

**REGULAR MEETING MINUTES OF THE BOROUGH OF OGDENSBURG**  
**LAND USE BOARD FOR**  
**June 24, 2025, AT THE OGDENSBURG**  
**MUNICIPAL BUILDING, 14 HIGHLAND AVE.**  
**OGDENSBURG, AT 7:00pm**

Chairman Elliott Honig called the meeting to order at 7:00pm.

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:** Cahill, Connolly, Fierro, Fitzgibbons, Honig, Mayor Hutnick, Marceau, Poyer, Ruitenber

Absent: Andrews, Nasisi

Also present: Roger Thomas, Board Attorney, Mike Vreeland, Board Engineer

**APPROVAL OF THE MINUTES**

Mayor Hutnick made a motion to approve the regular meeting minutes for April 22, 2025.  
Seconded by Mr. Fierro.

Ms. Hough explained she is only calling on members that were present at that meeting.

**Upon Roll call Vote:**

Yeas: Cahill, Connolly, Fierro, Honig, Hutnick, Ruitenber

Nays: None Absent: Andrews, Nasisi Abstain: None

Chairman Honig explained at that meeting we did enter into an executive session; no action was taken.

Mayor Hutnick made a motion to approve the executive session minutes for April 22, 2025.  
Seconded by Mr. Fierro.

**Upon Roll call Vote:**

Yeas: Cahill, Connolly, Fierro, Honig, Hutnick, Ruitenber

Nays: None Absent: Andrews, Nasisi Abstain: None

**APPLICATIONS FOR COMPLETENESS**

There were no applications for completeness.

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**APPLICATIONS TO BE HEARD**

There were no applications to be heard.

**APPROVALS OF RESOLUTIONS**

There were no resolutions for approval.

**OLD BUSINESS/NEW BUSINESS**

**Local Planning Grant** - No update

**Zoning map**

Mr. Vreeland explained he took the zoning map that was in the file; cleaned it up, made it legible and made large copies for everyone to look at. The thought was to have the Board members take a look at it as we work through it mark up areas that aren't illustrated properly for various reasons. Then we will go through the process of cleaning up the map and incorporate those comments as we discuss it. At this point we haven't really changed anything on the map we had in the file.

Chairman Honig commented a couple of things he noticed, was there are two sections that did not have labels; one approximately in the center just below LIC and on the left-hand side bordering Sparta to the right of R-40/CCR there is a little section.

Mr. Vreeland commented between R-10 and R-40. Chairman Honig agreed.

Chairman Honig explained in the legend for zoning it talks about acreage; is it possible to put the acres next to where it would be required for the zone. For example R-10 is 10,000 square feet then put acreage.

There as a discussion on combining some zoning but we were advised not to do so by our attorney and to just leave it, not having any overlays and if so there should be official action taken on the zoning map.

Mr. Vreeland commented if there were any ordinance regarding overlays that were adopted we can put them on the map. It may have just been recommendations on an ordinance.

Mr. Thomas commented if it is a recommendation it doesn't do anything.

Chairman Honig explained we can do a quick review of ordinances so we don't miss anything.

There was a discussion on the CCR zone, if that zone should be changed, if the property would go to green acres, the process in changing a zone and the engineer running a MOD 4 list.

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Mr. Thomas referred back to the two parcels that are not designated and explained the location of the zones and what they reflect.

There was a discussion on the two zones not designated, the zones they are located by, looking at the property record cards for that area and size lots,

Chairman Honig asked what would be the next step? It was suggested to look for the original zoning map.

Ms. Hough gave the Mr. Thomas and Mr. Vreeland the 1999 Master Plan examination report which they looked over to determine the zones that were not designated.

Mr. Thomas explained this 1999 record is making a reference that this is a zoning map and it does reflect that both of those parcels are R-15.

Chairman Honig explained that confirms those two undesignated areas are R-15 and the lot size does fit.

**Updated Land Use Board Application**

Chairman Honig explained everyone has in front of them an updated Land Use Board application to make it easier and more up to date.

Mr. Connelly recommended step by step instructions to make it easier for the applicant to understand the process.

Mr. Vreeland commented on page 6 number 24 where it says designation of all flood hazard zones you might want to add wetlands and buffers and that item should be moved to part of the check list under "miscellaneous" and explained why.

Mr. Vreeland commented on page 6 where you have the legend for C Variance, D Variance and CU variance; he recommended eliminating the legend. These are pretty much applicable to all three. He is wondering if we are better off eliminating that legend, eliminating the C, D, CU after each item. Indicating somewhere if they comply or not, or asking for a waiver.

Mr. Thomas commented in terms of the checklist you have complete or incomplete; maybe what you want to do is add another column for waiver.

To sum up the changes the legend and C, D and CU will be removed and add a section for waiver. Add a third column throughout the application for a waiver. Leave the top section as is. The sections that reference the code book take out and add according to the Borough code.

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Mr. Thomas commented any modifications to the check list is an ordinance item that has to be passed by Council.

Ms. Hough commented then is would be codified in the code book.

**CORRESPONDENCE**

Chairman Honig commented this is generally for your information.

- CCO and Zoning report
- Notice from Township of Hardyston Joint Land Use Board amendment to their 2025 Master Plan.
- Notice from the Borough of Franklin Planning Board hearing on adoption of a Housing Element and Fair Share Plan.
- Notice from the Township of Sparta 2025 Housing Element and Fair Share Plan.

**BILLS/VOUCHERS**

Mr. Poyer made a motion to approve the bills and vouchers. Seconded by Mr. Fierro.

Chairman Honig questioned the bill for Atlantic Manor.

Ms. Hough explained the bill and we were waiting for escrow money to pay the bill.

**Upon Roll call Vote:**

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

Nays: None Absent: Andrews, Nasisi Abstain: None

- Invoice No. 6290026-5 from Van Cleef Engineering, Mike Vreeland, Board Engineer in the amount of \$152.00 to be charged to escrow account LUB 07-2024 Lame.
- Invoice No. 6202-60 from Van Cleef Engineering, Mike Vreeland, Board Engineer in the amount of \$152.00 to be charged to Land Use Board Engineering.
- Statement #952017 from Dolan and Dolan, Roger Thomas, Board Attorney in the amount of \$366.25 to be charged to escrow account for Atlantic Manor.
- Invoice No. 6290026-4 from Van Cleef Engineering, Mike Vreeland, Board Engineer in the amount of \$430.00 to be charged to escrow account LUB 07-2024 Lame.
- Invoice Statement # 952740 from Dolan and Dolan, Roger Thomas, Board Attorney, in the amount of \$480.93 to be charged to escrow account LUB 07-2024 Lame.

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- Invoice Statement # 952539 from Dolan and Dolan, Roger Thomas, Board Attorney, in the amount of \$890.43 to be charged to escrow account LUB 06-2024 Ramos.
- Invoice Statement # 952540 from Dolan and Dolan, Roger Thomas, Board Attorney, in the amount of \$112.38 to be charged to Land Use Board Attorney.

**PUBLIC PORTION**

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

Cristen Zambir, Ogdensburg spoke about the Quarry in Ogdensburg Block 35 Lot 15, damage to his house from the blasting and they are not good neighbors.

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

**ADJOURN**

Mayor Hutnick made a motion to adjourn the meeting. Seconded by Mr. Poyer. All were in favor.

Chairman Honig adjourned the meeting approximately 7:57pm.

Prepared by  
Robin Hough, RMC/CMR