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2026 JUN -1 P 4:37
BOROUGH OF BOGOTA

LAW OFFICES
RUSSO & RUSSO, P.C.
A PROFESSIONAL CORPORATION
901 TEANECK ROAD
TEANECK, NJ 07666-4511
(201) 833-9393
FAX (201) 833-9589
attorneydavidrusso@gmail.com

RECEIVED

2026 JUN -1 P 4:35

BOROUGH OF BOGOTA

PLEASE REPLY TO TEANECK

DAVID C. RUSSO
N.J., N.Y., PA., D.C. AND FLA. BARS

425 BEACH ROAD
TEQUESTA, FL 33469
(561) 745-3097

May 28, 2026

HAND DELIVERED.

Borough of Bogota
375 Larch Avenue
Bogota, NJ 07603
Attn.: Melissa Baque, Planning & Zoning Board Secretary

Re: **PROPERTY:** 151 W. FORT LEE ROAD, BOGOTA, NJ 07603
B: 64.01 L: 11.01
APPLICANT: 151 JPD REALTY LLC

Dear Ms. Baque:

Please be advised that this firm represents 151 JPD REALTY LLC with regard to captioned application.

I am enclosing Application and plan prepared by Civilized Engineering, LLC.

The application seeks to amend the Resolution of Approval #2026-3 dated May 12, 2026.

This revised application flips the office and bathroom from the left side to the right side of the repair bays.

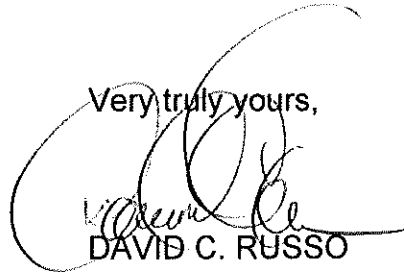
This improves on-site traffic circulation.

It also requires two (2) additional variances, one for setback and one for increased pervious coverage.

I would appreciate if you would review and advise as to a hearing date.

Thank you for your cooperation.

Very truly yours,

A handwritten signature in black ink, appearing to read "David C. Russo", is written over the typed name. The signature is fluid and cursive, with a large initial "D" and "C".

DAVID C. RUSSO

DCR:dv
Enclosures
cc: 151 JPD Realty LLC

RECEIVED

DATE _____
BOARD OF ADJUSTMENT
PLANNING BOARD

2026 MAY 29 A 11:00

PROOF OF PAYMENT OF TAXES

Tax Collector

FEE Variance _____
Site Plan _____
Conditional use _____
Subdivision _____

**BOROUGH OF BOGOTA
APPLICATION FOR DEVELOPMENT AND/OR APPEAL
TO BE COMPLETED BY THE APPLICANT**

Site Location 151 WEST FREE RD Block 64.01 Lot 11.01

1. Name of Applicant: 151 JPD REALTY LLC
Address: 140 CANE ST, BOGOTA, NJ Telephone: (201) 336-2781

Relation to Owner if not same as Owner: _____

2. Name of Owner (if other than Applicant): _____

Address: _____ Telephone: _____

3. The applicant is a:

☐ Corporation ☐ Partnership ☐ Individual ☒ Limited Liability Company

Other (please specify): _____

If the applicant is a corporation, partnership or Limited liability Company, please attach a

list of names and addresses of persons having a 10% interest or more in the corporation

or partnership. SUKHPAL KAUR (51%) KULDIP SINGH (49%)
140 CANE STREET, BOGOTA, NJ 07603

CORPORATIONS AND LIMITED LIABILITY COMPANIES MUST BE

REPRESENTED BY AN ATTORNEY-AT-LAW

4. Name of Architect or Engineer CIVILIZED ENGINEERING LLC

Address: 6 JOAN DRIVE, MONTVILLE, NJ Telephone: (973) 570-5893
07045

5. Name of Attorney: DAVID C RUSSO

Address: 901 TEANECK ROAD, TEANECK, NJ 07666 Telephone: (201) 833-9393

6. Has this property been the subject of a hearing before the Board of Adjustment or Planning Board

X Yes ___ No

Disposition: RESOLUTION: 2026-3, 5/12/26

(Please provide any resolution resulting from such hearing)

