

**REGULAR MEETING MINUTES OF THE BOROUGH OF OGDENSBURG  
LAND USE BOARD FOR  
October 24, 2023, AT THE OGDENSBURG  
MUNICIPAL BUILDING, 14 HIGHLAND AVE.  
OGDENSBURG, AT 7:00pm**

Chairman Elliott Honig called the meeting to order at 7:02pm.

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, Honig, Kibildis, Marceau, Poyer

Absent: Fitzgibbons, Mayor Hutnick, Nasisi

Also present: Roger Thomas, Board Attorney

**APPROVAL OF THE MINUTES**

Mr. Fierro made a motion to approve the meeting minutes for September 26, 2023. Seconded by Mr. Kibildis.

**Upon Roll call Vote:**

Yeas: Fierro, Honig, Kibildis, Marceau, Poyer

Nays: None Absent: Fitzgibbons, Hutnick, 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 Ms. Hough for an update.

Ms. Hough explained emails have been going back and forth; working with Joe Vuich, Board Planner and Robert Tessier regarding redevelopment for the Borough owned property behind Borough Hall and the Main Street Strategic plan. We haven't received anything yet.

Chairman Honig commented the memo has to come from Mr. Tessier if he remembers correctly. Ms. Hough commented yes.

There was a brief discussion on the Grant.

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Mr. Marceau explained Mr. Tessier has to write the memo first that everything is still the same as a report done previously and it is still an area in need of redevelopment. We have a redevelopment subcommittee already and if we get a few members from Council.

**International Maintenance Code [Ordinance review]**

Chairman Honig asked if this was before Council.

Ms. Hough explained the ordinance will be introduced November 13, the ordinance will go back to the Land Use Board at their meeting the end of November and back to the Council for adoption the Mayor and Council first meeting in December. Ms. Hough explained there is another ordinance that has to be introduced and send back to the Land Use Board so it's easier to introduce them both at the same time.

**Park Grant**

Ms. Hough commented at the Mayor and Council meeting last night the Mayor explained he contacted the engineer regarding the line company. The quote we have regarding the line painting was for one basketball court and two tennis courts but now they are going to make two pickleball courts inside the tennis courts. The Mayor was waiting to hear back from the line company.

Chairman Honig commented on the improvements to the park area.

Chairman Honig explained a memo from the Board Attorney regarding the pandemic extensions for outside dining.

Mr. Thomas commented it was extended as indicated in the memo until November 30, 2024.

Mr. Thomas commented this is something you can allow and change by ordinance if you feel that is something you want to do as far as a redevelopment plan for down town. It is a thought.

Chairman Honig commented if any members think this is something we should entertain we can bring it up at another time.

Chairman Honig commented we also have a budget update. Mr. Marceau was nice enough to provide him with all of the number regarding the Land Use Budget. Chairman Honig explained our goal is to use the money on special projects that we feel would be a benefit for the Council; whether it be part of this redevelopment process. Chairman Honig explained to get a quote for work on redevelopment from the planner.

Chairman Honig commented our tax maps are outdated; with that being said we talked about getting a proposal for an update on the maps and a survey.

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Mr. Fierro asked the tax maps are outdated? Chairman Honig explained the zoning map is out dated. Mr. Fierro commented there should be funds annual to update the tax maps and explained the importance of having tax maps up to date.

Chairman Honig commented our goal was to update are zoning map. Additional we are going to need funds set aside for Mr. Thomas to help put together all the changes that we are discussing. Chairman Honig asked Mr. Thomas for a quote on preparing the ordinance changes.

Mr. Thomas commented he would have to know approximately how many pages for him to prepare a quote.

Chairman Honig explained he thinks a quote for up to fifty pages would cover us.

**PUBLIC PORTION**

Mr. Fierro made a motion to open to the public. Seconded by Mr. Kibildis. All were in favor.

Chairman Honig asked if the individual in the public had any commented.

There were no comments.

Chairman Honig explained the project the Board is working on with going to our ordinances to review and update.

Mr. Fierro made a motion to close to the public. Seconded by Mr. Kiblidis. All were in favor.

**Zoning Map & zoning ordinance review**

Chairman Honig commented he had asked the board to review the CCR zone to discuss tonight. Is there anything that came up in CCR zone that is a point of discussion.

Mr. Fierro commented on page 28 building height of 100 feet above ground; is that something our current fire apparatus can handle.

Councilman Poyer commented he doesn't think we have ladder truck so no.

Mr. Fierro asked is it our responsibility as a Municipality to be able to manage an emergency.

Mr. Thomas commented yes, he thinks you do but as long as you have a mutual aid package you would be covered. He can't imagine that a town like Ogdensburg does not have a mutual aid package.

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There was a discussion on having the equipment to handle an emergency with a building that height, to lower the allowed building height, 100-foot building being a safety issue, not having the equipment to handle an emergency of a building that high in the Borough, the height in other zones are lower, what height would be appropriate. After the lengthy discussion it was decided to change the building height in the CCR zoning to 50 feet.

Chairman Honig commented moving on to the BC zone, Borough Center. The original recommendation for the Borough Center permitted principal use we have retail sale of goods and services. The proposal at this time was excluding principal services involving internal combustion for fuel products.

There was a discussion on retail sales of goods and services, auto repair shops is a service, if you want to exclude a specific service you need to be specific, cannabis shops, boat repairs are internal combustions and if you eliminate internal combustion limit it to car repairs.

Chairman Honig commented we will come back to this topic for the next meeting; he would like to discuss that service for the next meeting. We also have as proposed remove satellite dish antenna.

We did update the BC zoning back in 2021.

Chairman Honig referred LED lighting.

There was a discussion on signs, LED lighting, LED flashing signs, how many messages can be allowed at one time on a flashing sign, signage was a recommendation from Bob Tessier, noticing for zone changes, downtown design standards, neon signs, apartments not permitted on the first floor, business on the first floor in the front and have an apartment in the rear of the first floor,

### **CORRESPONDENCE**

Chairman Honig explained the correspondence.

- CCO and Zoning report for September, 2023
- Hardyston Township ordinance 2023-13 amending certain portions of Chapter 185, zoning of the revised general ordinances to address miscellaneous correction and clarification and to amend the standards for accessory uses in residential zones based upon a comprehensive review of the Township's Land Use Chapters.
- Public Notice regarding a NJDEP Division of Land Use Freshwater Wetlands general permit 24 for 169 Kennedy Ave Block 19 Lot 19.

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**BILLS/VOUCHERS**

There were no bills or vouchers to approve.

**ADJOURN**

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

Chairman Honig adjourned the meeting approximately 8:14pm.

Prepared by  
Robin Hough, RMC/CMR