

**Minutes of the Borough of Bogota Planning & Zoning Board Meeting
March 28, 2023 Meeting**

The March 28, 2023 meeting of the Borough of Bogota Planning/Zoning Board was called to order by Chairman Mancini at 7:37 pm

Members in attendance were Chairman Mancini, Vice Chair Daniele Fede, Tom Napolitano, Robert Foster, Yesenia Frias, Rebecca Youla, William Hordern and Daniel Schnipp. Also in attendance were Board attorney Kevin Kelly and Board secretary Patricia Morrone.

Councilwoman Mary Ellen Murphy and D/Sgt. Liriano were excused. Eddie Rieper was absent.

A motion to open to public comments not related to the agenda was made by Tom Napolitano with a second by Daniel Schnipp. Motion carried. Michelle Rupar, 140 West Fort Lee Road asked when the 285 Orchard Terrace hearing was adjourned, when will it be heard and when will the Thor River Road project be heard. Ms. Rupar was advised by Mr. Kelly that the applicant's attorney, John Veteri, contacted him about 1:30 p.m. to advise there was not enough time to properly advertise in The Record. Mr. Veteri also advised a big portion of his staff was out ill with Covid. He also advised the Thor River Road project will be heard on May 9th.

There being no further comments, a motion was made by Tom Napolitano with a second by Yesenia Frias to close to public comments. Motion passed.

With regard to old business, the attorney for the 285 Orchard Terrace application requested an adjournment due to lack of time to properly advertise. He requested it be carried to the April 11, 2023 meeting. A motion was made by Tom Napolitano with a second by Yesenia Frias to carry this hearing to the April 11, 2023 meeting. Motion carried.

With regard to new business, Mr. Frank Milleto presented the 163 Queen Anne Road application to the Board. He stated this would be an addition to the current dwelling making it a 2 family home. He also stated there would be 4 off street

parking spaces. This would be an improvement to the area. The area is a mixed used area in a R-2 zone.

Variations would be requested due to the lot size. The shortages would not have a negative impact on the area.

Once again off street parking was mentioned. There would be 2 car garages which would allow for 4 off street parking spaces.

Paul Grygiel stated a variance would be needed for the rear yard, 25 feet is required with 22.77 feet requested.

Mrs. Frias asked if the worn fencing and old driveway would be replaced. The applicant replied they would. She also asked for clarification of placement of condenser units. Applicant agreed to place them in the back of the house.

Mr. Costa stated RSIS garage spaces must be 20 feet wide which would count as 3 ½ spaces but 4 cars could fit side by side by increasing the width of the driveway. It would also require fixing the curb, sidewalk and driveway apron. There would also be the need to investigate the sewer operation.

Mrs. Fede suggested adding trees in front of the property.

The Board indicated they would be inclined to approve this application if the applicant returned with new plans indicating all the changes requested by the Board. The applicant was amenable to this arrangement and the matter will be carried to our April 25, 2023 meeting. A motion was made by Yesenia Frias with a second by Tom Napolitano. Motion passed.

A motion to close comments was made by Tom Napolitano with a second by Rebecca Youla. Motion passed.

The 51 Queen Anne Road Developer's Agreement was approved by Mr. Costa, Mr. Betesh and Mr. Grygiel. It was signed by Mr. Mancini and Mrs. Morrone and forwarded to the Borough Clerk's office for signatures.

A motion was made by Tom Napolitano with a second by Yesenia Frias to approve the invoices presented for payment. Motion carried. Mrs. Morrone will forward them to the Finance office for payment.

A motion was made by Tom Napolitano with a second by Rebecca Youla to adopt the minutes of the February 14th meeting. Dan Schnipp abstained. Motion carried.

A motion was made by Tom Napolitano with a second by Robert Foster to adopt the reorganization meeting resolution. Motion carried.

Mr. Kelly's contract was presented to the Board. A motion was made by Tom Napolitano with a second by Yesenia Frias to approve Mr. Kelly's contract. Motion carried.

Chairman Mancini advised the borough is going to hybrid meetings on April 6th. A discussion followed pertaining to the Board following this procedure for its meetings. Mr. Kelly stated he felt we should not go to hybrid meetings at this time. He stated it is too new and there hasn't been a lot of case study released. The Board agreed with Mr. Kelly's comments and it was decided not to go to hybrid meetings at this time. We will follow the Mayor and Council's experiences with this method and revisit it at a later date. Mrs. Morrone will attend the Council meeting on April 6th so she can learn how to operate the new equipment should the Board decide to switch at a later date.

A motion to adjourn the meeting was made by Rebecca Youla with a second by Tom Napolitano. Motion carried. The meeting was adjourned at 8:21 pm

Respectfully Submitted,
Patricia Morrone
Secretary

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