

REGULAR MEETING MINUTES OF THEBOROUGH OF OGDENSBURG
LAND USE BOARD FOR
May 24, 2022, AT THE OGDENSBURG
MUNICIPAL BUILDING, 14 HIGHLAND AVE.
OGDENSBURG, AT 7:00pm

Chairman Elliott Honig called the meeting to order at 7:05pm.

Chairman Honig led the Pledge of Allegiance.

STATEMENT OF COMPLIANCE

The notice requirement of P.L. 1975, Chapter 231, Sections 4 and 13 have been satisfied with a schedule of all meetings together with the time, location and agenda of same being sent to the NEW JERSEY HERALD and the NEW JERSEY SUNDAY HERALD and posted on the bulletin board at the Borough Hall on January 26, 2022.

ROLL CALL: Fierro, Fitzgibbons, Honig, Kibildis, Marceau

Absent: Andrews, Mayor Hutnick (arrived at 7:17pm), Nasisi, Telischak

Also present: None

APPROVAL OF THE MINUTES

Mr. Fitzgibbons made a motion to approve the meeting minutes for April 26, 2022. Seconded by Mr. Fierro.

Upon Roll call Vote:

Yeas: Fierro, Fitzgibbons, Honig, Marceau

Nays: None Absent: Andrews, Hutnick, Nasisi, Telischak Abstain: Kibildis

APPLICATIONS FOR COMPLETENESS

There are no applications for completeness.

APPLICATIONS TO BE HEARD

There are no applications to be heard.

OLD BUSINESS/NEW BUSINESS

Chairman Honig commented [representatives] are here from Interstate so we will go to that item. There is an update regarding everything that is going on and thanked William Fisher and Peter Fisher for coming today and giving us the update. We do appreciate it and we are happy to see some good things being done.

William Fisher referred to the update provided to the board dated May 22, 2022 and explained the utilities are complete, plumbing complete waiting for as-builts for final inspection, same for fire protection, interior is complete, electric complete waiting for as-builts; heating is back ordered approximately delivery in one-month, outdoor storage is currently being cleaned up and explained.

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Mr. Fisher commented the Sussex County soil has been recertified to September, 2023. Septic system has been complete waiting for as-builts. Ms. Hough asked for a copy of the Soil Conservation recertification. Mr. Honig asked if they could email a copy to the clerk.

Mr. Fisher continued with the update Dykstra is working on the easements, detention basin vegetation has grown in the area, snow fence is no longer needed, the insurance coverage was sent over last time, utilities are complete, concrete sidewalk is complete, parking area and driveway curbs and drainage are complete and explained. The sign has been ordered and will be complete within the next 30 days, slope along lot nine they are planning to plow down the berm along lot eight to lessen the severity of the slope. The slope along lot nine was existing when they purchased the lot. Minor Landscaping was supposed to be completed already but will be completed within the next two weeks. In his conclusion the building is complete and they are waiting for professional services such as plan changes and as-builts.

Mr. Honig asked outdoor storage was one of the points of contingent last time; he appreciates you starting to move everything. Do you have an ETA and asked about the slope along lot 9? The engineers were supposed to touch base; our engineer was supposed to be here tonight but that didn't happen. Mr. Honig asked for an update; last he was told from you was that you guys were not going to touch anything now you are lessening it. Please explain.

Mr. Fisher commented he is going to plow that down and see what we have at that point and we will go from there.

Mr. Honig commented that still has to go through soil conservation to finalize that part of it as well. That was the last update from the Board's engineer; a lot of that is what the County says is going to be required as well.

Mr. Fisher commented we are pretty much done as far as professional services.

Mr. Honig asked if the Board members had any questions.

Mr. Fitzgibbons commented looks good.

Mr. Kibildis commented the meeting before last your engineer was going to get together with our engineer regarding that slope right.

Mr. Fisher commented right, but he wants to plow it down to see what we have afterwards.

Mr. Kibildis commented so they haven't gotten together yet but they will.

Mr. Fisher commented that would be pointless right now and explained.

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There was a brief discussion on the slope.

Mr. Honig commented to clarify at the end COAH needs to be addressed to the State.

There were no other comments.

Mr. Honig thanked William Fisher and Peter Fisher for the update.

Local Planning Services Grant

Mr. Honig asked if the Council made any progress. Ms. Hough explained we haven't heard anything from Bob Tessier. There was a brief discussion on how far behind the State is with everything.

Park Grant

Mr. Honig explained the township he works in is redoing their tennis courts and spoke about the cost.

There was a brief discussion on the park grant/playground area.

Borough owned properties –

No update

Redevelopment

Mr. Marceau explained a summary of redevelopment work that had been done in the past. We need get the subcommittee together to work on this.

