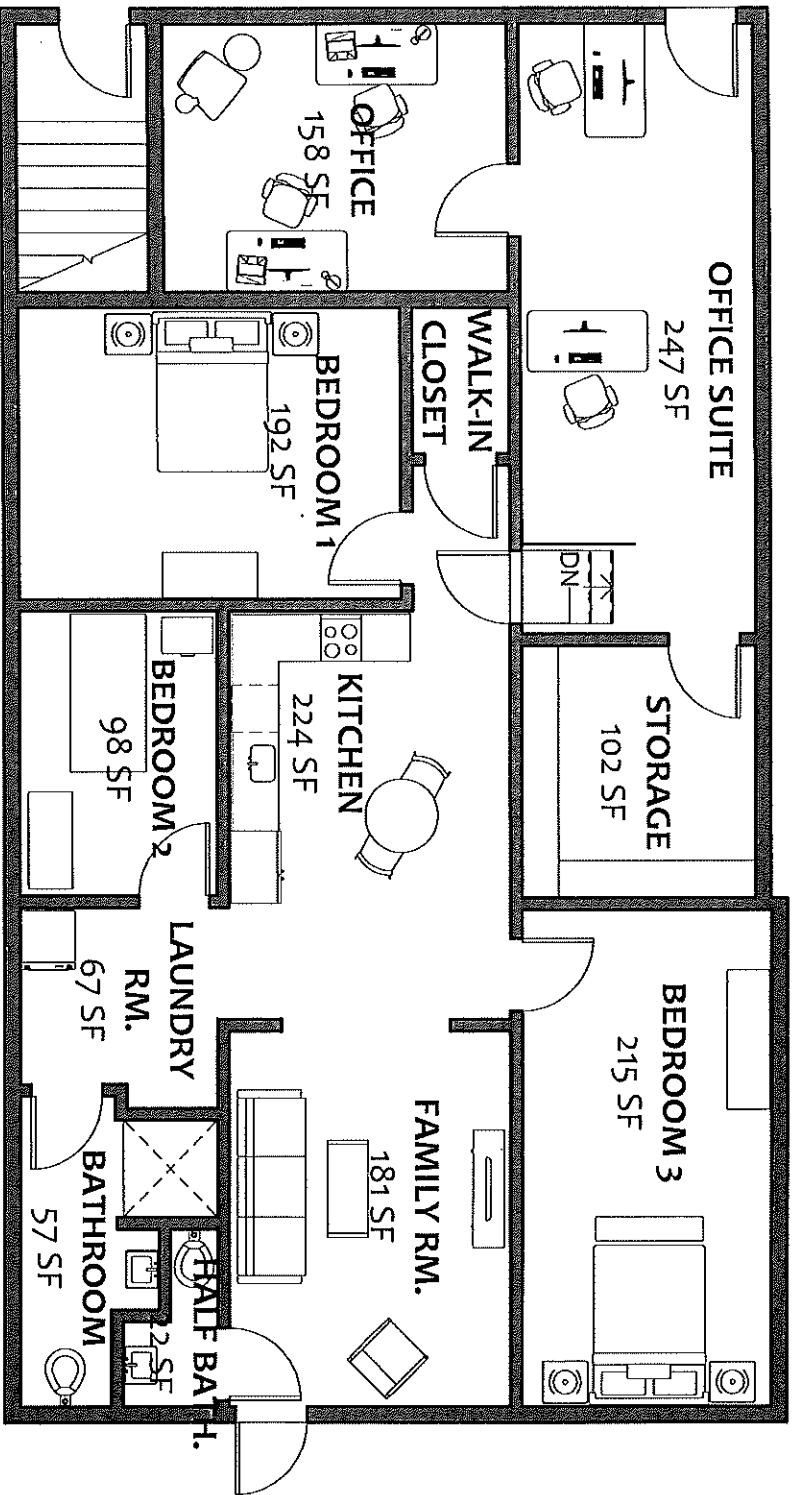
ADJACENT BUILDING

ADJACENT BUILDING

DRIVEWAY  
SLOPE LESS THAN 1:20

REAR PARKING

ADJACENT BUILDING



1 EXISTING LEVEL ONE FLOOR PLAN  
 1/8" = 1'-0"