

**BOROUGH OF BOGOTA
PLANNING & ZONING BOARD
REGULAR MEETING
APRIL 14, 2026 | 7:30 PM**

AGENDA

I. CALL TO ORDER

II. FLAG SALUTE

III. OPEN PUBLIC MEETINGS ACT STATEMENT BY THE CHAIRMAN

In accordance with the Open Public Meetings Act, proper notice of this meeting, including its time, date, and place, has been provided to The Record and The Star-Ledger and posted on the Borough website.

IV. ROLL CALL

Mayor Fede	Rebecca Foster	Also Present:
Arthur Sopelsa	Daniel Schnipp	Jason Shafron, Attorney
Councilman Mitchell	Tony Teresi	Melissa Baque, Secretary
Corrado Mancini	Robert Foster	
Yesenia Frias	Samuel Harris, Alt. I	
	Robert Robbins, Alt. II	

V. PUBLIC COMMENTS

One (5)-minute time limit per person

VI. PUBLIC HEARINGS / APPLICATIONS (NEW)

1. 151 JPD Realty LLC

151 West Fort Lee Road
Block 64.01, Lot 11.01

Proposal: Conditional Use Variance Approval for Modifications to Existing Automobile Service Station

Attorney: David C. Russo, Esq.

VII. PUBLIC HEARINGS / APPLICATIONS (CONTINUED)

None

VIII. RESOLUTIONS

2026-1 Reorganization Meeting for 2026

2026-2 The Planning/Zoning Board of the Borough of Bogota Adopting a Housing Element and Fair Share Plan for Round Four

IX. APPROVAL OF MINUTES

- Regular Meeting Minutes – 02-24-26 & 03-24-26

X. CORRESPONDENCE

- New application received – under review by the Completeness Committee

XI. PAYMENT OF BILLS

- Costa Engineering – Inv#23739 – \$675.00 – (151 W. Fort Lee Rd. Application)

XII. ADJOURNMENT

Agenda is subject to change.

NEXT MEETING: APRIL 28, 2026

	Aye	Nay	Absent	Abstain	No Vote
Mayor Daniele Fede					
John Mitchell					
Corrado Mancini, Chairperson					
Yesenia Frias, Vice-Chairperson					
Art Sopelsa					
Robert Foster					
Rebecca Foster					
Daniel Schnipp					
Tony Teresi					
Samuel Harris, Alt. 1					
Robert Robbins, Alt.2					
Vote Total					

DATE:

RESOLUTION: 2026-1

MOTION BY:

SECONDED BY:

RESOLUTION 2026-1

**PLANNING/ZONING BOARD OF BOROUGH OF BOGOTA
REORGANIZATION MEETING FOR 2026**

WHEREAS, the Planning/Zoning Board of the Borough of Bogota, having duly convened its reorganization meeting on January 13, 2026, and;

WHEREAS, the Board having duly nominated and elected the following officers:

Corrado Mancini	Chairperson
Yesenia Frias	Vice-Chairperson

WHEREAS, at that meeting the Board has determined to appoint Patricia Morrone has submitted her resignation as Clerk and Secretary for the Planning/Zoning Board of the Borough of Bogota and has volunteered to stay on until the end of February, 2026; and

WHEREAS, at that meeting the Board has appointed Dan Schipp, Jessie Frias and Samuel Harris to continue as the Board’s Completeness Committee; and

WHEREAS, the Borough of Bogota on behalf of the Planning/Zoning Board of the Borough of Bogota, issued and published a Request for Qualification for Contractual positions for the year 2026; and

WHEREAS, the Board having received submissions filed in response to a Request for Qualifications, and the Board having reviewed same and the Board having determined that the following persons are qualified and possess the professional, financial and administrative familiarity with the Board necessary to serve the Board, and possess the necessary experience, training and capability to provide the services requested in the Request for Qualifications, and providing the greatest benefit to the tax payers of Bogota; and

