

**REGULAR MEETING MINUTES OF THE BOROUGH OF OGDENSBURG**  
**LAND USE BOARD FOR**  
**September 27, 2022, AT THE OGDENSBURG**  
**MUNICIPAL BUILDING, 14 HIGHLAND AVE.**  
**OGDENSBURG, AT 7:00pm**

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

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 26, 2022.

**ROLL CALL:** Fierro, Honig, Kibildis, Marceau, Nasisi,

Absent: Fitzgibbons, Mayor Hutnick

Also present: ----

**APPROVAL OF THE MINUTES**

Councilman Nasisi made a motion to approve the meeting minutes for August 23, 2022.  
Seconded by Mr. Kibildis.

There was no discussion on the minutes.

**Upon Roll call Vote:**

Yeas: Fierro, Honig, Kibildis, Marceau, Nasisi,

Nays: None Absent: Fitzgibbons, Hutnick Abstain: None

**APPLICATIONS FOR COMPLETENESS**

There were no applications for completeness.

**APPLICATIONS TO BE HEARD**

There were no applications to be heard.

**OLD BUSINESS/NEW BUSINESS**

Chairman Honig commented he is going to jump around a little. As you can see under correspondence Bill Andrews has resigned from the land use board effective immediately. We received an email from him, it is better sweet and he can understand the fact Bill does need to spend more time with his family as well as working. We do appreciate Bill for all his years of service not only to our board but our town in general because he has been on and off various different boards over the years. We really do truly appreciate his steadfast dedication for what he does best in the best interest of Ogdensburg. Thank you for everything and God speed for anything that is ahead for you.

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Chairman Honig continued along the same line it is with a heavy heart that he passes on our condolences to the Telischak family. Earlier this month Vito Telischak passed away and left a whole not only on our board but in our hearts. After hearing the news, he went and read what his family wrote in his obituary and it truly did embody who he was; he is going to borrow some of that because he could not have put it any better himself. *“His gift to the world was his ability to dream, create and love he built with hammers and nails but he also built with love and light. He cared deeply about the people and devoted himself to making the world a better place through his involvement in our community. Devoted himself to making the world a better place.”*

Chairman Honig commented this is truly what he thinks of when he reflects on his time here with Vito; up until the very end he would eagerly be there on the phone wanting to make our little town of Ogdensburg a better place. Personally, he is going to miss the conversations, the advice and most importantly the smile on his face. We wish him and his family peace as they continue to navigate the roads ahead. Thank you, Vito, for your years of passion, love and dedication.

Chairman Honig commented unfortunately this whole in our heart leads to a whole in our land use board. With the passing of Vito and the resignation of Mr. Andrews we are now down two class members and well as two alternates. Two class VI members. Chairman Honig asked that everyone reaches out to family, neighbors and friends and hope we can fill these shoes.

### **Local Planning Services Grant**

Chairman Honig commented he wasn't there for the meeting because he was unavailable.

Ms. Hough explained Mike, Chief Gordon and herself the three of us went with the planning group Bob Tessier and another planner. They looked at Main Street, Mr. Tessier explained our two greatest assets are Rte. 517 going through town and the mine.

Mr. Marceau explained basically we got him our property list, he took interest in the lots on Main Street and what they can do with those. Basically, we should be getting a resolution fairly soon with the scope of work; but they are going to give us a strategic plan on how to move forward. They can recommend certain things and they can't recommend certain things so they are going to give us a strategic plan. They were going to provide some guidance on some easy things to do down town to beautify downtown and move forward on how it incorporate the mine more onto Main Street. It was a productive meeting, they seemed excited about the whole thing and eager to get to work.

Ms. Hough commented they asked about the empty buildings, they could see they are being redone; businesses are going to go in there; things just move really slow with COVID. They asked why the building was boarded up. Chief Gordon explain why to them.

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Ms. Hough commented Mr. Tessier explained to her they are going to give us a map, a scope of work and a resolution. Mayor and Council is going to have to approve what they want to do and the planners will be spending time up here. Bill Kroth from the mine was there and he was really excited, they want him to be a part of this with the Borough. They would like Mr. Kroth to attend the meetings they really think they need to work on combining Main Street and the Mine.

Mr. Nasisi asked if they anticipated a time frame.

Mr. Marceau explained we convinced them to do from the property behind borough hall to basically across from the mechanic shop.

Ms. Hough explained they were very interested in the two lots we own on Main Street.

