

**REGULAR MEETING MINUTES OF THE BOROUGH OF OGDENSBURG  
LAND USE BOARD FOR  
April 27, 2021, AT THE OGDENSBURG  
MUNICIPAL BUILDING, 14 HIGHLAND AVE.  
OGDENSBURG, AT 7:00pm**

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

Chairman Honig led the Pledge of Allegiance.

Meeting was held via zoom/audio.

**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 29, 2020. Notice of this remote meeting has also been published in accordance with N.J.A.C. 5:39-1.1 through 1.7 which establishes standard protocols for remote public meeting governed by OPMA during a Governor-declared state of emergency. Said notice contains instruction and information for (i) accessing the remote public meeting using the Zoom web-based platform via internet web address or teleconferencing number, (ii) making or submitting public comments, and (iii) accessing relevant documents, if any, for the public view.

This meeting was held via zoom/audio. Participation/public access to the meeting was available at <https://us02web.zoom.us/j/87644911322> and entering Meeting ID: 876 4491 1322 or via teleconferencing/audio conferencing using a traditional phone by calling 1-646-876-9923 and entering Meeting ID: 876 4491 1322 followed by the # sign.

**ROLL CALL:** Andrews (via zoom), Fierro (via zoom), Fitzgibbons (via zoom), Honig, Mayor Hutnick, Kibildis (via zoom), Nasisi (via zoom), Telischak (via zoom)

Absent: Kervatt

Also present: Mike Marceau, CFO

**APPROVAL OF THE MINUTES**

Mr. Fierro made a motion to approve the meeting minutes for March 23, 2021. Seconded by Mayor Hutnick.

Mr. Honig asked if there was any discussion on the minutes. There were no comments.

**Upon Roll call Vote:**

Yeas: Andrews, Fierro, Fitzgibbons, Honig, Hutnick, Kibildis, Nasisi, Telischak

Nays: None Absent: Kervatt Abstain: None

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**APPLICATIONS FOR COMPLETENESS**

There are no applications for completeness

**APPLICATIONS TO BE HEARD**

There are no applications to be heard

**OLD BUSINESS/NEW BUSINESS**

**Parking for Main Street – Paper Road (Orchard Street)**

Mr. Honig commented he assumes there is no update yet on Orchard Street. There was no update.

**Interstate Industrial “List”**

Mr. Honig commented Interstate Industrial is getting close to their one- year mark. They haven’t hit it directly yet; he thinks we still have a few more months. The building is still being made so that is good to see that there is not much we can do other than wait for that to happen. They are within their time frame so far, as we know our goal is to get that as a taxable income and anything else is just going to be progress.

Mr. Telischak commented he drove by there and it looks great. Mr. Telischak commented under old business he was shocked to have about a half a dozen people ask him about the chicken ordinance. He didn’t know there was so much interest in chickens.

There was a brief discussion on the chicken ordinance and enforcement.

**Economic Development Plan**

Mr. Honig commented after the last meeting some emails went back and forth and we know we are at a standstill on this, we kind of decided as a group that it was in our best interest as a group to hold them off. Based on not only budgetary reasons but trying to figure out a final plan. We had streamlined what we are doing with the Highlands and the update on the Highlands is as follows; Angela got back to us after working with the Highlands and what it came down to is the communication was yes that grant is available and the free assessment is available but they have entire packet that we have to complete in order to get all of that. Angela had quoted us at one thousand dollars in order to do so. We looked at that and we couldn’t truly justify the funding and the Council couldn’t justify the funding of one thousand dollars for it because it was going to be free. We asked if it could be incorporated into what the Highlands is offering and they said no. So, at this point unless anybody has other justifications we are going to side table that with another option we are going to talk about. It was a little of a surprise to see that thousand-dollar charge of what it would cost to have that done. Mr. Honig explained he would have to look at the application to see if it was something we could complete without the planner and do on our own.

**Main Street Zoning Analysis**

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Mr. Honig explained this falls under the above; a lot of this is just stand still because we really can't do much.