7. Deed restrictions that apply or are contemplated: ___ Yes X No

Description: _____

(If yes, attach copy)

DESCRIPTION OF PREMISES

8. Corner Lot: X Interior Lot: ___ Zone District _____

Lot Size _____

9. Lot Dimensions: Front _____ Rear _____ R. Side _____ L. Side _____

Impervious coverage: _____

BUILDING/OR STRUCTURE SETBACKS

10. Existing: Front _____ Rear _____ R. Side _____ L. Side _____

11. Proposed: Front _____ Rear _____ R. Side _____ L. Side _____

12. Building Height: _____ Building Coverage: _____ Gross all floors: _____

USE

Present Use: GASOLINE STATION + AUTO REPAIR

Proposed Use: " " " "

The Administrative Officer has declined to issue a permit and has made the following decision regarding the zone status of this application:

TYPE OF APPLICATION

☐ Site Plan

☒ Conditional Use

☐ "A" Variance

☐ "B" Variance

☒ "C" Variance

☐ "D" Variance (Use)

IMPORTANT: MUST BE ANSWERED BY ALL APPLICANTS:

Type(s) of Variance Requested and how relief can be granted without substantial detriment to

Public good or Bogota's Zoning Plan

AMEND 5/12/26 RESOLUTION TO INCLUDE NEW SETBACK VARIANCE
+ INCREASED IMPERVIOUS COVERAGE VARIANCE AS A RESULT
OF FLIPPING OFFICE + BATHROOM FROM LEFT SIDE TO RIGHT
SIDE OF REPAIR BAYS.

OFFICE USE ONLY

☐ BOARD OF ADJUSTMENT

☐ PLANNING BOARD

Date of Hearing _____

Board action required by _____

Date

Application declared complete on _____

Date

Final Decision Rendered on _____
Date

APPROVED ___ APPROVED WITH CONDITIONS ___ DENIED ___

WITHDRAWN OR DISMISSED ___

DEED RESTRICTION ___

Being duly sworn, says that he is the applicant or one of the applicants in the above action; that the application, if filed as an appeal from any order or decision of the Zoning Officer, has been filed within the time required by law, and that all of the matters and facts set forth in the foregoing are true.

SUKHPAL Kaur
APPLICANT

State of New Jersey

County of: BERGEN

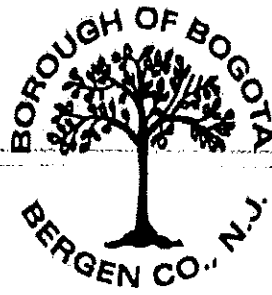
Sworn to and subscribed before me

this 28th day of MAY, 2026.

[Signature]

SIGNATURE OF OFFICER ADMINISTERING OATH (Notary)

DAVID C RUSSO, AN ATTORNEY AT LAW OF N.J.
TITLE OF SUCH OFFICER



BUILDING DEPARTMENT

In God We Trust

September 24, 2025

151 JPD Realty LLC
151 West Fort Lee Road
Bogota, NJ 07603
B:64.01 Lot 11.01

RE: New larger canopy and replacing 3 existing gasoline pumps with 4 new gasoline pumps

Be advised that your application has been denied for the following reasons:

21A-12.2.a.3.6. Specific Standards for Certain Conditional Uses.

The application is considered a Conditional Use for B3 Zone 21A-12.1 and should be submitted to the Planning and Zoning Board of Adjustments who will then either grant or deny the application.

Thank you,

Art Sopelsa

Art Sopelsa
Construction Code Official, Building & Zoning Official

Borough of Bogota



375 Larch Avenue
Bogota, NJ 07603

TAX & ASSESSMENT PAYMENT REPORT

OWNER (s): ISI SPD Realty LLC

ADDRESS: 151 W. Fort Lee Rd., Bogota, NJ 07603

BLOCK: 64.01

LOT: 11.01

To be completed by the Tax Collector

☒ Certification that the taxes on the above referenced property are CURRENT to date.

☒ Certification that all assessment that are due HAVE BEEN PAID.

