

**REGULAR MEETING MINUTES OF THE BOROUGH OF OGDENSBURG
LAND USE BOARD FOR
February 25, 2025, 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, 2025.

ROLL CALL: Andrews, Cahill, Connolly, Honig, Mayor Hutnick, Marceau, Poyer, Ruitenberg

Absent: Fierro, Fitzgibbons, Nasisi

Also present: Mathew Lynch, Board Attorney, Mike Vreeland, Engineer

APPROVAL OF THE MINUTES

Mayor Hutnick made a motion to approve the meeting minutes for January 28, 2025. Councilwoman Ruitenberg.

Upon Roll call Vote:

Yeas: Andrews, Cahill, Connolly, Honig, Hutnick, Marceau, Poyer, Ruitenberg

Nays: None Absent: Fierro, Fitzgibbons, Nasisi Abstain: None

APPLICATIONS FOR COMPLETENESS

There were no applications for completeness.

APPLICATIONS TO BE HEARD

There were no applications to be heard.

APPROVAL OF RESOLUTIONS

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, Poyer)

Chairman Honig asked Mr. Lynch to explain to the Board why we don't have the resolution in front of us tonight.

Mr. Lynch referred to a memo from Jessica in his office; due to shuffling at the firm and Mr. Thomas couldn't get to the resolution for tonight's meeting he said he needed to spend some extra time on it.

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Chairman Honig asked what does that mean for the applicant. Chairman Honig asked correct him if he is wrong; the stop work order was lifted regarding it.

Ms. Hough commented correct, the zoning officer sent an email to lift it, there was another email to make sure it was lifted but to talk with the applicant's attorney because she believes there is an appeal process once the resolution is approved and the notice is published the objectors would have a right to appeal.

Chairman Honig asked Mr. Lynch is there any brief statement you can give because we want to make sure we are directing the applicant correctly. At this point we don't have it to approve so we can't even vote on it; it will be pushed to next month. Can you explained it a little better?

Mr. Lynch commented you can act as of now as it [the stop work order] has been lifted; however, once the resolution is passed the objectors would have 45 days to file an appeal in Superior Court as to this Boards action that night. We will vote on the resolution in March it will get published a few days later and from the date of publication the clock starts.

Mr. Stanislawscy asked about the time frame; that will put him back about a month and a half.

Chairman Honig explained because we do not have it in front of us yes, we have to wait until the lawyers put together the resolution because that is what is going to legalize everything that was put together and discussed during that time. Once we have that then yes, 45 days will start once the notice is published.

Mr. Lynch commented next meeting it will get voted on, the notice will be published a few days after that, then they have up to 45 days to challenge that in Superior Court. If they don't then most like any right as an objector would be effectively waived.

Chairman Honig commented the next meeting is March 25.

There was a discussion on the stop work order, the applicant was informed to contact his attorney, appeal period and the emails from the zoning officer regarding the stop work order.

This will be tabled until March 25, 2025 meeting.

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

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

Mayor Hutnick made a motion to approve the resolution for application LUB 06-2025 Ramos. Seconded by Mr. Poyer.

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Upon Roll call Vote:

Yeas: Cahill, Connolly, Honig, Hutnick, Marceau, Poyer, Ruitenberg

Nays: None Absent: Fierro, Fitzgibbons, Nasisi Abstain: None

OLD BUSINESS/NEW BUSINESS

Local Planning Services Grant- No update

Zoning Map & zoning ordinance review

Chairman Honig asked Mr. Vreeland to explain his email to update the zoning map.

Mr. Vreeland explained the funds to set aside would be three thousand dollars and that would entail producing copies of the draft map that we already prepared, discussing that with the Board at our meeting, getting input from the Board on what the problems were and what needs to be corrected. Preparing revisions and progress prints as we go along; bring that back to the Board at our meetings. Discussing them and coming up with a final product which would be an updated zoning map including all the recommendation and changes.

There was a discussion on the zoning map, having it digital, once it is done it goes to Mayor and Council and they adopt it, funds available and Geo graphic availability.

Mr. Marceau explained he will take his proposal and generate a purchase order.

Chairman Honig commented on the zoning ordinance review; next meeting he will send out information on the Satellite because that was addressed in every ordinance. We will put out the Satellite/antenna ordinance for the next meeting. For those who were not here we went through and reviewed a lot of the land use ordinance to see what we need to change and what we would like to change. One of those things that came up on every zone was a satellite/antenna ordinance that we haven't updated and explained why it needs to be updated. We started the review of ordinances in August of 2023. It took us a year to go through everything then we had a lot of applications that came up.

Budget 2025

This item can be removed.

Mr. Marceau explained at the Mayor and Council meeting last night we discussed properties that we are considering auctioning. We think some might have redevelopment potential and explained. It was also discussed to reactivate the redevelopment subcommittee and to asked Joe Vuich our planner his opinion on those properties.

Chairman Honig agreed he doesn't see an issue with having our planner look into this.

CORRESPONDENCE

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Chairman Honig explained the correspondence.

- CCO and Zoning permit report

BILLS/VOUCHERS

Mayor Hutnick made a motion to approve the bills/vouchers. Seconded by Mr. Poyer.

Upon Roll call Vote:

Yeas: Andrews, Cahill, Connolly, Honig, Hutnick, Marceau, Poyer, Ruitenberg

Nays: None Absent: Fierro, Fitzgibbons, Nasisi Abstain: None

- Invoice #6290025-2 from VanCleef Engineering, Mike Vreeland, Board Engineer in the amount of \$264.00 to be charged to escrow account from application LUB 06-2024 Ramos.
- Invoice #6290024-3 from VanCleef Engineering, Mike Vreeland, Board Engineer in the amount of \$264.00 to be charged to escrow account from application LUB 05-2024.
- Invoice #6290026-2 from VanCleef Engineering, Mike Vreeland, Board Engineer in the amount of \$558.00 to be charged to escrow account from application LUB 07-2024.

PUBLIC PORTION

Mr. Poyer made a motion to open the meeting to the public. Seconded by Councilwoman Ruitenberg. All were in favor.

There were no comments.

Mr. Poyer made a motion to close the meeting to the public. Seconded by Councilwoman Ruitenberg. All were in favor.

ADJOURN

Mr. Poyer made a motion to adjourn. Seconded by Councilwoman Ruitenberg. All were in favor.

Chairman Honig adjourned the meeting approximately 7:27pm.

Prepared by
Robin Hough, RMC/CMR