

**BOROUGH OF OGDENSBURG  
LAND USE BOARD REORGANIZATION AGENDA FOR  
January 28, 2025  
AT THE OGDENSBURG  
MUNICIPAL BUILDING, 14 HIGHLAND AVE.  
OGDENSBURG, AT 7:00pm**

**CALL MEETING TO ORDER**

**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 24, 2024.

**OATH OF OFFICE TO THE FOLLOWING LAND USE BOARD MEMBERS:**

Mayor George P. Hutnick	Class I Member	Term Expires 12-31-2025
Mike Marceau	Class II Member	Term Expires 12-31-2025
Caren Ruitenber	Class III Member	Term Expires 12-31-2025
Ken Poyer	Class IV Member	unexpired term 12-31-2027
John Fierro	Class IV Member	Term Expires 12-31-2028
Patrick Fitzgibbons	Class IV Member	Term Expires 12-31-2028
Bill Andrews	Alternate II	Term Expires 12-31-2026

**1. ROLL CALL**

**2. ELECTION OF CHAIRMAN**

A motion is in order to elect a Chairman of the Land Use Board.

**3. ELECTION OF VICE CHAIRMAN**

A motion is in order to elect a Vice Chairman of the Land Use Board.

**4. ELECTION OF SECRETARY**

A motion is in order to elect a secretary to the Land Use Board.

**5. RESOLUTION FOR PROFESSIONAL SERVICES**

A motion is in order to adopt resolution authorizing the award of Non-Fair and Open Contracts for Professional Services in 2025.

**6. RESOLUTION FOR PROFESSIONAL SERVICES**

A motion is in order to adopt resolution authorizing the award of fair and open contract for Professional Services for 2025 Land Use Board Attorney.

**7. RESOLUTION FOR 2025 MEETING DATES**

A motion is in order to adopt resolution approving the Land Use Board 2025 meeting dates.

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**8. RESOLUTION FOR OFFICIAL NEWSPAPER**

A motion is in order to adopt resolution approving the Land Use Board Official Newspaper for 2025.

**9. APPROVAL OF THE MINUTES**

A motion is in order to approve the **regular meeting minutes** for November 26, 2024.

A motion is in order to approve the **special meeting minutes** for December 10, 2024.

**10. APPROVAL OF RESOLUTION**

A motion is in order to approve resolution in the matter of LUB 07-2024 James Lame, to appeal of Administrative Denial Decision and bulk variance application for Block 2 Lots 7 and 8.

(Voting eligibility: Cahill, Connolly, Fierro, Fitzgibbons, Mayor Hutnick, Marceau, Poyer)

(Not eligible: Andrews, Nasisi, Ruitenberg)

**11. APPLICATIONS FOR COMPLETENESS:**

There are no applications for completeness

**12. APPLICATIONS TO BE HEARD**

**LUB 01-2024 Kamel Yassin, Minor Site Plan, Bulk Variance, Use Variance, Block 3.01 Lot 61.**

**(This application was carried at the November 26, 2024 meeting until January 28, 2025 meeting.)**

**LUB 04-2024 John Mulcahey, Variance “shed” Block 11 Lot 27.**

**(This application was carried at the November 26, 2024 meeting until January 28, 2025 meeting.)**

**LUB 05-2024 Greg and Katarzyna Stanislawczyk, Bulk Variance, Certificate of Non-Conformity or variance if required. Block 11 Lot 26.**

**(Voting eligibility: Andrews, Cahill, Connolly, Fierro, Fitzgibbons, Honig, Mayor Hutnick Marceau and Poyer)**

**(Nasisi and Ruitenberg are not eligible unless they listen to the CD and review the exhibits.)**

**LUB 06-2024 Ramos, Bulk Variance, Front Porch, Block 3.04 Lot 32.**

**(Voting eligibility: All members that are present and alternates as needed.)**

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**13. OLD BUSINESS/NEW BUSINESS**

- a. Local Planning Services Grant
- b. Zoning Map & zoning ordinance review
- c. Budget 2025

**14. CORRESPONDENCE**

- Public Notice regarding an application for freshwater wetlands general permit 24 for 36 Richardsville Road, Block 26.01 Lot 18.
- Notification regarding an application for freshwater wetlands permits regarding JCP&L Company)
- CCO and Zoning Permit report for 2024

**15. BILLS/VOUCHERS**

- Invoice # 6202-57 from VanCleaf Engineering, Mike Vreeland, Board Engineer for General Land Use Matters in the amount of \$73.50.
- Invoice #6290025-1 from VanCleaf Engineering, Mike Vreeland, Board Engineer in the amount of \$73.50 to be charged to escrow account from application LUB 06-2024 Ramos.
- Invoice # 6290026-1 from VanCleaf Engineering, Mike Vreeland, Board Engineer in the amount of \$294.00 to be charged to escrow account from application LUB 07-2024 Lame.
- Invoice #6290023-1 from VanCleaf Engineering, Mike Vreeland, Board Engineer in the amount of \$147.00 to be charged to escrow account from application LUB 04-2024 Mulcahey.
- Invoice #6202-56 from VanCleaf Engineering, Mike Vreeland, Board Engineer, for General Land Use Matters in the amount of \$73.50.
- Invoice #6290024-1 from VanCleaf Engineering, Mike Vreeland, Board Engineer, in the amount of \$147.00 to be charged to escrow account from application LUB 05-2024 Stanislawczyk.
- Invoice #6290024-2 from VanCleaf Engineering, Mike Vreeland, Board Engineer, in the amount of \$808.50 to be charged to escrow account from application LUB 05-2024 Stanislawczyk.
- Statement #952018 from Dolan and Dolan, Roger Thomas, Board Attorney, in the amount of \$1,695.19 to be charged to escrow account from application LUB 05-2024 Stanislawczyk.
- Statement #952019 from Dolan and Dolan, Roger Thomas, Board Attorney, in the amount of \$1,224.26 to be charged to escrow account from application LUB 07-2024 Lame.
- Statement # 952020 from Dolan and Dolan, Roger Thomas, Board Attorney, in the amount of \$108.38 to be charged to escrow account from application LUB 06-2024 Ramos.

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**15. PUBLIC PORTION**

**16. ADJOURN**