☐ The following periods (or Assessments) are delinquent/past due:

DATE: 6/1/26

[Signature]
TAX COLLECTOR / OFFICE

	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	5				

DATE: 05-12-26

RESOLUTION: 2026-3

MOTION BY: Robbins

SECONDED BY: Rebecca Foster

**RE: Resolution Regarding Application of 151 JPD Realty LLC
151 West Fort Lee Road, Bogota, New Jersey
Block 64.01 Lot 11.01
Use Variance Approval**

**RESOLUTION 2026-3
PLANNING/ZONING BOARD OF THE BOROUGH OF BOGOTA**

WHEREAS, 151 JPD Realty LLC, Applicant/Representative Gurpal Singh, has applied to the Planning/Zoning Board of the Borough of Bogota for a Use Variance for modifications to a Delta Gas Station located at 151 West Fort Lee Road, Bogota; the site located in the B-3 Business/Office Zone where an automobile service station is permitted as a conditional use; and

WHEREAS, a public hearing, upon notice to the public required by statutory notice, was held on April 14, 2026, by the Zoning Board configuration of the Zoning/Planning Board of the Borough of Bogota on the application of the Applicant, represented by counsel, David Russo, Esq., of Russo and Russo, Esqs., appearing; and

WHEREAS, during the hearing, the Applicant presented testimony and/or reports from witnesses who were accepted by the Board as experts in their respective fields, specifically Tyler VanderValk, Civil Engineer of Civilized Engineering, LLC and Steven Koestner, Surveyor testified before the board; and

WHEREAS, 151 JPD Realty LLC and Gurpal Singh, the Applicants have applied to the Zoning/Planning Board of the Borough of Bogota for Variance relief pursuant to N.J.S.A. 40:33D-70(d)3, N.J.S.A. 40:55D70(c)1 and N.J.S.A. 40:55D-70(c)2 and a Preliminary and Final

Site Plan approval specifically seeking site and building modifications including: partial demolition of the existing structure, reducing the building to two (2) service bays, replacement of the existing canopy with a larger canopy structure, removal of the three (3) existing pumps and installation of five (5) combined gasoline/diesel pumps, replacement of the two (2) existing underground storage tanks with two (2) new tanks, restriping of the parking area, installation of new site lighting, installation of canopy-mounted signage and installation of landscaping; and

WHEREAS, during the hearings the Applicant presented testimony and/or reports from witnesses each of whom was accepted by the Board as experts in their respective field; and

WHEREAS, during the application the following Exhibits were introduced: Site Plan marked as A-1(A); Drainage, Utility and Soil Erosion & Sediment Control Plan marked as A-1(B) and Swept Path and Construction Details marked as A-1(C); and

WHEREAS, the Board having reviewed the entire record and exhibits and heard and considered the comments, both written and oral of all experts and witnesses; and

WHEREAS, the public was given the opportunity to question each witness and make comments at the conclusion of the testimony; and

WHEREAS, based upon the testimony, stipulations of the Applicant and evidence presented including all exhibits presented and all of the plans, and the comments of the municipal representatives and the public; and

1. The site is located within the B-3 Zone and the proposed improvements require variance relief from multiple provisions of the B-3 Zone. A D(3) Variance is required for the modification of the conditional Automobile Service Station; and
2. Attorney Russo stated the following proposals: Replacement of underground fuel tanks; new canopy installation; increase from three pumps to five pumps; addition of diesel fuel service; reduction of auto repair bays from four to two; reduction of building size and site circulation and access improvements; and
3. Tyler VanderValk, Civil Engineer of Civilized Engineering, LLC, presented site plans and revisions marked as Exhibits A-1(A), A-1 (B) and A-1 (C) providing variance justification which describe layout, circulation improvements, drainage, lighting, reduction of building size and site improvement; and
4. Applicant, Gurpal Singh, testified as to the operations, gas station hours, fuel deliveries and agreed as to reasonable delivery timing conditions; and
5. Robert Costa, P.E., the Planning Board Engineer requested the Applicant clarify the parking layout, retaining wall design, the need for construction details, possible screening, circulation concerns and parking feasibility; and

