

**Minutes of the Borough of Bogota Planning & Zoning Board Meeting  
June 27, 2023 Meeting**

The June 27, 2023 meeting of the Borough of Bogota Planning/Zoning Board was called to order by Vice Chair Daniele Fede at 7:37 pm

Members in attendance were Vice Chair Daniele Fede, Tom Napolitano, Yesenia Frias, Dan Schnipp, William Hordern, Councilwoman Mary Ellen Murphy, Robert Foster and Rebecca Youla (arrived at 7:47). Also in attendance were Board attorney Kevin Kelly and Board secretary Patricia Morrone.

Chairman Mancini and Yesenia Frias were excused. D/Sgt. Liriano and Eddie Rieper were absent.

A motion to open to public comments not related to items on the agenda was made by Tom Napolitano with a second by William Hordern. Motion passed. There being no public comments, a motion was made by Tom Napolitano with a second by Mary Ellen Murphy. Motion passed

David Becker, attorney for the 2-8 Queen Anne Road applicant, expressed concern about having a quorum. We had 6 members present and he was concerned that those absent members would not listen to the meeting recording. Mr. Kelly assured him this was not the case and our board is very attentive to its responsibilities.

A question was raised by Dan Schnipp about parking ordinances issued in 2002 and 2004. Resolutions #2002-02 issued to Mr. Morales and 2004-05 issued to Mirabella. Mrs. Morrone will forward copies of these to David Becker for his review.

Mr. Kelly asked for a motion to amend the agenda to include the bond ordinance issue. A motion was made by Mary Ellen Murphy with a second by William Hordern. Motion passed.

New business on the agenda was conducted prior to Ms. Youla's arrival. With regard to Mr. Costa's invoice #22229, Ms. Fede questioned the charges made due

to the fact that this is a BOE project and there is no escrow account. It was determined that Greg O'Donnell would review these charges with his office to verify when they occurred. Payment tabled until further notice. A motion was made by Tom Napolitano with a second by Mary Ellen Murphy to pay all other invoices submitted. Motion passed. Invoices will be forwarded to the Finance Office for processing.

A motion was made to adopt the minutes of the June 13, 2023 meeting by Rebecca Youla with a second by Robert Foster. Councilwoman Murphy and Tom Napolitano abstained. Motion passed,

Mr. Kelly presented Bond Ordinance 1595 to the Board. This ordinance is consistent with the Master Plan and he recommended it be accepted. A motion was made by Tom Napolitano with a second by Mary Ellen Murphy. Mrs. Morrone called the roll, all in favor. Resolution will follow.

Mr. Becker, attorney for the 2-8 Queen Anne Road applicant again expressed his hesitation to proceed with the hearing. It was determined that the hearing would be adjourned to address Mr. Costa's concerns as outlined in his review letter. The hearing was therefore carried to the July 25, 2023 meeting with no further publication or advertisement.

Paul Grygiel, the Borough and Planning Board Planner was sworn in and began his discussion of the Re-Examination of the Master Plan. The proof of publication with a run date of June 15 2023 was marked as BD1. Mr. Kelly marked correspondence sent to Ridgefield Park, Teaneck, Hackensack, the County and NJ Office of Planning Advocacy as well as proof of mailings as BD2.

Mr. Grygiel stated the main concerns of many towns is the construction of warehouses. A change in land use policy would eliminate warehouses as permitted land use. Mrs. Fede stated this would remove all warehouses in general and no warehouses would be permitted in the future.

Councilwoman Murphy stated the adoption of step 1 goes before the Mayor and Council for approval. Step 2 is an ordinance vacating re-development and amending "no warehouses".

A discussion followed pertaining to further revising the Master Plan with Main Street parking as an issue, etc. Councilwoman Murphy advised she would include

this in her report to the council and request allocation of funds to further address the Master Plan at a future date.

A motion was made by Rebecca Youla with a second by Tom Napolitano to adopt the Re-Examination of the Master Plan as outlined by Paul Grygiel. Mrs. Morrone called the roll and motion was passed.

There being no further business before the Board, a motion was made by Tom Napolitano with a second by Robert Foster to adjourn the meeting. Motion passed. The meeting was adjourned at 8:43 pm

Respectfully Submitted,  
Patricia Morrone  
Secretary