

**REGULAR MEETING MINUTES OF THEBOROUGH OF OGDENSBURG  
LAND USE BOARD FOR  
May 25, 2021, AT THE OGDENSBURG  
MUNICIPAL BUILDING, 14 HIGHLAND AVE.  
OGDENSBURG, AT 7:00pm**

Chairman Elliott Honig called the meeting to order at 7:06PM.

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/8388825522> and entering Meeting ID: 838 8825 5522 or via teleconferencing/audio conferencing using a traditional phone by calling 1-646-876-9923 and entering Meeting ID: 838 8825 5522 followed by the # sign.

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

Absent: Andrews, Kervatt

Also present: Mike Marceau, CFO

**APPROVAL OF THE MINUTES**

Mr. Telischak made a motion to approve the meeting minutes for April 27, 2021. Seconded by Mr. Kibildis. There was no discussion on the minutes.

**Upon Roll call Vote:**

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

Nays: None Absent: Andrews, Kervatt Abstain: None

**APPLICATIONS FOR COMPLETENESS**

There are no applications for completeness.

**APPLICATIONS TO BE HEARD**

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There are no applications to be heard.

**OLD BUSINESS/NEW BUSINESS**

**Redevelopment studies from 2010**

Mr. Honig commented Mr. Fitzgibbons was nice enough to dig into his archives and found some redevelopment studies from 2010. Mr. Honig asked if the board members that were present at that time to fill the board in on the background.

Mr. Fitzgibbons commented he can tell you what he remembers; there is a missing report in more detail with other information in it that was done by Bob Tessier. At that time, he was working with Dykstra Engineering. It was around the same time frame. He thinks Mr. Tessier and Fred Solja were both with Dykstra at that time. There is a more complete work product where they went into more recommendations, delineations and prints of these various properties the Borough owned. They had certain sections they were recommending for commercial, certain for houses and that kind of thing. Mr. Fitzgibbons commented what he thinks we are going to have to do is really get ahold of them [to see if they have a copy of that report].

Ms. Hough commented the Mayor and Council passed a resolution authorizing to submit an application with the Local Planning Services. You have these redevelopment studies; she looked in the master plan reexaminations plan that was done in 2018 and in the there is a recommendation for redevelopment in these areas. If she goes on line to complete the application she can upload all these documents that Mr. Fitzgibbons gave her, upload the master plan reexamination and apply for a redevelopment plan for these areas.

Mr. Marceau commented he thinks you guys are further along than what you think you are. This redevelopment study is basically their study and recommendation of a redevelopment plan. To make it redevelopment you are going to have an overlay zone of exactly what you want in these areas and explained what he believes would come next.

Mr. Honig asked if we should include anything that was just completed by Angela.

Mayor Hutnick asked how does the master plan and redevelopment plan work together.

Mr. Marceau commented a redevelopment plan would overlay the master plan.

Mr. Fitzgibbons commented he thinks recent work we are going to do with Mr. Tessier overlaps with what we are doing with Angela's firm.

There was a discussion on redevelopment plan.

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Councilman Nasisi asked what was the purpose of bringing up this packet of a redevelopment plan. This particular plan is the five borough properties; it's town hall the access road and the other lot that is down by Dave's across from Main Street and then the light industrial commercial zone that is 36 acres that is in the back. It is just those five lots, it has nothing to do with Main Street. Lot one is where the Borough Hall is now, lot two is probably the back-parking lot.

Mr. Honig asked Councilman Nasisi if he was referencing the zoning district map. Councilman Nasisi commented yes. Mr. Honig commented the major areas are not really 1, 2, 6 or 7 he thinks it is more lot 4 which is along main street and the R30 which is supposed to be residential. One of the goals we talked about all along and one of the major goals is for us as a Board is to ensure that we are getting as much ratable and pushing for more ratable as we go along.

Mayor Hutnick commented one of the interesting things going on everywhere is they ran out of houses and they are looking for land they can use to develop more houses.

There was a discussion on land being bought up to build houses on, getting a developer, goal of the board to push for sale of borough properties and a redevelopment over lay.

Mr. Honig commented with all this information we are applying for those grants, we got our budget the last meeting to move forward a little more; he doesn't think it is economical to move forward much more with the economic plan through Angela while also waiting for [grants] that isn't going to cost us anything through [Local Planning Grant]. Is everyone in agreement with that.

Mr. Kibildis commented this report doesn't address the two Edison Houses. Mr. Honig commented that is in the report Highland Ave and Main Street Area; one of them addresses those two houses into a parking lot.

Mr. Marceau commented that is the conceptual redevelopment plan A and B.