6. Paul Grygiel, the Borough of Bogota's Planning Board Planner's application can be granted subject to the conditions stated; and
7. Steven Koestner, Surveyor, testified regarding utilities, and site conditions. Mr. Koestner addressed sewer depth and feasibility and addressed the retaining wall replacement and grading; and
8. Mr. Barte, the applicant's tank contractor commented. He estimated the construction would last approximately two months or more, would be fully fenced and closed during construction, with police traffic control if necessary; and
9. The Board finds the application meets the requirements for special reasons required for a D-3 use variance as the site is uniquely situated for this use. The variance can be granted "without substantial detriment to the public good" and "without substantial impairment to the intent and purpose of the zone plan and zoning ordinance". The principles of the positive criteria have been met in that this is a unique use which generates limited traffic which promotes the general welfare, and the use is suitable in size and configuration for the site; and
10. The negative criteria have been met in that there is no detriment to the public good and there is no impairment to the use of the zone plan; and
11. The Zoning Board configuration of the Planning/Zoning Board of the Borough of Bogota has determined the applicant has presented evidence that establish the positive criteria for granting the use variance relief under N.J.S.A. 40:55D-70(d)3 as well as N.J.S.A. 40:55D-70(c) 1 and 2; and

NOW THEREFORE BE IT RESOLVED, the Zoning Board of the Borough of Bogota, hereby grants Applicant's application as presented. This approval is subject to the following conditions:

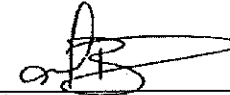
1. This approval is specifically granted based upon the testimony of the Applicant, the experts, the exhibits presented by the experts and the application submitted to the Zoning Board configuration of the Planning/Zoning Board of the Borough of Bogota, all of which have been relied upon by the Board.
2. The applicant shall comply with all stipulations made on the record to the Board.
3. The relief granted to the Applicant is specifically made subject to any and all conditions referred to herein and stipulated on the record. In the event any condition is held to be invalid, unenforceable or unlawful, the approval shall be unenforceable. It is the intent of the Board that the application shall not be approved if any conditions are invalid and that the conditions are not severable from any relief granted herein.

Conditions are:

- a. No outdoor vehicle repairs;
 - b. No vehicle storage outside;
 - c. No painting of vehicles (indoors or outdoors);
 - d. Landscaping to be installed and maintained;
 - e. Signage limited to plans and non-essential signage removed;
 - f. Lighting to be shielded and directed downward;
 - g. Deliveries to avoid peak school hours where possible;
 - h. Striping and traffic flow improvements required;
 - i. Compliance with prior approval conditions.
4. The Applicant shall obtain all required approvals from outside agencies in order to construct the proposed development; including but not limited to the following:
- a. Bergen County Soil Conservation District;
 - b. Bergen County Planning Board;
 - c. New Jersey Department of Transportation;
 - d. New Jersey Department of Environmental Protection.
5. Construction activities may only be conducted during hours stipulated by Borough Ordinance.
6. Any adjacent structure, retaining wall, landscaping, curb, piping, pavement, fencing, etc., damaged during construction must be required or replaced.
7. The Applicant must provide a minimum of forty-eight (48) hours' notice of any inspections.
8. The Applicant shall replace existing sidewalk along West Fort Lee Road and River Road. Sidewalk shall also be installed across the driveway apron along West Fort Lee Road. All sidewalks shall comply with the latest ADA Standards.
9. Any violation of these conditions would result in a rescission of the approval and result in the revocation of any certificate of occupancy for the subject site.
10. The Applicant shall pay all professional fees incurred by the Board as a result of this application. In the event a professional escrow of the applicant has been exhausted, said escrow shall be replenished prior to the issuance of any certificates of occupancy.

