

**REGULAR MEETING MINUTES OF THEBOROUGH OF OGDENSBURG
LAND USE BOARD FOR
November 23, 2021, AT THE OGDENSBURG
MUNICIPAL BUILDING, 14 HIGHLAND AVE.
OGDENSBURG, AT 7:00pm**

Chairman Elliott Honig called the meeting to order.

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 29, 2020.

ROLL CALL: Andrews, Fierro, Fitzgibbons, Honig, Mayor Hutnick, Kibildis

Absent: Nasisi, Telischak

Also present: Tom Dixon, Zoning Officer

APPROVAL OF THE MINUTES

Mayor Hutnick made a motion to approve the meeting minutes for October 26, 2021. Seconded by Mr. Kibildis.

There were no comments or discussion on the minutes.

Upon Roll call Vote:

Yeas: Honig, Hutnick, Kibildis

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

Redevelopment studies from 2010

Local Planning Services Grant

Chairman Honig commented the Local Planning Services Grant we know we are on hold with this. Before we dive into old business our new Zoning Officer was nice enough to join us tonight. Chairman Honig introduced Tom Dixon to the Board and welcomed him to the Board and Borough.

REGULAR MEETING MINUTES OF THEBOROUGH OF OGDENSBURG
LAND USE BOARD FOR
November 23, 2021, AT THE OGDENSBURG
MUNICIPAL BUILDING, 14 HIGHLAND AVE.
OGDENSBURG, AT 7:00pm

International Maintenance Code/Stakeholder meeting

Chairman Honig commented we have been discussing this for about six months now and referred to the Township of Verona ordinance when they passed the international maintenance code. Chairman Honig asked Mr. Dixon his opinion on the International Maintenance Code.

Mr. Dixon commented first of all the entire code has a lot to do with the construction department. If you were to adopt this in its entirety you would need the construction official on Board. You would have to know if it complies with the UCC code. He wasn't suggesting that is how you want to go. I think there is some useful stuff in this that we may want to put in our existing ordinance to enhance it. The more black and white the ordinance is it makes it easier for enforcement. Mr. Dixon commented it may be worth it to spend some time on this or a group of people to have some input, put together a memo and have goals towards it. There is some necessary information but I don't know if you would want to adopt it verbatim.

Chairman Honig commented that is what Verona did they adopted it but deleted some sections.

There was a discussion on the International Maintenance Code, the Borough's Code, maybe pulling some parts out of this and using it for our code, avoiding this from becoming and lengthy and costly, software and cost of the maintenance code, have to include the construction official, goal is to strengthen what we have on the books now, enforcement and the driveway ordinance that was brought up years ago.

Chairman Honig commented that will be on the next agenda the driveway ordinance.

Board Member Vacancy

Mayor Hutnick commented Mike our CFO has expressed an interest in joining the Board, he lives in Sparta but he is an employee.

Chairman Honig commented that would fill our Class II position. Chairman Honig commented Mike was the one that was here while we were meeting remote. He was hear and he was valuable to be here; he was constantly adding.

Mayor Hutnick commented he has a wealth of knowledge in more than just finance.

Chairman Honig commented even when he was here he cared; he wanted to give input on everything.

**REGULAR MEETING MINUTES OF THEBOROUGH OF OGDENSBURG
LAND USE BOARD FOR
November 23, 2021, AT THE OGDENSBURG
MUNICIPAL BUILDING, 14 HIGHLAND AVE.
OGDENSBURG, AT 7:00pm**

Mayor Hutnick commented he gets involved in all this stuff because there is a financial implication to the Borough and he stays on top of all the finances.

Mr. Kibildis asked if he needs to go to school for this. There was a brief discussion on the class board members have to take.

Chairman Honig commented he believe this can be a year or so out; we can ask Rodger next meeting.