There was a discussion on the two lots for parking, overlay zone, redevelopment plan, Main Street Study, completion of the conceptional plan of 2011 and Planning Grant time frame.

**Local Planning Services Grant**

Mr. Honig explained in the packet was the resolution authorizing the submission of the Local Services Planning Grant.

**International Maintenance Code/Stakeholder meeting**

Mr. Honig commented the International Maintenance Code is about 80 pages; based on last months conversation this is something we might want to implement. Mr. Honig questioned how to implement this into our current ordinance easily, a lot of this overlaps and explained. Maybe

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it is in our best interest to hold some form of stakeholders meeting in an effort to get everyone on board with this including the business owners in town and any residents that would be interested. Mayor Hutnick asked you are going to take our ordinance book and you are going to invite everyone in to take a look at this and explained it might not be a good idea.

Mr. Telischak commented the town has been successful with what we have in place for the last 40 years he has been involved.

Mayor Hutnick commented the only reason Kevin is bringing this up and he is backing Kevin with this is it helps us keep going forward and making things easier to manage.

The discussion continued on the International Maintenance Code, enforcing ordinances we have, main purpose if this code is to allow towns to maintain a property and bill the bank for it, a turning over population, what we want the town to look like and what we want to see in the future, buying the full version of the international code, adopting only sections of it, getting the professionals involved to see what we can incorporate, zoning officer and enforcing ordinances, a zoning officer will need an office and where, getting feed back from the businesses, absentee landlords, Air B and B's, not giving zoning officer position to the State and maybe doing a shared service for this position.

**2021 Budget Goals** – The goals already discussed.

Mr. Telischak commented Interstate Industrial looks wonderful.

Mr. Honig commented it does look wonderful, it isn't completed yet.

Mayor Hutnick commented they are doing something behind it.

Mr. Kibildis commented he thought and one point of time they were going to store everything behind the building he sees that fence up.

Mayor Hutnick commented everything is supposed to be in the building.

Mr. Honig commented in the building not behind the building.

Mayor Hutnick commented they are only supposed to have two vehicles outside. The building isn't done, they are still doing the inside.

Mr. Honig asked if there was any other new business. Councilman Nasisi commented something came up last night we were talking about the grant for redoing the playground and all that and something was brought to light if we take any State funding for something we can't keep it solely for Ogdensburg residents. Maybe we should look into that.

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Mr. Fierro commented that was a requisition of green acres money.

There was a discussion on State funding and Highlands.

Mr. Honig commented we haven't had professionals at the last two meetings; so far, we have been doing a good job, do we see a need for professionals based off the conversation we had today for our next meeting. He wants to put that out there for everyone because he doesn't want to make the decisions without asking.

Mr. Telischak commented he would leave it up to the chairman if you think we are going to require professional guidance then you should make that call. You have my vote to make that call.

Mr. Honig thanked Mr. Telischak for his confidence. Mr. Honig commented if you have a concern you can always reach out to him because we can always invite them.

Mr. Kibildis mentioned the improvement of Stew and Dolly's and Donkin Donuts. Mr. Honig asked is there a way that maybe the Council can recognize them at a meeting. Mayor Hutnick commented he can make a proclamation. Mr. Fitzgibbons mentioned recognize the owner of the property on the corner of Passaic and Kennedy. Councilman Nasisi commented on doing an article "Ogdensburg Main Street on the move reconstruction"; there is all kinds of stuff coming up. There was a discussion on what to include in an article.

**CORRESPONDENCE**

Mr. Honig explained the below correspondence.

- Letter dated April 21, 2021 from Jeffrey Houser P.E. Houser Engineering LLC.  
Re: Treatment works approval (TWA) Public Notification 84 Main Street and 3 Passaic Ave.
- Finance report for Fire Marshal, Zoning and Land Use Department 2021 Receipts, January, February, March and April.
- Mayor and Council resolution 38-2021 authorizing submission of Local Planning Services application to the New Jersey Department of Community Affairs Office of Local Planning Services.

**BILLS/VOUCHERS**

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

**Upon Roll call Vote:**

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

Nays: None Absent: Andrews, Kervatt Abstain: None

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1. Invoice dated April 29, 2021 from Dolan and Dolan Board Attorney statement #321318 in the amount of \$286.41.

**PUBLIC PORTION**

Mr. Honig commented there is no public on the zoom call and nobody waiting so will move forward to adjourn.

**ADJOURN**

Mr. Fitzgibbons made a motion to adjourn the meeting. Seconded by Mayor Hutnick. All were in favor.

Chairman Honig adjourned the meeting approximately 8:08pm.

Prepared by  
Robin Hough, RMC/CMR