

**BOROUGH OF BOGOTA
PLANNING & ZONING BOARD
REGULAR MEETING
MINUTES – JULY 28, 2026**

I. CALL TO ORDER

The meeting was called to order at 7:35 PM.

II. FLAG SALUTE

All present stood for the Pledge of Allegiance.

III. OPEN PUBLIC MEETINGS ACT STATEMENT

The statement of compliance with the Open Public Meetings Act was read into the record, confirming proper notice was provided, published, and posted on the Borough website.

IV. SWEARING-IN CEREMONY

1. Mayor Fede administered the Oath of Office to Ryan Mullally as Alternate Member I of the Planning/Zoning Board, replacing Samuel Harris (resigned), for the unexpired term ending December 31, 2026.

V. ROLL CALL

Present:

- Mayor Fede
- Councilman Mitchell
- Corrado Mancini
- Arthur Sopelsa
- Rebecca Foster
- Anthony Teresi
- Robert Foster
- Ryan Mullally

Absent:

- Daniel Schnipp
- Yesenia Frias
- Robert Robbins

Also Present:

1. Board Attorney Jason Shafron
2. Board Secretary Melissa Baque
3. Board Engineer Robert Costa
4. Board Planner Spach Trahan

VI. Public Comment (Non-Agenda Items)

Motion to open to the public by Mr. Teresi, seconded by Mrs. Foster. All in favor.

No public comments.

Motion to close public comment by Mr. Foster and seconded by Mrs. Foster. All in favor.

VII. Public Hearing – Application

1. Amended application

151 JPD Realty LLC

151 West Fort Lee Road

Block 64.01, Lot 11.01

Proposal: Amend the May 12, 2026 Resolution to include new setback variance and increased impervious coverage variance as a result of flipping office and bathroom from left side to right side of repair bays.

Attorney: David C. Russo, Esq.

During the variance application, Mayor Fede recused herself and stepped out of the dais.

The Board Attorney confirmed that proper notice had been provided. The applicant's attorney stated that the amended application incorporated the testimony from the previous hearing and that the testimony presented would address only the revisions to the previously approved site plan.

Testimony

1. Applicant's Engineer – Tyler VanderValk (Civil Engineer)

Mr. VanderValk testified that the amended plan revised the building layout by relocating the office space and constructing a 16-foot addition on the north side of the building. He explained that the changes improved site circulation while maintaining the existing parking layout and other site features. He also testified that the amended plan resulted in a reduced setback of 3.1 feet and a slight increase in impervious coverage to 94.4%. All other site improvements, including the canopy and circulation pattern, remained unchanged from the previously presented plan.

2. Applicant's Planner – Steve Lydon

Mr. Lydon testified that the amended plan represented an improvement over the previously approved design by enhancing circulation, updating the site, improving stormwater management, and providing additional landscaping and buffering. He testified that the application was consistent with the Borough's Master Plan and Zoning ordinances.

Board Discussion & Conditions

The Board discussed the revised site layout and the proposed buffering along the northern property line adjacent to the residential property. Board members requested replacement of the existing deteriorated fence and the installation of a solid privacy fence. The applicant agreed to install a minimum six-foot solid privacy fence, with the final height and location subject to compliance with applicable regulations and sight distance requirements. The Board also discussed maintaining the proposed evergreen buffer and the area between the building and the property line.

The Board Planner confirmed that an eight-foot fence is permitted within the non-residential zone. The Board Engineer reviewed the amended plan, including stormwater improvements, and had no additional concerns.

Public Comment on Application:

Motion to open to the public by Mrs. Foster, seconded by Mr. Teresi. All in favor.

No public comments.

Motion to close public comment by Mrs. Foster, seconded by Mr. Teresi. All in favor.

Board Action

A motion was made by Rebecca Foster and seconded by Anthony Teresi to approve the amended site plan application and associated variances, subject to the conditions of the previously approved resolution and the additional condition requiring installation of a minimum six-foot solid privacy fence along the northern property line.

Roll Call Vote: All board members present voted yes, except for Councilman Mitchell who abstained. Motion Carried.

Mayor Fede returned to the meeting.

VIII. RESOLUTIONS

None

IX. APPROVAL OF MINUTES

- Regular Meeting Minutes – 05-12-26

Motion made by Mr. Teresi and seconded by Mrs. Foster. All board members present voted yes. The motion passed with a voice vote. All in favor.

X. CORRESPONDENCE

Mr. Mancini advised the board that new applications have been received and are under review by the Completeness Committee and professionals. He also congratulated the new board member. Mayor Fede pointed out that he had to complete a mandatory board member training with NJPO.

XI. PAYMENT OF BILLS

- Planner – Invoice no. 44269 – \$437.50 – (335 River Rd)
- Planner – Invoice no. 42242 – \$612.50 – (151 W. Fort Lee Rd)

Motion made by Mr. Teresi and seconded by Mr. Sopelsa. All board members present voted yes. Motion Carried.

XII. ADJOURNMENT

Motion to adjourn by Mr. Foster and seconded by Mr. Teresi. All in favor. Meeting adjourned at approximately 8:23 PM.

CERTIFICATION

I hereby certify that this is a true copy of the minutes.

Melissa Baque,
Board Secretary