WHEREAS, the Board has determined to appoint Jason T. Shafron, Esq., as Attorney for the Planning/Zoning Board for the Borough of Bogota for the year 2026; and the Board authorizes the Chairperson to enter into a contract to retain said professional; and

WHEREAS, the Board has determined to appoint Robert Costa of Costa Engineering as Engineer for the Planning/Zoning Board for the Borough of Bogota for the year 2026. Said firm shall be compensated by billing against applications wherein applicants have deposited professional escrows, in accordance with the terms of the Municipal Land Use Law; and

WHEREAS, the Board has determined to appoint Borough Planner Paul Grygiel as Planner for the Planning/Zoning Board of the Borough of Bogota for the year 2026. Mr. Grygiel shall be compensated by billing against applications wherein applicants have deposited professional escrows, in accordance with the terms of the Municipal Land Use Law; and

WHEREAS, the Board having determined to delegate the review of applications for completeness to Bogota Planning/Zoning Board Engineer, Robert Costa and Bogota Planning/Zoning Board Planner, Paul Grygiel; and

NOW THEREFORE BE IT RESOLVED, Planning/Zoning Board of the Borough of Bogota by way of this Resolution has accepted the resignation of Patricia Morrone as Clerk and Secretary for the Bogota Planning/Zoning Board; appoints Jason T. Shafron, Esq., as Attorney for the Bogota Planning/Zoning Board; appoints Robert Costa of Costa Engineering as Engineer for the Bogota Planning/Zoning Board and appoints Paul Grygiel as Planner for the Bogota Planning/Zoning Board for the calendar year 2026 and the Board authorizes the Chairperson to enter into contracts to retain said professionals and execute same.

PLANNING/ZONING BOARD OF THE
BOROUGH OF BOGOTA

Corrado Mancini, Chairperson

Melissa Baque, Secretary

I 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 January 13, 2026.

ATTEST: _____
Melissa Baque
Clerk of the Board

	Aye	Nay	Absent	Abstain	No Vote
Mayor Daniele Fede					
Corrado Mancini, Chairperson					
Yesenia Frias Co-Chairperson					
John Mitchell					
Art Sopelsa					
Robert Foster					
Rebecca Foster					
Daniel Schnipp					
Tony Teresi					
Samuel Harris, Alt. 1					
Robert Robbins, Alt. 2					
Vote Total					

DATE:
RESOLUTION: 2026-2
MOTION BY:
SECONDED BY:

RESOLUTION 2026-2

**THE PLANNING/ZONING BOARD OF THE BOROUGH OF BOGOTA
ADOPTING A HOUSING ELEMENT AND FAIR SHARE PLAN FOR
ROUND FOUR**

WHEREAS, the Borough of Bogota (hereinafter the “Borough” or “Bogota”) secured approval of a Housing Element and Fair Share Plan for Round 3 and the judge entered a Judgment of Repose, dated July 9, 2015, memorializing its approval of that plan; and

WHEREAS, in March of 2024, Governor Murphy signed an amendment to the New Jersey Fair Housing Act, N.J.S.A. 52:27D-301 et seq. (hereinafter “FHA II”), and

WHEREAS, FHA II established a procedure by which municipalities can secure approval of a Housing Element and Fair Share Plan; and

WHEREAS, that procedure contemplated that municipalities would adopt a resolution by January 31, 2025 committing to a fair share number and file a declaratory relief action within 48 hours from adoption of the resolution and then filing by June 30, 2025 an adopted Housing Element and Fair Share Plan within 48 hours after adoption with the Affordable Housing Dispute Resolution Program (the “Program”); and

WHEREAS, in accordance with that procedure, the Borough adopted a resolution by January 31, 2025 committing to a fair share number and then filed a declaratory relief action within 48 hours from adoption of the resolution; and

WHEREAS, the Borough’s affordable housing planning consultant, Paul Grygiel A.I.C.P, P.P. of Phillips Preiss Grygiel LLC has prepared a Housing Element and Fair Share Plan to address the Borough’s affordable housing obligations under FHA II; and

