

**Minutes of the Borough of Bogota Planning & Zoning Board Meeting
January 27, 2026**

The Borough of Bogota Planning and Zoning Board held its meeting on Tuesday, January 27 2026 at 7:37p.m. Those in attendance were Mayor Daniele Fede, Corrado Mancini, Tony Teresi, Samuel Harris, Jessie Frias, Robert Foster, Councilman John Mitchell, Robert Robbins and Daniel Schnipp. Absent members were Art Sopelsa and Rebecca Foster. Also in attendance were Board attorney Jason Shafron and Board secretary Patricia Morrone.

Mayor Daniele Fede advised Councilman Mitchell was sworn in before the meeting and Mr. Sopelsa before the Board at the reorganization meeting.

Chairman Mancini reversed the order of the agenda and opened with the Affordable Housing ordinances. Paul Grygiel advises this is the 4th round and the deadline to adopt the ordinances is March 15, 2026. He advises the Fair Share Housing Center which is a non-profit organization that promotes housing inclusion for all is involved in review. The review of the proposed ordinances is outlined in his memo. It requires inclusions of overlay zones which allows for affordable housing uses. The areas affected would be West Fort Lee Road from Wendy's to the River and West Shore Avenue from East Fort Lee to Linwood. 20% of the units will include low/moderate income housing.

Jason Shafron advised the resolution to be adopted would be that the proposed ordinances are consistent with the Master Plan and the amendments made

in the past. A motion to adopt this resolution was made by Councilman Mitchell with a second by Dan Schnipp. The roll was called. Note, Mr. Foster voted no and Mr. Teresi abstained. Motion passed.

The Completeness Committee advises the application for 151 W. Fort Lee Road application has been deemed incomplete for administrative purposes. Board attorney Shafron advises we can discuss the application on an administrative basis but any further discussions would require notice by the Board. Mrs. Morrone will write a draft letter to the applicant's attorney advising him of the items needed to complete the application packet.

A motion to adopt the (amended) minutes of our January 13th meeting was made by Councilman Mitchell with a second by Mrs. Frias.

A motion to adjourn was made by Councilman Mitchell with a second by Robert Foster. Motion carried. Meeting adjourned at 8:00 p.m.

Respectfully Submitted,

Patricia Morrone