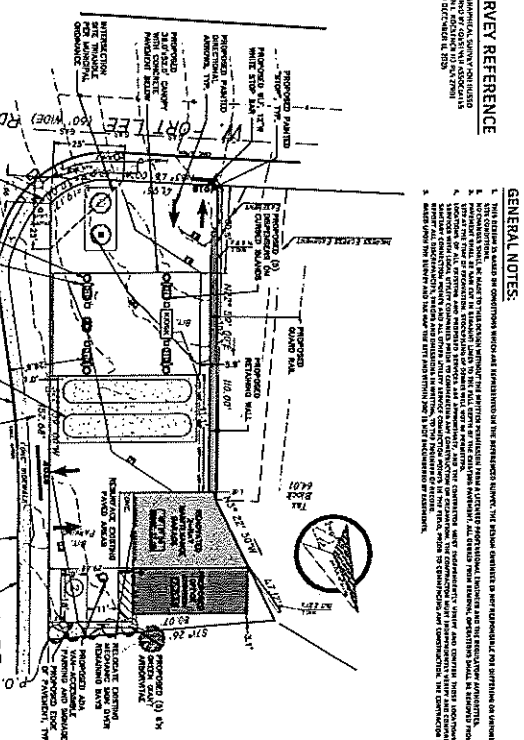
PLANNING/ZONING BOARD OF THE
BOROUGH OF BOGOTA


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

ATTEST: 
Melissa Baque
Clerk of the Board



SURVEY REFERENCE

10/09A PHILADELPHIA SURVEY FOR THE DISTRICT OF COLUMBIA
PREPARED BY GOSPEL FOR ASSOCIATES
ATTENTION: RESEARCHER AT BOX 278061
DATED OCTOBER 10, 2009

GENERAL NOTES:

1. This chapter is clearly an introduction which is embellished with the references SURVEY. The focus deviates a bit to a philosophical one, offering on language.
2. The chapter is not a good introduction to the book. It is a good introduction to the book, but it is a good introduction to the book, but it is a good introduction to the book.
3. The chapter is not a good introduction to the book. It is a good introduction to the book, but it is a good introduction to the book, but it is a good introduction to the book.
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IMPERVIOUS COVERAGE		
TYPE	EXISTING	PROPOSED
PRINCIPAL BUILDINGS	22.05 57.72% %	1.58 59.00% %
CANOPY	0.61 57.78 %%	1.27 57.19 %%
PAVED WALKWAYS	4.75 57.78 %%	5.00 57.78 %%
PAVEMENT	3.24 57.75 %%	5.43 57.50 %%
TOTAL	8.65 77.00 %%	9.27 57.94 %%

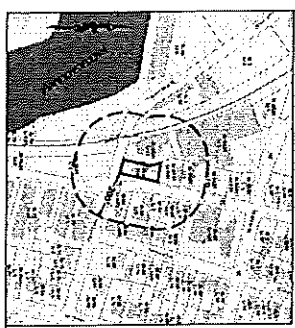
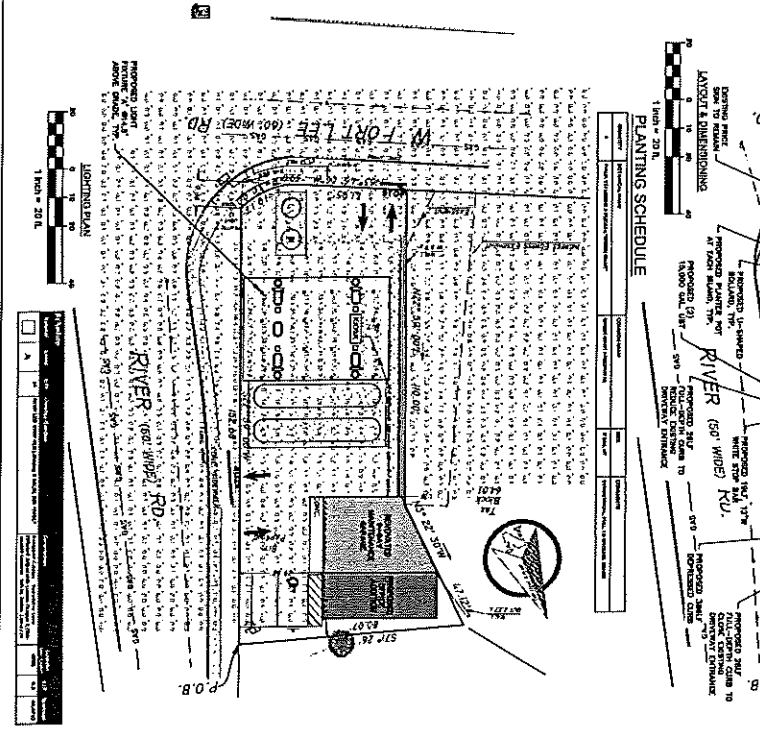
- SERVICE STATIONS 2 STALLS / BAY
- 2 X 20' STALLS
- PROPOSED 2 STANDARD + 1 ADA + 2 STALLS PROVIDED