**2021 Budget**

Mr. Honig asked do we have an update on the budget numbers.

Mr. Marceau, CFO commented we are scheduled for adoption the first meeting in May which is the 10<sup>th</sup>. Mr. Honig asked what the Land Use budget will be. Mr. Marceau commented \$15,300.

Mr. Honig commented as of right now the proposal for the budget that is to be approved May 10<sup>th</sup> is allotting for the Land Use budget \$15,300. for the year. Obviously, that is a significant amount for us and explained. He is happy and appreciates the support from Council.

Mayor Hutnick commented as long as it isn't all spent on reports he is good. There was a discussion on the budget, the board wants to do some planning and do it the right way, look as some of the information already complete to see what to move forward with.

Mr. Fitzgibbons commented he agree with some of the topics from last month meeting all tie in together. He thinks one of the things we should do is to go back and look at some for the recommendations that have been made to the Council, back in 2010 we did redevelopment work down town and did some of that planning which was turned over to the Council and to his knowledge nothing was done with it since. We had asked for the Council to take certain action back at that time; it is worth going back and reviewing some of that work at one of our meetings. There was a fair amount of work that was done then as to the development of the down town area and the borough properties and all these other things that are being talked about.

Mr. Honig asked Mr. Fitzgibbons if he was able to find that information; he doesn't remember if he sent it to him. Mr. Fitzgibbons commented that was just changes to ordinances. This pertains to the development of Main Street and the Borough owned properties.

Mr. Telischak asked if it was when we did the plan for sidewalks.

Mr. Fitzgibbons commented it was a little before that but all around that time period, remember we held the public hearings in town and there were certain things that were recommended then and there was never any action; it has been brought up in several reviews of the updated Master Plan and the reports the planner did. He thinks it is worth going back and taking a look at.

Mr. Honig commented absolutely.

Mr. Telischak commented maybe we can address the parking lot area of the property where the old house was torn down. Maybe we can readdress that parking lot and make it a viable project finally.

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Mr. Honig commented he will look and see what [information] he can find and put that on for the next meeting in addition to some of the ordinance stuff. We have the time and an available budget so we might as well try and make the best impact we can without just suppling reports.

Mr. Telischak commented around the Municipal Park we talked about the walking/exercise path or something around the existing park. Could that be something we talked about in the early 2000's it isn't a big dollar amount for the town and it could be a really nice option for people just to go for a walk.

**Walking Track/Path**

Mr. Honig commented this is on the agenda and the Mayor has some comments on this.

Mayor Hutnick commented the Council has applied for a recreation grant which would enable us to redue the basketball/tennis courts, the playground and the walking path around the ball field.

Mr. Honig commented all that would be part of it if we get the grant.

Mayor Hutnick commented he is working on another route which will give us a greater chance of success with the grant. We are looking at for the basketball and tennis courts to remove one tennis court and add a second basketball court; resurface the whole thing and hopefully get new fences around it. For the playground if we have enough money he would like take and redo the playground to make it more ADA assessable and have more items in there that are for handicap.

Mr. Kibildis asked to consider a pickle ball court. Mayor Hutnick commented he did get a request from somebody for that.

There was a discussion on having a pickle ball court.

**Local Planning Service Grant**

Mr. Honig commented we are also trying to apply for a local planning service grant; apparently there is another service out there that we are applying for that will allow us to get some additional projects funded through them. The planning is all through them if we get approved. It is just another application but again it is progress looking to find ways around budget issues and to allow us to free up some of our budget and we are not just getting reports that cost a lot of money.

There is information in your packet, a sample application, information on samples that was already done and we have to get council approval.

Mr. Fitzgibbons asked what was the plan for the first aid building.

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Mayor Hutnick commented right now the plan for the first aid building is to sit still until it is finalized on ownership; he would like the town to take over the building once the first aid squad has finalized its shutdown. Then his plan is to convert it into a community center that will be open to the residents also as an emergency warming station in times of need. It can't be classified as an emergency shelter because it is in a flood zone. Although it has never flooded it is in a flood zone. So, we can use it as an emergency warming station and provide shelter and heat should we need it. When it was not being used he would like to make it senior/community center. Something that can be used for the residents.