Budget

Chairman Honig referred to a spread sheet regarding the budget. Last year we were fortunate to get money; he doesn't think the amount of money we are going to need is going away. If he remembers correctly when we had this discussion last year but again we were very frugal this year if you look at the numbers and explained. Based on some of the things we have coming up including working with the Local Planning Services Grant; we know we want Angela to incorporate some of her things we don't want it to be all on our planner but we do have to have some things going back and forth so we are insuring we have the material. Unless anyone has any comments, he is going to leave the budget as is. Chairman Honig asked if there were any questions comments or concerns.

Mr. Fitzgibbon asked you have a total for engineering for the proposal for 2022. A proposal from Van Cleef. Chairman Honig commented that will fall under this year.

Chairman Honig commented he will submit this to our CFO soon to be new member.

Interstate Industrial Update

Chairman Honig commented no update.

Bluebeam Software

Chairman Honig commented this came up as a request for our new zoning officer. Chairman Honig asked Tom to explain the Bluebeam Software.

Mr. Dixon commented it is PDF program; what he likes about it you can have a scan of a drawing that is not to a standard scale and you can calibrate it and explained.

Chairman Honig commented to clarify what Tom is asking for is to purchase a \$349.00 software. We can use some of the seven thousand dollars we have set aside of other projects use as part of that.

**REGULAR MEETING MINUTES OF THEBOROUGH OF OGDENSBURG
LAND USE BOARD FOR
November 23, 2021, AT THE OGDENSBURG
MUNICIPAL BUILDING, 14 HIGHLAND AVE.
OGDENSBURG, AT 7:00pm**

Mayor Hutnick commented he doesn't use this he gets full prints in the towns he works in and he looks at the blueprints and explained.

Chairman Honig asked if we need a vote on this. Ms. Hough commented she doesn't think so it will go in the minutes.

Chairman Honig commented unless anyone has an objection to this we are going to move forward with this [ordering Bluebeam Software]. Chairman Honig explained to Mr. Dixon whatever we can do to make your job easier; we appreciate you keeping on top of everything.

Chairman Honig commented in discussion of that money we were just talking about; Pat brought it up there is a memo from VanCleaf, we talked about this last week [month] they can provide us with a survey of fire house park. We need to get a survey done in order to get anything done the first step would be a survey in order to find out what the scope of the project is going to be with the elevations for the project. So, VanCleaf is offering with the funds we have available for three thousand dollars they can do the surveying the deliverables are there as well in order to take the next step. The survey cost for the entire area is three thousand dollars according to this [referencing the quote for the survey]. The time frame if he remembers correctly is a couple of weeks.

Mr. Kibildis asked if this is going to support the grant.

Mayor Hutnick commented if we get a grant we will get about twelve dollars and fifty cents because of the amount of people that applied for it. What is the point of this?

Chairman Honig commented the goal was we wanted to improve that area that was always the discussion we wanted.

Mr. Fierro asked if we had a costs analysis.

Mr. Fitzpatrick asked does this really belong to us [Land Use Board].

Mayor Hutnick commented the town supports the.

Mr. Fierro asked why would you need us at all. Mayor Hutnick commented I don't know why.

Chairman Honig commented some of the funds we have available we were trying to utilize; we had applied for the local planning services grant, which we received but they will not start until Spring 2022. In theory we have a seven-thousand-dollar project fund that we were looking at. Part of one of our goals from all the way back to the beginning of this is looking at down town

REGULAR MEETING MINUTES OF THEBOROUGH OF OGDENSBURG
LAND USE BOARD FOR
November 23, 2021, AT THE OGDENSBURG
MUNICIPAL BUILDING, 14 HIGHLAND AVE.
OGDENSBURG, AT 7:00pm

making it a place where people want to come. Part of that was working with Angela, she talked about the walking path, we talked about the walking path, our goal then said wait a minute we have this money if we don't use this money it is gone it will go into general surplus and that will be the end of it. We promised to put deliverables out there; it is part of what we do. As opposed to sitting in general surplus why don't we start this process. This project ties in with the Masterplan and the work we are going to do with the Local Planning Services Grant. According to Mike Vreeland the first step is to get a survey of that area, what can be done in that area and what is available to us. The next step would be a site plan and things like that so we have all that information ready so if we do want to do something we have it available. This came up a few months ago of things that we can do.

