

**REGULAR MEETING MINUTES OF THE BOROUGH OF OGDENSBURG  
LAND USE BOARD FOR  
November 28, 2023, AT THE OGDENSBURG  
MUNICIPAL BUILDING, 14 HIGHLAND AVE.  
OGDENSBURG, AT 7:00pm**

Chairman Elliott Honig called the meeting to order at 7:14pm.

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:** Fitzgibbons, Honig, Kibildis, Marceau, Poyer

Absent: Fierro, Mayor Hutnick, Nasisi

Also present: Roger Thomas, Borough Attorney

**APPROVAL OF THE MINUTES**

Mr. Kibildis made a motion to approve the meeting minutes for October 24, 2023. Seconded by Mr. Marceau.

**Upon Roll call Vote:**

Yeas: Honig, Kibildis, Marceau, Poyer

Nays: None    Absent: Fierro, Hutnick, Nasisi    Abstain: Fitzgibbons

**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 there was any update.

Mr. Marceau explained we were waiting for a letter so our Planner can certify the area an area in need of redevelopment.

Chairman Honig asked do we need to do anything as a board.

Mr. Marceau explained it has been so long [since the old report was done] it has to be recertified. He is going to write a letter confirming the conditions are the same and then our planner has to go out and compare.

Chairman Honig commented then we don't have to do anything as a board. He doesn't want the board to hold anything up.

Chairman Honig explained he is going to move things around on the agenda.

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**To review and send back to the Mayor and Council Ordinance 15-2023 “AN ORDINANCE OF THE BOROUGH OF OGDENSBURG, COUNTY OF SUSSEX, AND STATE OF NEW JERSEY AMENDING SECTION 30-502.1 OF THE LAND DEVELOPMENT REGULATIONS FOR THE BOROUGH ENTITLED “STORMWATER MANAGEMENT”.**

Chairman Honig explained the Council sent to us the stormwater management ordinance. This is asked of us by the State. So, it is kind of one of those things to look through.

Mr. Thomas explained what you doing statutorily is more review this for purposes determining whether or not it is consistent with the Master Plan. So that is really what you are doing in regards to Ordinance 15-2023 as well as Ordinance 16-2023. If you find it inconsistent then you have to revise accordingly and the Council has the right to over ride by the full majority of the Council. If there are any technical comments that don't require any substantive change they can still go ahead with the second reading.

Ms. Hough explained she worked with the planner and borough attorney on the ordinance and explained the new Tier A requirements. This is required from the State.

There was a brief discussion on the ordinance.

Mr. Thomas commented since this is an action we should open it to the public.

Mr. Fitzgibbons made a motion to open to the public any comments on ordinance 15-2023. Seconded by Councilman Poyer. All were in favor.

There was no one present in the public.

Mr. Kibildis made a motion to close to the public any comments on ordinance 15-2023. Seconded by Mr. Fitzgibbons. All were in favor.

Mr. Thomas commented we should ask is there a motion to confirm this is not inconsistent with the Master Plan.

Chairman Honig commented we are not approving it; it's not our job to approve it. It is our job to review and insure we are accurate and in accordance with our Master Plan.

**Mr. Fitzgibbons made that motions. Seconded by Mr. Marceau.**

**Upon Roll call Vote:**

Yeas: Fitzgibbons, Honig, Kibildis, Marceau, Poyer

Nays: None Absent: Fierro, Hutnick, Nasisi Abstain: None

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**To review and send back to the Mayor and Council Ordinance 16-2023 “AN ORDINANCE AMENDING AND SUPPLEMENTING THE CODE OF THE BOROUGH OF OGDENSBURG BY DELETING AND REPLACING CHAPTER 14 ENTITLED “PROPERTY MAINTENANCE” IN ITS ENTIRETY”.**

Chairman Honig commented now we move to the next ordinance 16-2023 the ordinance for the property maintenance that we sent to Council. Chairman Honig asked for a motion to open ordinance 16-2023 to the public for discussion.

Mr. Fitzgibbons made a motion to open to the public for any comments regarding ordinance 16-2023. Seconded by Mr. Marceau. All were in favor.

There was no one in the public.

Mr. Kibildis made a motion to close to the public for any comments regarding ordinance 16-2023. Seconded by Mr. Fitzgibbons. All were in favor.

Chairman Honig commented this is the same thing our official motion is going to be.

Mr. Thomas commented a motion to indicate this ordinance is not inconsistent with the Master Plan.

**Mr. Fitzgibbons made that motion. Seconded by Mr. Kibildis.**

Chairman Honig asked if there was any discussion on the property maintenance.

**Upon Roll call Vote:**

Yeas: Fitzgibbons, Honig, Kibildis, Marceau, Poyer

Nays: None Absent: Fierro, Hutnick, Nasisi Abstain: None

Mr. Thomas commented if it is agreeable to the Board these are generally done by way of resolution however, he thinks in an effort to save some money on the part of the Borough if there is a clear reference to the fact that this action has been taken and is reflected in the minutes he thinks that should be sufficient enough.

Chairman Honig thanked the Board for their work; he thanked the Council for reviewing it. This was our goal for this year to have this pass.

**Park Grant**

Mr. Marceau explained the Borough Attorney is reviewing the agreement because there is some concern there was a deliverable date.

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**2024 Professional Services**

Chairman Honig commented we don't intend to make any changes for next year.

**Zoning Map & zoning ordinance review**

Chairman Honig commented he is going to keep this quick. At this point we can table this. Chairman Honig commented he would be happy to go through it. Chairman Honig commented the only thing he has to do is some research regarding lights and signage. The goal was to get through the last couple of things; at the same time some things came up such as adult uses still a conditional use for CR as well as we were debating what to do with smoke shop as well.

Chairman Honig asked is there any discussion on reviewing those last couple of things. Our goal between now and then is to type up everything that we have done up to this point.

Chairman Honig commented to look through everything between now and January we want to make sure we do this right. Last zone we did was BC. We were talking about signage; LED signs and lighting and we did discuss whether or not to consider apartments behind the store fronts nothing facing main street.

Chairman Honig asked if there was any other old or new business. There were no comments.

**CORRESPONDENCE**

Chairman Honig explained the correspondence.

- CCO and Zoning permit report for October, 2023.
- Adoption of Hardyston Township Ordinance 2023-13.

**BILLS/VOUCHERS**

Mr. Kibildis made a motion to approve the bill/voucher. Seconded by Mr. Poyer.

- Statement #948658 dated October 19, 2023 from Dolan and Dolan, Roger Thomas, Land Use Board Attorney for general matters in the amount of \$470.69.

**Upon Roll call Vote:**

Yeas: Fitzgibbons, Honig, Kibildis, Marceau, Poyer

Nays: None Absent: Fierro, Hutnick, Nasisi Abstain: None

**PUBLIC PORTION**

There was no one in the public.

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Chairman Honig wished everyone a wonderful holiday.

Ms. Hough asked if everyone received the Christmas Party invitations.

Chairman Honig thanked everyone he thinks the board accomplished a lot this year. The next meeting is January 23, 2024 the reorg meeting.

**ADJOURN**

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

Chairman Honig adjourned the meeting approximately 7:37pm.

Prepared by  
Robin Hough, RMC/CMR