

MINUTES OF THE PLANNING/ZONING BOARD MEETING
August 9, 2022 – 7:30 PM
COUNCIL CHAMBERS – BOROUGH HALL

The meeting was called to order by Chairman Mancini at 7:55 p.m.

Members in attendance were Tom Napolitano, Chairman Mancini, Councilwoman Daniele Fede, Yesenia Frias, Daniel Schnipp and William Hordern. Also in attendance was Board attorney, Kevin Kelly and Board secretary, Patricia Morrone.

Excused members were Councilwoman Mary Ellen Murphy, John Mitchell, Ed Rieper, D.Sgt. Hector Liriano, and Robert Foster.

A motion was made by Yesenia Frias with a second by Tom Napolitano to open to public comments. Michelle Rugar, 140 West Fort Lee Road, Bogota NJ, asked if she would be permitted to ask questions pertaining to the 285 Orchard Terrace application. She was advised she would be able to do so at the August 23rd meeting when the matter goes before the Board. There being no further public comments a motion to close was made by Tom Napolitano with a second by Yesenia Frias. Motion passed

The resolution for the 51 Queen Anne Road project was brought before the Board for vote. Discussion followed pertaining to some minor amendments to the resolution. They are as follows. On page 7 both the number 1 should be written (one) as well. Also on page 7 a question was raised regarding the supervision of the allotted electric vehicle spaces. Mr. Kelly advised this is a state statute with constant changes and it would be difficult to follow up on. Regarding police access to the building (page 10), how access would be given would be worked out between the police department and building manager. Page 13, item #13, soil evaluation by professional engineer. This is a storm water management issue and will be reviewed by the Borough engineer when it is submitted by the applicant.

On page 5, item #10, regarding height variance. As per testimony given, there was no answer given as to whether this is a D-1, D-2 site use variance. On Page 13, item #12, a question was raised about properly abandoned tanks.

A motion was made by Tom Napolitano with a second by Daniel Schnipp to approve resolution 2022-4 as amended by the Board at this meeting. Roll call was taken. Motion carried. Mrs. Morrone will forward amended copy of resolution to Brian Chewcaskie, Building Department, Tax Assessor.

Regarding the Thor River Road project, Kevin Kelly advised he attended a meeting with the Borough Engineer, County Engineers and the applicant's attorney. The main issues of concern to the county are drainage, and improved plans for the road. New plans are expected. The

applicant agreed to a hearing on September 27th and will be re-advertising and re-noticing this change.

The Wenesco (Wendy's) application will be heard before the Board of October 25th. The applicant has agreed to re-advertise and re-notice this information. A request was made by the applicant to a special meeting so this matter can be heard earlier than the scheduled date. This request was denied.

A motion was made by Tom Napolitano with a second by Yesenia Frias to approve payment of invoices from Paul Grygiel. Motion passed. Mrs. Morrone will forward invoices to the Finance Department for payment.

A motion was made by Tom Napolitano with a second by Councilwoman Fede to adopt the minutes of the July 12, 2022 meeting. Dan Schnipp and Chair Mancini abstained. Motion passed.

A motion to adjourn the meeting was made by Tom Napolitano with a second by Yesenia Frias. Motion passed. The meeting was adjourned at 8:15 p.m.

Respectfully Submitted,
Patricia Morrone
Secretary/Clerk