Mr. Kibildis commented couldn't the planner give us more ideas what they think could be done without a survey.

There was a discussion on different projects, cost, the walking path would be the easiest thing to do, give the Council the plan, Council members donating their time, do a concept plan, what was already done with the Local recreation grant that was submitted, the survey will tell if the walking path will fit, needing a safe place to walk in town, trying to keep residents in town, some members doubted the walking path would be used much, trying to think of ideas outside the box, first step is the survey, do we already have a survey in house and see what century it was created, is there a harm with getting a survey done of that area for any reason and it will answer a lot of questions.

Mr. Fitzgibbons made a motion to approve the expenditure for the three thousand dollars for the survey of the ball field property. Seconded by Mr. Andrews.

Upon Roll call Vote:

Yeas: Andrews, Fierro, Fitzgibbons, Honig, Hutnick

Nays: Kibildis Absent: Nasisi, Telischak Abstain: None

Mr. Fitzgibbon asked if we are looking for areas to spend money in the budget have we given up doing anything with the parking down on Main Street where those lots are.

Mayor Hutnick commented the problem we ran into the open lot that is there that we considered to use for parking unless the County or property owners give us access from Main Street which they are not going to do the access point is between houses on Kennedy. Even if we pave that parking lot, we have to put in drainage we have to put in lighting and insurance. To get into it you would have to go down Kennedy and make a right in between houses.

**REGULAR MEETING MINUTES OF THEBOROUGH OF OGDENSBURG
LAND USE BOARD FOR
November 23, 2021, AT THE OGDENSBURG
MUNICIPAL BUILDING, 14 HIGHLAND AVE.
OGDENSBURG, AT 7:00pm**

Mr. Fitzgibbons asked the County won't give us approval. Mayor Hutnick commented it was asked a long time ago. There was a discussion on the lot, additional parking on Main Street and easement between the property on Kennedy, access to the parking lot from Clark Street, the number of extra parking spaces there would be and how to get access from surrounding properties.

Mr. Fitzgibbons commented if we have seventy thousand dollars sitting in an ordinance can we go back to looking into the concept of parking. There was discussion on revisiting this project.

The Board discussed the number of cars parked at the [Delta Gas Station]. Also discussed was the junkyard on CorkHill Road.

CORRESPONDENCE

Chairman Honig briefly explained the correspondence.

- Zoning Officer/Code Enforcement Officer report for October, 2021
- Township of Hardyston ordinance 2021-07 amending their chapter 185 zoning.

BILLS/VOUCHERS

Chairman Honig asked did anything become of T-Mobile. The bill was from their escrow.

Mr. Andrews commented we just need to make sure they don't raise anything higher than what they already have.

Mr. Dixon commented they are allowed ten percent.

- Invoice dated November 4, 2021 from Dolan & Dolan Esq. Statement #942988 in the amount of \$219.89 from escrow account T-Mobile/Streamline Site Acquisition Services LLC.

Mayor Hutnick made a motion to pay the bills/vouchers. Seconded by Mr. Andrews.

Upon Roll call Vote:

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

Nays: None Absent: Nasisi, Telischak Abstain: None

PUBLIC PORTION

Mr. Andrews made a motion to open the meeting to the public. Seconded by Mayor Hutnick. All were in favor.

No one from the public was present.

**REGULAR MEETING MINUTES OF THEBOROUGH OF OGDENSBURG
LAND USE BOARD FOR
November 23, 2021, AT THE OGDENSBURG
MUNICIPAL BUILDING, 14 HIGHLAND AVE.
OGDENSBURG, AT 7:00pm**

Mayor Hutnick made a motion to close the meeting to the public. Seconded by Mr. Andrews. All were in favor.

ADJOURN

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

Chairman Honig adjourned the meeting approximately 8:12pm.

Prepared by
Robin Hough, RMC/CMR