

REGULAR MEETING MINUTES OF THE BOROUGH OF OGDENSBURG
LAND USE BOARD FOR
July 22, 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.

OATH OF OFFICE TO THE FOLLOWING LAND USE BOARD MEMBERS:

Class IV Joseph Cahill Unexpired term 12-31-2026

Ms. Hough administered the oath of office to Joseph Cahill.

ROLL CALL: Cahill, Connolly, Fierro, Fitzgibbons, Honig, Mayor Hutnick, Ruitenberg

Absent: Andrews, Marceau, Nasisi, Poyer

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

Upon Roll call Vote:

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

Nays: None Absent: Andrews, Marceau, Nasisi, Poyer Abstain: None

APPROVAL OF THE MINUTES

Mr. Cahill made a motion to approve the meeting minutes for June 24, 2025. Seconded by Mr. Fierro.

Upon Roll call Vote:

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

Nays: None Absent: Andrews, Marceau, Nasisi, Poyer Abstain: None

APPLICATIONS FOR COMPLETENESS

There are no applications for completeness.

APPLICATIONS TO BE HEARD

There are no applications to be heard.

OLD BUSINESS/NEW BUSINESS

Local Planning Grant – No update

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Zoning map & zoning ordinances

Mike Vreeland commented no updates.

Chairman Honig asked if there was any time frame on that.

Mr. Vreeland explained last month we went over a few minor changes; we will put something together and distribute an updated draft to have for the next meeting.

Updated Land Use Board Application.

Chairman Honig commented we have an ordinance the was sent out.

Mr. Thomas explained he has been working with Robin on the draft ordinance. Mr. Thomas explained this ordinance is bringing the current ordinance up to date. The ordinance should have the current check list according to Municipal Land Use Law; the checklist has to be in the ordinance. In order to do that it has be to approved by the Governing Body. This is the beginning process; it is not ready to go to the Governing Body. There are a couple of other things that need to be looked at; but it is well on the way. Secondly, there is a reference that is going to be adding in section 802 variances; for whatever reason there is one checklist not one that specifically deals with a variance. That is going to continue but the important thing is now there is no reference in the ordinance where it says there is a variance checklist that need to be looks at. Robin and I will work on that and it will be added under section 802. There will be a section that will be the same checklist that you have for the minor, major and final. Mr. Thomas explained he is checking to make sure that there are no other changes needed; so, we present one ordinance with all the changes.

Chairman Honig asked what would be the next steps?

Mr. Thomas commented between now and August; Robin and I will go through and make whatever additional changes needed. Hopefully next meeting we will have the final draft for you to review and recommend to the Governing Body. They will have to look at the ordinance, introduce it, the ordinance will come back to the Board for consistency than back to them for a second reading and hopefully approved. Unfortunately, it will probably take to November for the process.

Ms. Hough asked Mr. Connolly if he had a chance to review the instructions to go with the application.

Mr. Connolly commented he looked at the instructions and had no additional comments.

The Board discussed the instructions what should be added, a section explaining waivers and items not applicable.

CORRESPONDENCE

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Chairman Honig explained the correspondence.

- CCO and Zoning Permit report

BILLS/VOUCHERS

Mr. Fitzgibbons made a motion to approve the bills and vouchers. Seconded by Mr. Cahill.

Upon Roll call Vote:

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

Nays: None Absent: Andrews, Marceau, Nasisi, Poyer Abstain: None

- Invoice number 6290022-4 from Van Cleef Engineering, Mike Vreeland, Board Engineer to be charged to escrow LUB 03-2024 Anderson in the amount of \$152.00.
- Invoice number 6290026-6 from Van Cleef Engineering, Mike Vreeland, Board Engineer, to be charged to escrow LIB 07-2024 Lane in the amount of \$76.00.
- Invoice number 6202-61 from Van Cleef Engineering, Mike Vreeland, Board Engineer to be charged to Land Use Board engineering in the amount of \$76.00.
- Statement number 953242 from Dolan and Dolan, Roger Thomas, Board Attorney to be charged to Land Use Board attorney in the amount of \$209.43.
- Statement number 952535 from Dolan and Dolan, Roger Thomas, Board Attorney to be charged to Land Use Board attorney in the amount of \$419.92.
- Statement number 952963 from Dolan and Dolan, Roger Thomas, Board Attorney to be charged to escrow account OUB 07-2024 Lane in the amount of \$56.19.

PUBLIC PORTION

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

There was no one in the public.

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

ADJOURN

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

Chairman Honig adjourned the meeting approximately 7:20pm.

Prepared by
Robin Hough, RMC/CMR

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