SIGNAGE REQUIREMENTS

WALL SIGN (ON CANOPY)

REPEATED SIGN ABOVE

JRM WALL FACTOR
 = 0.0181 × 101.37
 PROPOSED SIDEWALK 4.5 S.F. VARIANCE
 PERMITTED DEVIATION OF FACED 10"
 PROPOSED DEVIATION 7' OR LESS
 MAX VERTICAL CLEARANCE 8'
 MAX VERTICAL CLEARANCE 3'
 MAX WIDTH WITH BUILDING WALL = 0.943V + 32.4"
 PROPOSED WIDTH 13' ± 0.5"
 BUILDING SHOW FOR MECHANICALS REMAIN, RELOCATE OVER
 REMAINING CANAL BAYS.
 ALL OTHERS TO BE REMOVED

[illegible][illegible]

CIVILIZED
engineering, llc

151 JPD REALTY LLC

151 W FORT LEE ROAD
BLOCK 64.01, LOT 11.01
BOROUGH OF BOGOTA
COUNTY OF BERGEN
NEW JERSEY

CIVILIZED
engineering, llc

DATE:	01/05/2010
PROJECT ID:	24600

10F3

[illegible][illegible]

4 inch = 20 R.

[illegible]

4 inch = 20 R.

4 inch = 20 R.

