

**2023 MASTER PLAN  
REEXAMINATION REPORT**

**BOROUGH OF BOGOTA  
BERGEN COUNTY, NEW JERSEY**

Prepared for:

**Borough of Bogota Planning/Zoning Board**

Prepared by:

**Phillips Preiss Grygiel Leheny Hughes LLC**

70 Hudson Street, Suite 5B

Hoboken, New Jersey 07030

Adopted July 11, 2023

The original of this report was signed and  
sealed in accordance with N.J.A.C. 13:41-1.3

---

Paul Grygiel, AICP, PP  
New Jersey Professional Planner License # 5518

Table of Contents

I. Introduction ..... 1

II. Major Problems and Objectives of the 2015 Master Plan Reexamination and the Extent to Which They Have Been Reduced or Increased ..... 3

III. The Extent to Which There Have Been Significant Changes in Assumptions, Policies and Objectives Forming the Basis for the Master Plan as Last Revised ..... 4

IV. Specific Changes Recommended for the Master Plan and Development Regulations..... 5

V. Recommendations of the Planning Board Concerning the Incorporation of Redevelopment Plans into the Land Use Element and Local Development Regulations ..... 6

VI. Recommendations of the Planning Board Concerning Locations Appropriate for the Development of Public Electric Vehicle Infrastructure..... 7

## **I. Introduction**

The New Jersey Municipal Land Use Law (MLUL) at N.J.S.A. 40:55D-89 mandates that a municipality's governing body shall, at least every ten years, provide for a general reexamination of its master plan and development regulations by the Planning Board, which shall prepare and adopt by resolution a report on the findings of such reexamination. Specifically, the MLUL mandates that a reexamination report must address the following:

- a) The major problems and objectives relating to land development in the municipality at the time of the adoption of the last reexamination report.
- b) The extent to which such problems and objectives have been reduced or have increased subsequent to that date.
- c) The extent to which there have been significant changes in the assumptions, policies, and objectives forming the basis for the master plan or development regulations as last revised, with particular regard to the density and distribution of population and land uses, housing conditions, circulation, conservation of natural resources, energy conservation, collection, disposition and recycling of designated recyclable materials, and changes in state, county and municipal policies and objectives.
- d) The specific changes recommended for the master plan or development regulations, if any, including underlying objectives, policies and standards, or whether a new plan or regulations should be prepared.
- e) The recommendations of the planning board concerning the incorporation of redevelopment plans adopted pursuant to the "Local Redevelopment and Housing Law," P.L. 1992, c. 79 (C.40A:12A-1 et al.) into the land use plan element of the municipal master plan, and recommended changes, if any, in the local development regulations necessary to effectuate the redevelopment plans of the municipality.
- f) A section setting forth the recommendations of the planning board concerning locations appropriate for the development of public electric vehicle infrastructure, including but not limited to, commercial districts and, areas proximate to public transportation and transit facilities and transportation corridors, and public rest stops; and recommended changes, if any, in the local development regulations necessary or appropriate for the development of public electric vehicle infrastructure.

The Borough of Bogota's most recent Master Plan Reexamination Report was adopted by the Planning/Zoning Board on April 14, 2015. The foregoing Master Plan Reexamination Report constitutes a reexamination of the 2015 Reexamination Report. The report represents an ongoing effort on the part

**2023 Master Plan Reexamination Report  
Borough of Bogota**

of the Borough of Bogota to ensure that its planning policies, goals and objectives, and development regulations remain current and effective in addressing the issues facing the Borough today. The following five sections address each of the state-mandated items described above.

## **II. Major Problems and Objectives of the 2015 Master Plan Reexamination and the Extent to Which They Have Been Reduced or Increased**

This chapter outlines the major problems and objectives identified in the 2015 Master Plan Reexamination Report. It also describes the extent to which such problems and objectives have been reduced or have increased subsequent to that date, in accordance with items *a* and *b* in N.J.S.A. 40:55D-89.

