

REGULAR MEETING MINUTES OF THE BOROUGH OF OGDENSBURG
LAND USE BOARD FOR
September 26, 2023, AT THE OGDENSBURG
MUNICIPAL BUILDING, 14 HIGHLAND AVE.
OGDENSBURG, AT 7:00pm

Chairman Elliott Honig called the meeting to order at 7:00pm.

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 25, 2023.

ROLL CALL: Fierro, Fitzgibbons, Honig, Mayor Hutnick, Kibildis, Marceau, Poyer

Absent: Nasisi

Also present: Roger Thomas, Board Attorney

APPROVAL OF THE MINUTES

Mr. Fierro made a motion to approve the meeting minutes for August 22, 2023. Seconded by Mr. Kibildis.

Upon Roll call Vote:

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

Nays: None Absent: Nasisi Abstain: None

APPLICATIONS FOR COMPLETENESS

There are no applications for completeness.

APPLICATIONS TO BE HEARD

There are no applications to be heard.

OLD BUSINESS/NEW BUSINESS

Local Planning Services Grant

Chairman Honig asked if we heard anything from Mr. Tessier. Ms. Hough explained she sent an email and we should be getting something from them soon.

International Maintenance Code [Ordinance review]

Chairman Honig asked if there is any update from the Council.

Mayor Hutnick commented we will put this on the agenda for the next Council meeting.

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Park Grant

Mayor Hutnick updated the Board explaining he will be meeting with the line painting company but we are still ahead of schedule because they paved early. The playground is all torn up, we are trying to get certified playground mulch for the playground. Mayor Hutnick explained he is talking with a local scout troop that asked for an Eagle Scout project can they spread the mulch.

Zoning Map & zoning ordinance review

Chairman Honig explained at the last thing they left off with R-30, R-40 doesn't really change much based on the recommendation that we had; if you look at the proposed recommendations on page six from the original handout. We talked about as a reminder purposed we are leaving public utility again addressing the definition later on. Chairman Honig referenced page six and reviewed proposed changes. R40 is similar to R30. In R-30 we talked about removing agriculture is that something you want to discuss for R-40 as well as solar mounting.

Chairman Honig commented for R-10 we removed satellite antenna, roof mount only for solar structures would that also apply for R-40. We don't want ground mounted.

There was a discussion on the R-40 zone, agriculture in the zone, no farm animals just growing plants and read the definition on agriculture.

Chairman Honig commented the only changes in R-40 would be the same that apply to R30 minus we will leave agriculture.

Chairman Honig referred to R-100 which dives into multifamily. We had some discussions over the years about multifamily dwelling there are still some issues that come up.

There was a discussion on the two R-100 areas being State owned properties, but that doesn't mean it would-be State-owned forever, open space land, possible changing the zone to public purpose or just simply recreation and park land and we already have a PC zoning with that purpose.

Chairman Honig commented if we leave everything as is in R-100 the only thing we would have to address is the fact we discussed solar for every other zone as a permitted assessory use. Are we forbidding it on the ground?

Mr. Thomas commented so you are adding roof mounted solar. Chairman Honig explain yes, we are adding that to every zone.

Chairman Honig referred to RMF zone. Mr. Thomas commented you authorized this zone in the book but no place on the land.

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Chairman Honig commented at this point we don't have RMF he didn't find any type of overlay; would that get removed all together then.

Mr. Thomas commented unless you as a group decide you want to put this someplace. Then yes, it should absolutely be eliminated.

There was a discussion on the RMF zone, not having it on the books if we are not using it, we do have multifamily in other zones and if you don't have the zone on the map it should be eliminated in the book.

Chairman Honig commented at this point we leave everything in the R-100.

Chairman Honig referred to zone CCR which is continuing care retirement community; we have an R-40/CCR and R-30/CCR. The question is if it is State owned land do we leave CCR just to say we have one.

Mr. Thomas commented that is a planning question and explained why. What is confusing is to have parcels/maps that end up having two zones. Mr. Thomas commented he isn't sure why that ever occurred; they are compatible they are both residential but a different type; you can end up indicating that one could flow into the other and gave an example.

There was a discussion on the zones, remove CCR and leave the R-30 and R-40, there was interest for a large development in the R-30 area, taking the R-30 out of the one zone and leave CCR then take the CCR out of the R-40.

Chairman Honig suggested let's do this; as our talking point for the next meeting see what we think would fit and based on that decide which of the R-30 or R-40 would be in our best interest to leave or remove. He believes most of that R-30 was turned over to the State once the development fell through; there was site plans there was everything it was approved and ready to go but then the land was turned over to the State.

Mr. Marceau explained if you ever get the land back you might want to explore redevelopment.

There was a discussion on the property behind Arch street where this development was originally going to go.

Chairman Honig commented review CCR which is a lengthy zone and figure out which one of those we want to keep if any for next time. For October we will be looking at CCR, BC and CR zones. His goal would be to introduce this the beginning of next year with the changes.

Chairman Honig asked if there were any questions, comments or concerns.

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CORRESPONDENCE

Chairman Honig explained the correspondence

- CCO and Zoning Report for August, 2023.

Mayor Hutnick explained the house on Glenbrook the owner was issued summons and is scheduled for a Court appearance.

Mr. Fitzgibbons asked about the Delta Gas Station. Mayor Hutnick gave an update to the Board.

Chairman Honig asked about the structure Atlantic Manor added to the building during COVID and if the COVID executive orders are still in effect. Mr. Thomas explained he will check into this.

BILLS/VOUCHERS

Mayor Hutnick made a motion to pay the bill. Seconded by Councilman Poyer.

Upon Roll call Vote:

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

Nays: None Absent: Nasisi Abstain: None

- Invoice #6230-13 dated August 24, 2023 from VanCleeef Engineering, Joseph Vuich, Planner to prepare and attend the joint Council and Planning Board meeting regarding NJ Local Planning Services Grant Program in the amount of \$347.50.

PUBLIC PORTION

There were no one in the public.

ADJOURN

Mayor Hutnick made a motion to adjourn. Seconded by Mr. Fierro. All were in favor.

Chairman Honig adjourned the meeting approximately 7:51pm.

Prepared by
Robin Hough, RMC/CMR