WHEREAS, the Borough now wishes for the Bogota Planning/Zoning Board to consider adopting a Housing Element and Fair Share Plan and the filing the duly adopted Housing Element and Fair Share Plan with the Affordable Housing Dispute Resolution Program (the “Program”) within 48 hours after adoption; and

WHEREAS, in accordance with the provisions of N.J.S.A. 40:55D-13 of the MLUL, the Planning/Zoning Board scheduled a public hearing on the HEFSP for June 10, 2025 at 7:30 pm at Borough Hall Council Chambers 375, Larch Ave, Bogota, New Jersey 07603; and

WHEREAS, in accordance with the provisions of N.J.S.A. 40:55D-13 of the MLUL, the Planning/Zoning Board published a notice of this public hearing in the Borough’s official newspaper at least ten days before the scheduled date for the public hearing and served a copy of this notice upon the clerks of all municipalities adjoining the Borough, upon the clerk of the County Planning Board, and upon the New Jersey Office of Planning Advocacy; and

WHEREAS, a copy of the HEFSP was placed on file with the Planning Board Secretary and was available for public review at least ten days before the scheduled date for the public hearing; and

WHEREAS, upon notice duly provided pursuant to N.J.S.A. 40:55D-13, the Planning/Zoning Board held a public hearing on the Housing Element and Fair Share Plan on June 10, 2025; and

WHEREAS, at the public hearing, Paul Grygiel provided professional planning testimony regarding the HEFSP and the Board provided members of the public with the opportunity to provide their comments about the plan; and

WHEREAS, the Planning/Zoning Board determined that the attached Housing Element and Fair Share Plan is consistent with the goals and objectives of the current Master Plan of Bogota, and that adoption and implementation of the plan is in the public interest and protects public health and safety and promotes the general welfare.

NOW, THEREFORE, BE IT RESOLVED by the Planning/Zoning Board of Bogota, County of Bergen, State of New Jersey, that the Planning/Zoning Board hereby adopts the Housing Element and Fair Share Plan attached hereto.

NOW, THEREFORE, BE IT RESOLVED the Planning/Zoning Board hereby directs the affordable housing attorney for Bogota to file the duly adopted Housing Element and Fair Share Plan with the Program, an entity created by the Amended FHA, within 48 hours of adoption and present the duly adopted Housing Element and Fair Share Plan to Bogota for endorsement.

BE IT FURTHER RESOLVED that Affordable Housing Counsel is authorized to pursue approval of the Housing Element and Fair Share Plan and submit such additional documents as may be necessary or desirable in an effort to secure such approval.

Melissa Baque, Secretary

Corrado Mancini, Chairperson

CERTIFICATION

I certify that the foregoing Resolution was duly adopted by the Planning/Zoning Board of Bogota at a regular meeting held on the 24th day of February, 2026.

ATTEST: _____
Melissa Baque
Planning Board Secretary

COSTA ENGINEERING
CORPORATION

325 SO. RIVER STREET
SUITE 302
HACKENSACK, NJ 07601-6802
PHONE NO. (201) 487-0015

	INVOICE NO.
3/24/2026	23739

BILL TO
Borough of Bogota Mr. Corrado Mancini 376 Larch Avenue Bogota , New Jersey 07603

SHIP TO
151 W. Fort Lee Rd. B:64.01; L:11.01 Bogota, NJ Project No. B26-0082

TERMS	DUE DATE
	3/24/2026

ITEM	DESCRIPTION	QTY	RATE	AMOUNT
Bogota Proj. Eng.	2.25.26-Review revised plans and documents submitted, update review letter. (G.O.)	3	150.00	450.00
Bogota Proj. Eng.	3.10.26-Finalize revisions to review letter, correspondence with Board members and planner. (G.O.)	1.5	150.00	225.00

Total	\$675.00
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*payment of all fees are expected upon receipt of invoice, balance due after fifteen (15) days shall be subject to a service charge of 19.80% annually, more specifically a daily rate of 0.05425%. All charges includes attorney fees associated with the collection of delinquent shall become part of the total fee.