

**REGULAR MEETING MINUTES OF THE BOROUGH OF OGDENSBURG
LAND USE BOARD FOR
June 22, 2021, AT THE OGDENSBURG
MUNICIPAL BUILDING, 14 HIGHLAND AVE.
OGDENSBURG, AT 7:00pm**

Chairman Elliott Honig called the meeting to order at 7:07pm.

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.

ROLL CALL: Fitzgibbons, Honig, Mayor Hutnick, Kervatt, Kibildis, Nasisi

Absent: Andrews, Fierro, Telischak

Mr. Honig commented a quorum has been established the good news we have a short agenda tonight it is more for discussion purposes. We have no applications for completeness, not applications to be heard.

APPROVAL OF THE MINUTES –

Mr. Kibildis made a motion to approve the meeting minutes for May 25, 2021. Seconded by Mr. Fitzgibbons.

Upon Roll call Vote:

Yeas: Fitzgibbons, Honig, Hutnick, Kervatt, Kibildis, Nasisi

Nays: None Absent: Andrews, Fierro, Telischak Abstain: None

OLD BUSINESS/NEW BUSINESS

Mr. Honig commented same concept we are at a stand still waiting to hear back from some grants and maybe doing some of the planning; some things are with parks and recs in addition to looking at over lays and things like that. If all of that is going to be paid for he doesn't want to waste our money if that is going to happen. So, the question is what can we start to look at prior to this. I know we talked about the maintenance code and the thought process; he still thinks this is worth while looking at. From what he understands Kevin is going to be fully retired shortly and he is hesitate to trying to adopt something like this without knowing where the future enforcement is going to be so if we put a whole book of codes into play and have zero enforcement; that worries him.

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Mayor Hutnick commented that is not going to be case. There may be a gap but I'm sure someone will jump in and fill his shoes.

Mr. Honig commented we talked about it at the last meeting that we wanted to somewhat hold off on doing the whole code and look at it more section by section. A lot of it was either excessive not necessary for what we are looking for so he thinks the overall Board opinion was not to over regulate every aspect of everything and explained.

There was a discussion on adopting an International Maintenance Code, it would have standardized forms, this wouldn't over ride Borough ordinances, this code would be helpful if we don't have something in our ordinance, this would be clearer and we can work one writing a violation.

Mr. Kervatt commented in this town he gets 95 percent compliance with using his red warning stickers. Very little actual letter writing.

Mr. Honig commented he will look into getting the International Maintenance Code book and the costs for the next meeting. Mr. Honig asked if anyone had any questions or concerns.

Mr. Fitzgibbons commented these redevelopment studies do we get anything or were we able to find out anything from Mr. Tessier on that.

Ms. Hough commented she spoke to him on the phone he helped with the application but he didn't say anything regarding the reports. Ms. Hough explained which reports were sent with the application.

There was a discussion on looking for old map's downstairs.

To review and send back to Mayor and Council Ordinance 07-2021 "AN ORDINANCE PROHIBITING THE OPERATION OF ANY CLASS OF CANNABIS BUSINESSES WITHIN THE GEOGRAPHICAL BOUNDARIES OF THE BOROUGH OF OGDENSBURG AND AMENDING SECTION 30-105 (PROHIBITED USES) OF THE LAND DEVELOPMENT REGULATIONS OF THE BOROUGH"

Mr. Honig commented this brings us to ordinance 07-2021; this was brought to us from the Mayor and Council this is for us to review and make sure it aligns with our Master Plan; really that is all the input we would have. This is more of a formality but we always like to be kept in the loop.

Mayor Hutnick explained the ordinance prohibiting all six classes of use to the Board. If we don't pass an ordinance by August 31 we will be stuck with permitting what was passed by the

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state. Mr. Honig asked if the Council will pass the laws as they come out. Mayor Hutnick commented we will adjust as we go along and gave an example. Mr. Honig asked when and if the Council makes any changes that you as the Council see fit it has to then come back to the Land Use Board once again like this for a discussion. Mayor Hutnick commented most towns are doing this exact same thing.

Mr. Honig commented a motion would be to after review of ordinance 07-2021 prohibiting the operations of any class of cannabis businesses within the geographical boundaries of the Borough of Ogdensburg and amending section 30-105 (Prohibited Uses) of the Land Development regulations of the Borough to state it does align with our current Master Plan in agreeance with it and refer it back for approval to the Council at the next meeting.

Councilman Nasisi made the motion. Seconded by Mayor Hutnick.

Upon Roll call Vote:

Yeas: Fitzgibbons, Honig, Hutnick, Kervatt, Kibildis, Nasisi

Nays: None Absent: Andrews, Fierro, Telischak Abstain: None

Mr. Honig commented Mr. Kervatt is retiring and congratulated him. Mr. Honig commented this will leave us lacking a class II member, it has to be an employee or an official of the town who is on the board.

There was a discussion on the different classes appointed to the board, what qualifies as a class II member and the board needs to fill another position.

There was a discussion on the possibility of cancelling the July 27 meeting.

Mr. Honig thanked Mr. Kervatt for all his years of service and asked him how many years. Mr. Kervatt commented thirty-seven years maybe thirty-eight. Mr. Kervatt commented there are some wonderful leaders and people in this town and he enjoyed every minute.

Mr. Honig commented Councilman Nasisi has [a list] of township owned properties. We won't get into it much, this came up at the last meeting. It is the goal of the land use board to push and get more ratables less off the town owned and back out to the public. It came up a few meetings ago about someone interested in [a property] and looking at the property to talk about redevelopment purposes or anything along those lines. Maybe at our next meeting you can give us a summary of this.

Councilman Nasisi commented there is a lot of stuff, there are a lot of lots that are developable. Things are being developed all over the place. We do need to discuss anything that is going to be redevelopment which as part of the plan in 2011. If you look at that you notice there is a distinct line that draws the left side of this one lot and explained.

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There was a discussion regarding lots owned by the Borough,

Mr. Honig commented at the last meeting we talked about writing an article. He started it but has not finished it, he will have it finished hopefully the next time we met.

Mr. Honig asked if there was any other new or old business.

There was a brief discussion on the Atlantic Manor and his approvals for his addition, the owner has one year to come before the Board. The work Atlantic Manor is doing now falls under the pandemic.

CORRESPONDENCE

Mr. Honig explained the correspondence

Finance reports for Fire Marshal, Zoning and Land Use Department for May, 2021.

BILLS/VOUCHERS

There are no bills/vouchers for approval.

PUBLIC PORTION

Mr. Honig commented let the record show there are no members of the public present in Borough Hall as of this moment.

ADJOURN

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

Chairman Honig adjourned the meeting approximately 7:51pm.

Prepared by
Robin Hough, RMC/CMR