The 2015 Master Plan Reexamination Report summarized the problems and objectives from the prior Master Plan Reexamination and described their current status, as well as updated the Master Plan goals and objectives. It further noted that most of Bogota is built out and there are limited opportunities for new development, and that Bogota's housing stock is older and is limited in diversity of housing types, which impacts the ability of the Borough's population to grow. as few new dwelling units have been constructed in recent years and household sizes are declining in Bogota, consistent with broader trends.

The following recommendation is included in the 2015 Reexamination Report:

"The Borough should consider undertaking a thorough revision of the Zoning Ordinance in order to correct inconsistencies and discrepancies, replace inaccurate or confusing definitions, update outmoded features and reflect changes in statutes and case law to better regulate land use and design in the Borough. In addition, the zoning regulations for the downtown and other business zones should be evaluated and amended as necessary to help these areas remain viable while providing appropriate regulations."

This review of zoning regulations has not been undertaken to date.

### **III. The Extent to Which There Have Been Significant Changes in Assumptions, Policies and Objectives Forming the Basis for the Master Plan as Last Revised**

The overall assumptions, policies and objectives which formed the basis for the Borough's Reexamination Report as last revised remain valid at the present time. However, certain changes have occurred that are impacting Bogota and its planning policies. Notably, the growth of online commerce was impacting retail development and shopping patterns even prior to the COVID-19 pandemic. The temporary changes brought on by the pandemic have increased demand for delivery of goods, which has led to the development of more warehouse space in locations not once thought of as desirable for such use, and resulted in land use conflicts, traffic impacts and other negative effects on areas surrounding these uses.

The New Jersey State Planning Commission has recognized the potential for impacts from warehouse and distribution development due to outdated zoning regulations, and in September 2022 adopted guidelines for distribution warehousing and goods movement which provide guidance to municipalities for consideration in their planning and zoning efforts ("Warehouse Siting Guidance"). The Warehouse Siting Guidance document urges municipalities to review and update their master plan, zoning regulations and land development policies to help prevent land use conflicts and guide sustainable development.

Given the potential for negative impacts related to large-scale warehouse and distribution development, it is appropriate to evaluate the Borough's existing regulations for these uses and to consider whether they are appropriate given the limited amount of developable land in Bogota, as well as a road network that does not provide a direct connection from the Borough's industrial area to the regional highway network.

#### **IV. Specific Changes Recommended for the Master Plan and Development Regulations**

Based on the assumptions, policies and objectives discussed above, the Borough should consider revising its Zoning Ordinance and the South End Redevelopment Plan to remove warehouses as permitted uses.

## **V. Recommendations of the Planning Board Concerning the Incorporation of Redevelopment Plans into the Land Use Element and Local Development Regulations**

A master plan reexamination report is required to include recommendations of the Planning Board concerning the incorporation of redevelopment plans (adopted pursuant to the Local Redevelopment and Housing Law of 1992) into the land use element, and accompanying changes, if any, to the development regulations. The Local Redevelopment and Housing Law (LRHL) affords municipalities the authority to designate areas “in need of redevelopment,” provided they meet specific statutory criteria. The LRHL also enables municipalities to designate areas “in need of rehabilitation” in accordance with other criteria. Municipalities may prepare and implement redevelopment plans for both redevelopment and rehabilitation areas.

The Borough of Bogota has two active redevelopment plans. No changes are recommended to the West Fort Lee Road Redevelopment Plan. Focused amendments are recommended for the South End Redevelopment Plan as discussed in the prior chapter.



## **VI. Recommendations of the Planning Board Concerning Locations Appropriate for the Development of Public Electric Vehicle Infrastructure**

A Master Plan Reexamination Report is also required to provide the recommendations of the planning board concerning locations appropriate for the development of public electric vehicle infrastructure, including but not limited to, commercial districts and, areas proximate to public transportation and transit facilities and transportation corridors, and public rest stops; and recommended changes, if any, in the local development regulations necessary or appropriate for the development of public electric vehicle infrastructure.

With the 2021 enactment of statewide requirements and zoning standards for installation of electric vehicle supply equipment and “make-ready” parking spaces, there is no need to implement local regulations pertaining to this topic.