

**REGULAR MEETING MINUTES OF THE BOROUGH OF OGDENSBURG  
LAND USE BOARD FOR  
SEPTEMBER 23, 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, Fierro, Fitzgibbons, Honig, Mayor Hutnick, Marceau, Councilwoman Ruitenberg

Absent: Andrews, Nasisi, Poyer

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

Chairman Honig commented for the record we do have an oath of office scheduled to be done but the member is not here we are going to move forward.

**APPROVAL OF THE MINUTES**

Mayor Hutnick made a motion to approve the meeting minutes for August 26, 2025. Seconded by Mr. Fitzgibbons.

**Upon Roll call Vote:**

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

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

Chairman Honig commented if we don't hear anything by the end of the year we will have to remove this from the agenda.

Zoning map & zoning ordinances

Mike Vreeland commented we took the CAD and zoning map we were working on in GIS and it created a wet map application that still needs to be fine toned a little. It is really a link to a

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couple of different data sets and you can access it on your smart phone as well as a computer. They took the shape files for the zone and incorporated that on an aerial photo graph along with parcel information, wetlands and flood hazard information. Mr. Vreeland explained the tool bars on the wet map. If you zoom in on the map you can see lot and block information; you can click on an area in the map and when you do it brings up tables that are associated with different data layers.

Chairman Honig asked on the northern side of the properties which are Ogdensburg and Franklin the Q R-1 OS it looks like it pulled in some of Franklin's codes.

Mr. Vreeland commented it looks like it may have crossed the line.

Chairman Honig commented if possible have that removed otherwise Ogdensburg R-10 and R-3 would be confusing.

The Board discussed lot and blocks that don't exist in neighborhoods, the information is from the States parcel information, this would be corrected when the State updates their parcel information, easements in Ogden Hills and boundary lines for zones.

Chairman Honig thanked Mr. Vreeland for all his hard work, this is something we wanted to do for a while and is different than the 1990's black and white photo copy. This will be a benefit to our residents for years to come.

Ms. Hough asked Mr. Thomas once we get this done do we have to do an ordinance.

Mr. Thomas commented yes.

Mr. Vreeland commented this can be posted on the website as a tool but it won't be the official map. The official map will be a PDF paper map. The paper map will be much different this is a digital map.

Chairman Honig asked do we have to put a disclaimer on the website saying that although this is for reference the paper map is the official map.

Mr. Thomas commented the ordinance will say that once it gets done.

Chairman Honig commented he doesn't want there to ever be a discrepancy.

Chairman Honig commented the goal will be to have this somewhat finalized for the next meeting. Is that possible?

Mr. Vreeland commented he thinks it should be.

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There was a discussion on the time frame of the map, process of an ordinance and/or having a committee and the official map is a paper map.

Chairman Honig commented he would like to get this completed by the end of the year.

Chairman Honig commented the ordinance in front of us [10-2025] is coming back from the Council.

Ordinance 10-2025 “AN ORDINANCE OF THE BOROUGH OF OGDENSBURG, COUNTY OF SUSSEX AND 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 commented this was already introduced for the first reading.

Chairman Honig commented yes.

Mr. Thomas commented your responsibility is limited to determine whether or not this is consistent with the Master Plan. You have had a lot of opportunity to review all of this; there has been a lot of discussion he feels as though it is certainly consistent with the Master Plan.

Chairman Honig asked for a motion to approve.  
Mayor Hutnick made the motion. Seconded by Mr. Cahill.

**Upon Roll call Vote:**

Yeas: Cahill, Connolly, Fierro, Fitzgibbons, Honig, Hutnick, Marceau, Ruitenberg  
Nays: None Absent: Andrews, Nasisi, Poyer Abstain: None

Mr. Thomas commented he can do a resolution but his thinks it would be satisfactory for the Governing Body to have Robin put this in the minutes that this Ordinance is consistent and therefore it should be sufficient for the Governing Body to move forward for the second reading.

**CORRESPONDENCE**

Chairman Honig explained the correspondence.

- CCO and Zoning report

**BILLS/VOUCHERS**

Mr. Fitzgibbons made a motion to approve the bill/vouchers. Seconded by Councilwoman Ruitenberg.

**Upon Roll call Vote:**

Yeas: Cahill, Connolly, Fierro, Fitzgibbons, Honig, Hutnick, Marceau, Ruitenberg  
Nays: None Absent: Andrews, Nasisi, Poyer Abstain: None

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- Invoice number 6202-63 from Van Cleef Engineering, Mike Vreeland, Board Engineer for Land Use matters in the amount of \$152.00.

**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 from the public.

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

**EXECUTIVE SESSION**

Mayor Hutnick made a motion to go into executive session for litigation, Councilwoman Ruitenberg seconded motion to adopt the following resolution.

**Upon Roll call Vote:**

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

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

WHEREAS, Section 8 of the Open Public Meetings Act, Chapter 231, P.L., 1975 permits the exclusion of the public from a meeting in certain circumstances; and

WHEREAS, this public body is of the opinion that such circumstances presently exist.

NOW, THEREFORE, BE IT RESOLVED by the Land Use Board of the Borough of Ogdensburg, County of Sussex, State of New Jersey, as follows;

Litigation

At 7:27pm the Land Use Board went into executive session.

At 7:31pm the Land Use Board returned from executive session.

**ADJOURN**

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

Chairman Honig adjourned the meeting approximately 7:32pm.

Prepared by  
Robin Hough, RMC/CMR