PRELIMINARY AND FINAL SITE PLAN WITH USE VARIANCE

151 JPD REALTY LLC

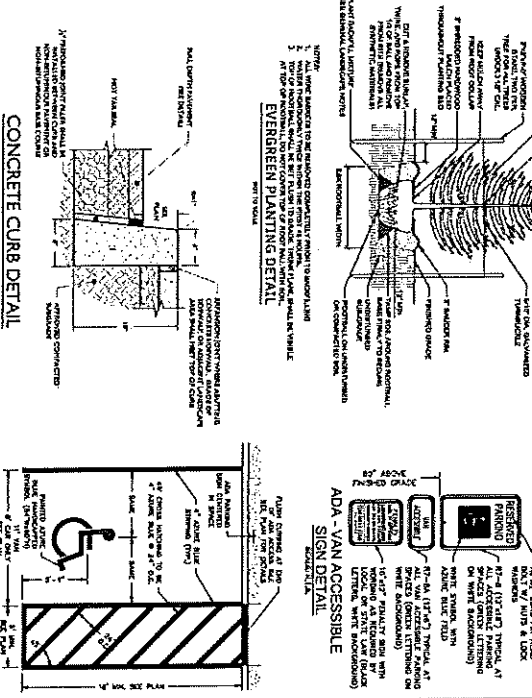
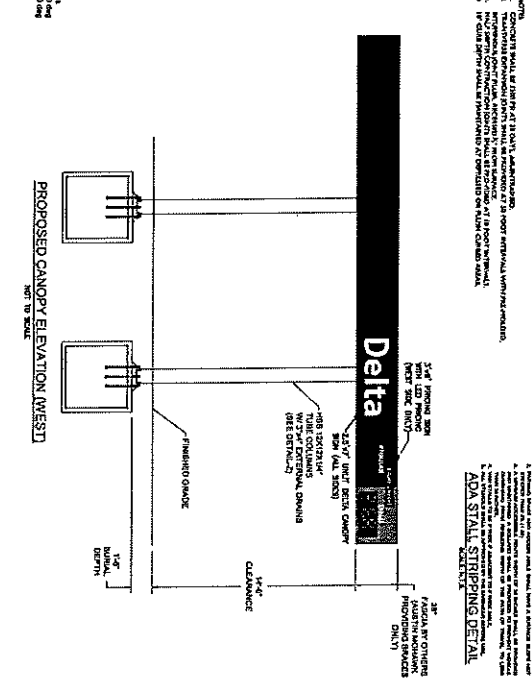
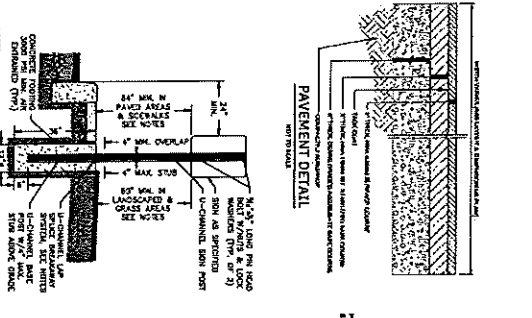
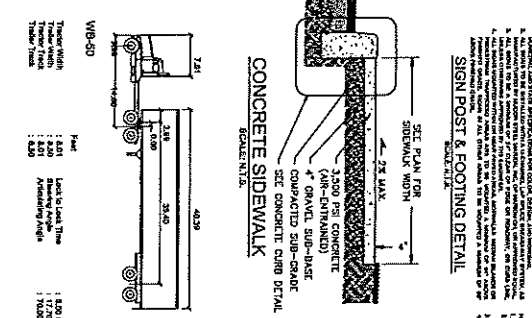
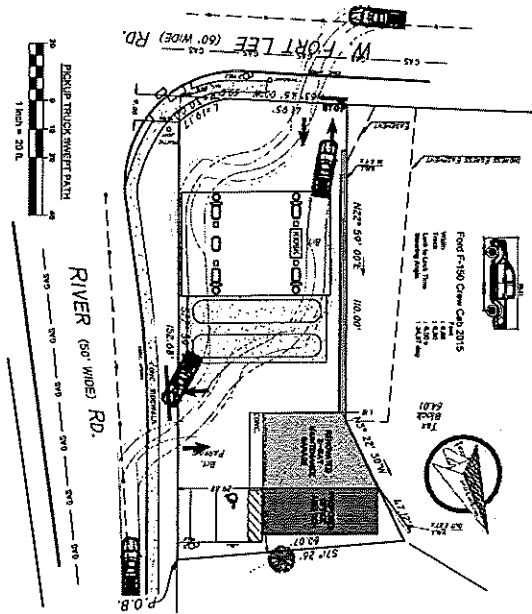
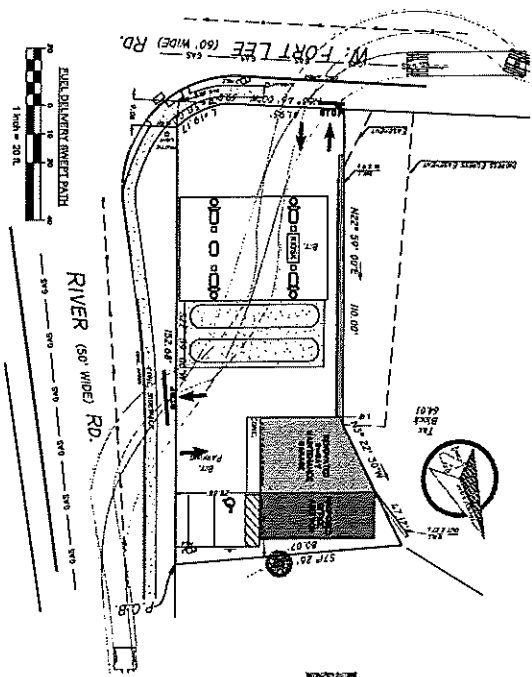
151 W FORT LEE ROAD
BLOCK 64.01, LOT 1L01
BOROUGH OF BOGOTA
COUNTY OF BERGEN
NEW JERSEY

6304E DRIVE
MONTVILLE, NJ 07055
PHONE 973-572-5893
EMAIL C1F1LZT5ENG@GMAIL.COM
CERTIFICATE OF AUTHORIZATION
Z-CAD587X00

MYLER C. VANDERWALK
PROFESSIONAL ENGINEER
NEW JERSEY LICENSE NO. 24024-00001

CIVILIZED
engineering, llc

SHEET TITLE
DRAINAGE, UTILITY AND
SOIL EROSION & SEDIMENT
CONTROL PLAN



30 F3	30 F3
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