

**REGULAR MEETING MINUTES OF THEBOROUGH OF OGDENSBURG  
LAND USE BOARD FOR  
August 24, 2021, AT THE OGDENSBURG  
MUNICIPAL BUILDING, 14 HIGHLAND AVE.  
OGDENSBURG, AT 7:00pm**

Vice-Chairman Pat Fitzgibbons called the meeting to order 7:03pm.

Vice-Chairman Fitzgibbons 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 29, 2020.

**ROLL CALL:** Andrews, Fierro, Fitzgibbons, Mayor Hutnick, Nasisi, Telischak

Absent: Chairman Honig, Kibildis

Also present: Roger Thomas, Land Use Board Attorney

**APPROVAL OF THE MINUTES** –

Mayor Hutnick made a motion to approve the meeting minutes for June 22, 2021. Seconded by Councilman Nasisi.

**Upon Roll call Vote:**

Yeas: Fitzgibbons, Hutnick, Nasisi

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

**APPLICATIONS FOR COMPLETENESS**

There were no applications for completeness.

**APPLICATIONS TO BE HEARD**

There were no applications to be heard.

**OLD BUSINESS/NEW BUSINESS**

**Redevelopment studies from 2010**

Mr. Fitzgibbons asked Ms. Hough if there was anything new on this. Ms. Hough commented no.

**Local Planning Services Grant**

Ms. Hough explained the email from Mr. Tessier stating the Borough should be getting a letter approving the grant.

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**International Maintenance Code/Stakeholder meeting**

Mr. Fitzgibbons commented to Ms. Hough you have the note from Chairman Honig regarding the cost for this software. Ms. Hough commented the annual subscription is \$900.00.

Mr. Fitzgibbons commented it's worth it; maybe put this on the wish list for next year. Ms. Hough reminded the Board they still have money to use in their budget.

There was a discussion on what money is left in the land use budget.

**Board Member Vacancy**

Mr. Fitzgibbons commented we have a new zoning officer.

Mayor Hutnick commented we hired a zoning officer; he starts on Thursday.

Mr. Fierro asked what was his name.

Mayor Hutnick commented Thomas Dixon, he is going to do code enforcement, zoning and CCO. Basically, he is going to do what Kevin did except for fire. Mayor Hutnick explained we will be going to the State for fire there is no fee but they keep all the funds received. Mayor Hutnick commented none of our firemen are qualified to be a fire marshal.

Mr. Fierro explained an inspection he had done in Sparta; they have three part time guys. Mr. Fierro told them Ogdensburg is looking for a fire marshal and suggested the they give us a call.

There was a discussion on getting a fire marshal and CCO requirements.

**CORRESPONDENCE**

Mr. Fitzgibbons explained the correspondence below.

- Finance reports for Fire Marshal, Zoning and Land Use Department for June and July, 2021.
- Letter dated July 13, 2021 from Robin Hough, RMC/CMR to the Sussex County Planning Board Re: Ordinance 07-2021.
- Memo from Robin Hough, RMC/CMR to the Land Use Board Re: Ordinance 07-2021.

**BILLS/VOUCHERS**

Mr. Fitzgibbons commented we only have one voucher. Ms. Hough explained an escrow account was set up for Atlantic Manor and that is what the invoice is for.

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- Invoice dated June 21, 2021 from Dolan and Dolan Esq. Statement number 341730 in the amount of \$318.91 from escrow account for Atlantic Manor LLC.

[Please note there was an error on the memo; invoice was listed \$319.91]

Councilman Nasisi made a motion to pay the bill. Seconded by Mayor Hutnick

**Upon Roll call Vote:**

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

Nays: None Absent: Honig, Kibildis Abstain: None

Mr. Fitzgibbons commented as a point of information on the work done down there [Atlantic Manor] is he waiting on the State. Ms. Hough commented he [the owner] has a year.

Mr. Thomas commented it is his understanding there has been some movement in various States, he is not sure about New Jersey; they are talking about extending it. He doesn't know if they will be extending this in New Jersey.

Mr. Telischak commented the structure is now connected.

There was a discussion on the structure at Atlantic Manor which is now connected to the building.

There was a discussion regarding the Cannabis ordinance, the six classes and the deadline the State required Municipalities to adopt an ordinance.

**PUBLIC PORTION**

There was no one present in the public.

**ADJOURN**

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

Vice-Chairman Fitzgibbons adjourned the meeting approximately 7:28pm.

Prepared by  
Robin Hough, RMC/CMR