

REGULAR MEETING MINUTES OF THE BOROUGH OF OGDENSBURG
LAND USE BOARD FOR
August 26, 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: Cahill, Connolly, Fitzgibbons, Honig, Mayor Hutnick, Marceau, Poyer, Ruitenber

Absent: Andrews, Fierro, Nasisi

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

APPROVAL OF THE MINUTES

Mayor Hutnick made a motion to approve the meeting minutes for July 22, 2025. Seconded by Mr. Connolly.

Upon Roll call Vote:

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

Nays: None Absent: None 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

Zoning map & Zoning ordinances

Chairman Honig asked Mr. Vreeland to explain the updated map.

Mr. Vreeland explained we took some of the items we talked about two meetings ago and put together an updated working copy of the zoning/land use map. We color coded the different zones. In the legend we put approximately how many acres a square footage is for convenience. Looking at the map the CCR zone he believes corresponds with the R30 and the R40 we used a cross match on that you can see along the common municipal boundary line of Sparta. The other

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thing we did since there was a discussion about open space and preserve property in the Borough we went on the Highlands Council website and printed out this second exhibit which is a color picture of the open space inventory based on the Highland GIS database. It identifies what they believe to be the State open space/municipal open space and preserve farm lands. If you look at this along with the zoning map you will see there are quite a few tracks that if we wanted to take a look at rezoning land use zones and put in the public conservation zone.

Chairman Honig asked what would be the advantage/disadvantage and what is the process to do those rezones?

Mr. Thomas commented the process is at this point you would make a recommendation that based upon the information you received from the engineer the area you have zoned for development is really undevelopable because it is either in public or private open space. So, you make a recommendation to the Governing Body, you would have the engineer's office do an amendment to the Master Plan and do a reexamination report. That way you don't have to end up doing many different notices to the public which can be very expensive. You will then send the recommendation to the Governing Body not for an approval because they have no control or jurisdiction over that but at least it gives them an understanding of what you as a Land Use Board say should be done in regard to zoning. If you want you can do a draft ordinance which he would prepare to eliminate those areas that you think should be modified. Then it is up to the Governing Body to make a decision as to whether or not they are going to ignore or they can act upon it in favor of what you have done. Mr. Thomas explained the ordinance process.

Chairman Honig commented a disadvantage is the cost to get this done; plus, if we do a reexamination report there is a cost for that as well. Other than the cost what is the advantage/disadvantage of modifying our zoning map.

Mr. Vreeland commented the advantage would be to have a zoning map that is consistent and realistic with the goals and development of the property it is representing.

Mr. Thomas commented he would agree with that advantage. The disadvantage is someone comes in and gets a piece of property in the R100 or R40; comes in for a D variance one of the arguments that could be made is that this is what your master plan is recommending because it doesn't show that it is in the preservation area. The map ends up showing it is developable as either a R100 or R40. That is an argument that can be made for a D variance. So, you give a developer somewhat of a chance.

There was a discussion on the maps, zones, any possible buildable acreage in Ogdensburg, master plan amendment and master plan reexamination, November, 2018 was the last master plan reexamination, possibility of having a committee and overlaying maps.

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Chairman Honig asked do we want to update the map which was our goal and wait to update the zones. He doesn't think it is a good idea to wait two years to get an updated zone map.

Mayor Hutnick commented he thinks we should do this now and update as we go. Once it is updated and established it isn't going to be hard to move things around if we have to.

Chairman Honig asked are we in favor of tabling the discussion of modifying any of these zones to match the open space map or preserve lands map and bring this back in the next year or two for our reexamination. Is that what we are looking to do or is that a no?

Chairman Honig commented his question is are we going to move forward with the map and save the rest for later?

Mr. Cahill commented establish the map first and then we can go along.

Councilwoman Ruitenberg commented yes, she would say.

Mayor Hutnick commented we need an updated map.

Chairman Honig commented we are all on board with the same thought process.

Mr. Vreeland commented he will send PDF copies out for everyone to look at and possibly getting the wet map for the next meeting. Which would include the block and lot numbers.

Final revised Land Use Board Application.

To review and send to the Mayor and Council for introduction Ordinance 10-2025 entitled "AN ORDINANCE OF THE BOROUGH OF OGDENSBURG, COUNTY OF SUSSEX, STATE OF NEW JERSEY AMENDING AND SUPPLEMENTING CHAPTER 30 OF THE BOROUGH CODE ENTITLED "LAND DEVELOPMENT" AMENDING CHAPTER 30 SECTIONS 802, 803, 804 AND 805.

Mr. Thomas explained what you have is an ordinance and letter which indicates the instructions and explained changes made.

Chairman Honig asked the landscaper address line was bumped to the second page and he thinks that would be missed and requested it to be moved to the first page.

Ms. Hough asked should the Board take a vote on approving the application?

Mr. Thomas commented yes, we are voting on the ordinance. In terms of the instructions it is not an ordinance but there should be a separate motion stating the Board has review the instruction package as amended and they are comfortable with that as being part of being what

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you ultimately distribute. If we are going to do that it should be the instruction motion and then after is the amendment to sections 802, 803, 804 and 805.

Ms. Hough asked that motion would be to send the ordinance up to the Council?

Mr. Thomas commented a motion would be to accept the language in the proposed ordinance amending those sections and recommending that it be forwarded by the board secretary to the borough clerk.

Chairman Honig commented let's start with the vote for the instructions; we agree with and have reviewed and approve the instructions that have been typed up for the new Land Use Board application. Chairman Honig asked for a motion for that.

Mr. Fitzgibbons made that motion. Seconded by Mayor Hutnick.

Upon Roll call Vote:

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

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

Chairman Honig commented next we have ordinance 10-2025; we need a motion to accept the language within 10-2025 that talks about amending chapter 30 sections 802, 803, 804 and 805 and send the ordinance up to the Mayor and Council for their next meeting.

Mayor Hutnick made that motion. Seconded by Mr. Cahill.

Upon Roll call Vote:

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

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

Mr. Thomas commented he doesn't think we need to do a resolution on the actions taken as long as the motions are in the minutes.

CORRESPONDENCE

Chairman Honig explained the correspondence.

- CCO and Zoning permit report
- Hardyston Township ordinance 2025-05
- Hardyston Township ordinance 2025-06.

BILLS/VOUCHERS

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

Upon Roll call Vote:

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

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

- Invoice No. 6202-62 from Van Cleef Engineering, Mike Vreeland, Board Engineer for Land Use matters in the amount of \$456.00

PUBLIC PORTION

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

There was no one in the public.

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

ADJOURN

Mayor Hutnick made a motion to adjourn. Seconded by Councilwoman Ruitenberg. All were in favor.

Chairman Honig adjourned the meeting approximately 7:36pm.

Prepared by
Robin Hough, RMC/CMR