Mr. Fitzgibbons suggested making part of it a small library.

Mayor Hutnick commented yea, there is nothing in stone, it has to be redone on the inside. The garage is on the outside which are fully heated and has electric.

Mr. Fitzgibbons commented we used to have a small library in the Borough Hall before some of the changes that were made there on the second floor; it was a nice little facility and he thinks a lot of people would use it.

Mr. Kibildis commented years ago there was a community center and it was sponsored by the zinc company, it was the Marshal House on Sterling Plaza and that facility wasn't very big the first aid building is actually a larger building.

There was a discussion on a community center, first aid building, lot next to the first aid squad building, having a generator, this could take a few years with the first aid squad, the equipment being stored in the garage area now and maybe storing things in the garage area at borough hall.

Councilman Nasisi comment on the topic of the area where the Edison buildings were on Main Street and those lots we have acquired. There is trailer there on Borough property and there is a lot of driving that goes on to the grass of the Borough owned property. It doesn't make Main Street look good.

There was a discussion on addressing that issue. Mr. Honig commented he will ask Kevin to take a look at this.

**International Property Maintenance Code**

Mr. Honig referred to he has a copy of the International Maintenance Code and gave the Board some brief comments. For the next meeting he will have more information the packets for the board to review.

There was a discussion on inviting land lords to the meeting to discuss maintenance, you have to have the stakeholders involved with working together in the property maintenance and the appearance of Main Street.

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Mr. Honig commented he is of the understanding we are now allowed to have meetings in full here were everyone is in person. It would be a good thing to start progressing to that direction. He isn't sure if everyone is comfortable with this. The Council is ok to have a meeting in person the public would still be via zoom. Mr. Honig commented he would like you guys to consider at least in the next meeting or two to see if this is a possibility. Based on our earlier issue he doesn't half here and half zoom it would be nice to have some of these discussions in person.

Mr. Kibildis commented he thinks you can social distance in Borough Hall with the members there; he agrees.

Mr. Honig commented let's put it on for the next meeting in May 25<sup>th</sup> let's try and do this in person.

**CORRESPONDENCE**

Mr. Honig commented on the correspondence below.

Public notification for an application for freshwater wetlands general permit 24 submitted to NJDEP regarding 32 Bridge Street, Block 24 Lot 12.

**BILLS/VOUCHERS**

Mr. Fitzgibbons made a motion to approve the bills/vouchers. Seconded by Mr. Fierro.

1. Invoice dated March 31, 2021 from Van Cleef Engineering Board Planner invoice number 6230-12 in the amount of \$250.00.
2. Invoice dated March 31, 2021 from Van Cleef Engineering Board Engineer invoice number 6202-46 in the amount of \$195.00.
3. Invoice dated March 16, 2021 from Dolan and Dolan Board Attorney statement #321009 in the amount of 621.95.

Mr. Fitzgibbon asked what the voucher was for from Dolan and Dolan.

Mr. Honig commented this is regards to a half hour to review the poultry ordinance, two and a half hours for other things such as economic development to review the plan. This also came in he believes [under] the ordinance for Main Street that we changed when we changed the BC zoning.

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Mr. Nasisi commented on the financial disclosure statement everyone received via email. Just a reminder for everyone.

Mr. Honig commented let's go back to bills and vouchers and called for a roll call to pay the bills and vouchers. There was a motion and a second.

**Upon Roll call Vote:**

Yeas: Andrews, Fierro, Fitzgibbons, Honig, Hutnick, Kibildis, Nasisi, Telischak

Nays: None Absent: Kervatt Abstain: None

**PUBLIC PORTION**

Mr. Honig commented there a no members of the public here or in the waiting room [zoom].

**ADJOURN**

Mr. Telischak made a motion to adjourn the meeting. Seconded by Mr. Andrews. All were in favor.

Chairman Honig adjourned the meeting approximately 7:58pm.

Prepared by  
Robin Hough, RMC/CMR