Mr. Nasisi commented there is interest in the property behind borough hall and the two lots.

Mr. Honig commented we have to somehow incorporate the same in the opposite end of town.

Mr. Kibildis asked what is the amount of the grant.

Mr. Marceau commented there is no amount we are getting their services for free.

There was a discussion on the property and doing a redevelopment zone, they can't do a redevelopment plan because they approve redevelopment plans on the state level, they can do the strategic plan.

Mr. Marceau explained the properties we own are unique so if we do a redevelopment zone and somebody owns a building they kind of control what goes on in the building as long as it fits in our zoning but because we own the lot we are essentially selling them to a developer to do this work we sign an agreement with that developer and you can put all kinds of stuff in there; then gave an example.

There was a discussion on improvements of Main Street, painting and banners.

**International Maintenance Code [Ordinance review]**

Chairman Honig commented he made the small adjustment on the draft ordinance and as per his notes those adjustment were adding the parking in 14.4.2. adding letter O; 14.5.2 fees and explained. Chairman Honig asked if there were any other concerns or comments. If there are no comments he needs a motion to refer this ordinance to Council for review.

Mr. Fierro made a motion to approve the proposed revisions of the property maintenance code as discussed [and forward to the Council]. Seconded by Mr. Kibildis.

**Upon Roll call Vote:**

Yeas: Fierro, Honig, Kibildis, Marceau

Nays: None Absent: Fitzgibbons, Hutnick Abstain: Nasisi

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**Interstate Industrial Update**

Chairman Honig explained Interstate Industrial was going to be here tonight however they had emailed us asking whether or not they should still come. They are complete and waiting for an inspection. He would rather wait for them to have the inspection. It does look like our October meeting they will be here and then this will be closed and put behind us.

Mr. Fierro commented and that is an accomplishment.

**Park Grant**

Chairman Honig commented we have not received an update from Mike Vreeland.

Mr. Marceau explained a group going around helping with playgrounds and he is waiting to hear back from there.

Chairman Honig commented last meeting he mentioned zoning ordinance review, since the maintenance code is behind us he is going to ask for homework everyone review our zoning and explained why it is important.

Chairman Honig commented he thinks it is important at this point going into our new year in January that we do an RFP to look and see what is out there for professionals for cost purposes alone.

There was a discussion on putting together RFP for the professionals.

Chairman Honig commented he would like to put out RFP for all three professionals.

Chairman Honig commented on Atlantic Manor and coming to that time. Ms. Hough commented she thinks they extended it. Mr. Marceau commented they did. We think it is until 2024.

Mr. Fierro commented extended what.

It was the emergency outdoor dining that was extended due to Covid-19.

Councilman Nasisi commented on the Borough owned properties; we decided last night [at the Mayor and Council meeting] we are moving forward with the first list of properties. Robin is working on that.

There was a discussion on the process for auctioning borough owned properties.

**CORRESPONDENCE**

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Chairman Honig explained the correspondence.

- CCO/Zoning Report
- Bill Andrews email resigning from the Board

**BILLS/VOUCHERS**

Councilman Nasisi made a motion to approve the bill. Seconded by Mr. Marceau.

- Invoice #6290002-21 from Van Cleef Engineering Associates Mike Vreeland, Board Engineer in the amount of \$913.50 from escrow account Interstate Industrial.

**Upon Roll call Vote:**

Yeas: Fierro, Honig, Kibildis, Marceau, Nasisi,

Nays: None Absent: Fitzgibbons, Hutnick Abstain: None

**PUBLIC PORTION**

Councilman Nasisi made a motion to open the meeting to the public. Seconded by Mr. Kibildis. All were in favor.

Tony Panarella, 8 Richardsville Road was present. He is interested in the board; the recreation aspect. Mr. Panarella commented he received the Borough newsletter and it peaked his interest. He didn't know there were meeting so he figured he would come and check it out especially when it mentioned the walking path and bike path.

Chairman Honig explained some of the recreation the board has been working on in town.

Mr. Panarella asked about redevelopment. Chairman Honig explained redevelopment.

There was a discussion on the goals of the Land Use Board and redevelopment.

Mr. Fierro made a motion to close the meeting to the public. Seconded by Councilman Nasisi. All were in favor.

**ADJOURN**

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

Chairman Honig adjourned the meeting approximately 7:55pm.

Prepared by  
Robin Hough, RMC/CMR