Mr. Fitzgibbons asked if there was any point to go to Dykstra to see if there is any information they have.

There was a brief discussion on redevelopment work previously done.

International Maintenance Code [review of chapters 1-3]

Mr. Honig explained chapter 1 what he thought should go into it. 1.5 he liked but wasn't sure and explained.

Mayor Hutnick commented the only thing he isn't sure about we have ordinances that we use they need to be updated or modified maybe we can extract information from in here and modify that with other towns that he works in, or Tom works in. Because they are County towns; instead of changing our whole code system.

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Mr. Hong commented he thinks your right; this was more to incorporate into the one section that we have specifically on property maintenance.

Mayor Hutnick commented we do need to update a few things; property maintenance is incredibly hard to enforce.

There was a discussion on property maintenance and different properties,

Mr. Honig commented if everyone is ok with that section he thinks it is ok to use it; section 1.6 was necessary, 1.08 – 1.10 is basically all the same we really can't get into some of those things especially with what we are looking for. Our goal is just property maintenance at this point the scope is important we are just going back to 1.01 and 1.02; 1.11 is unsafe structures and equipment it isn't necessary saying only what they are, what it is and how it is defined.

Mayor Hutnick explained you have to be cautious with the unsafe structure; one because if we deem it to be uninhabitable we are going to have to house them.

Mr. Honig commented he stayed away from 1.12 and 1.13 and explained.

Mr. Honig commented definitions which is again chapter two this would be added to our definitions which is 30.201 he explained how he compared with the Borough's definitions and these definitions and explained to take all of the definitions and just put them in.

Mr. Honig referred to chapter 3 he had recommended to add sections 3.01, 3.02, 3.03 is similar to what we already have we are just a little more vague. This is outlining it a little more better and explained he says no to 3.3.2 and explained.

There was a discussion on chapter 3, the numbers of vehicles permitted on a property, working on cars as a hobby, all cars should be registered, interior of buildings, 3.04 will be added in the need for house numbers, everything up to 3.14 is staying except for this regarding window screens, 3.15 stay, 3.16 stay, 3.17, 3.18 scratch. 3.19 scratch. There was a discussion regarding fencing, and if part of the fence is missing, if during an inspection of the interior of a house if something appears to be a safety hazard request it be fixed,

Mr. Honig commented he will take the time and put all this in a format for the Board to review.

CORRESPONDENCE

- CCO and Zoning permit report

BILLS/VOUCHERS

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Mr. Honig asked if there were any questions on the bills/vouchers.

Mr. Fitzgibbons commented the one from Van Cleef just emails is that a general charge.

Mr. Honig commented we don't know what that is for we can go back and request detail. We have asked for more details before.

There was a discussion on the bills. Ms. Hough explained a bill regarding the cell towers.

Mr. Honig commented the \$624.73 is our bill.

Mr. Marceau commented to pull that bill until we hear back regarding any escrow.

Mr. Honig commented this is our second bill from them [regarding cell tower].

Ms. Hough explained the first one was never on the bills list [she requested additional funds from T-Mobil and they questioned the fee after the approval was complete].

Mr. Marceau commented to pay the Review of Maintenance code [\$195.00] of the bill.

Mr. Honig asked would we need a new voucher to do so; this voucher is for the full amount.

Mr. Marceau commented he would hand write it.

Mr. Honig commented he doesn't have a problem pulling it until we hear back about the other bill and escrow.

Mr. Honig commented to be clear the statement #944280 from Dolan and Dolan we are going to hold off of payment of 3-22-2022 2 hours total \$390.00 until we hear back as far as the escrow fund but we will pay our review of the maintenance code.

Mr. Honig asked for motion; to be clear it would be to approve all bills and vouchers with the modification of #944280 to only pay the amount of \$234.73.

Mr. Fierro made a motion to approve those vouchers. Seconded by Mayor Hutnick.

Upon Roll call Vote:

Yeas: Fierro, Fitzgibbons, Honig, Hutnick, Kibildis, Marceau

Nays: None Absent: Andrews, Nasisi, Telischak Abstain: none

- Statement #944280 from Dolan and Dolan Roger Thomas, Board Attorney in the amount of \$624.73.

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- Statement #944281 from Dolan and Dolan Roger Thomas, Board Attorney in the amount of \$112.86 from Interstate Industrial escrow account.
- Invoice # 6202-51 from Van Cleef Engineering, Mike Vreeland, Board Engineer in the of \$65.00.

PUBLIC PORTION

There were no members of the public.

ADJOURN

Mr. Fitzgibbons made a motion to adjourn. Seconded by Mr. Kibildis. All were in favor.

Chairman Honig adjourned the meeting approximately 8:07pm.

Prepared by
Robin Hough, RMC/CMR