

**REGULAR MEETING MINUTES OF THE BOROUGH OF OGDENSBURG
LAND USE BOARD FOR
October 28, 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, Ruitenberg

Absent: Andrews, Nasisi

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

APPROVAL OF THE MINUTES

Mayor Hutnick made a motion to approve the regular meeting minutes for September 23, 2025.
Seconded by Mr. Fitzgibbons.

Upon Roll call Vote:

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

Nays: None Absent: None Abstain: None

Mr. Cahill made a motion to approve the executive session minutes for September 23, 2025.
Seconded by Councilwoman Ruitenberg.

Upon Roll call Vote:

Yeas: Cahill, Connolly, Fierro, 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

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Zoning map & zoning ordinances-

Draft 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 Section 30-302 “Zoning Map”.

Chairman Honig commented we did get the final copy of the zoning map and asked Mr. Vreeland to go over the map.

Mr. Vreeland explained there were a couple of questions on the previous map we put together there was a miss labeled area. There was a question regarding the lines given the fact that two adjoining areas are in the R10 and if there was a mistake on the map. We went back and looked at the map from 1999, and it had that same line in there and they were both in the R10. Everything on this map looks to be consistent with the 1999 map and also for the most part the previous map was 1991. Mr. Vreeland commented he thinks the map represents the intent of what the zoning ordinance were back then and currently.

Chairman Honig asked so the line is going to be there, but the zoning is color/labeled correctly so we shouldn't have any issues.

Mr. Vreeland commented that is correct.

Chairman Honig asked if there were any questions.

It was asked about adding the block and lot numbers.

Mr. Vreeland explained the block and lot numbers are not on the paper map. It will be available on the online map.

There was a discussion on blocks, lots and the map.

Mr. Thomas explained the ordinance was prepared by your secretary; she asked him to review the ordinance and he did. Mr. Thomas commented there is a letter from the 22nd of October which he reviewed with Mr. Vreeland. Subsection B. what is there now is a reference to the fact that the digital maps are a tool. We suggest the language “The digital Land Use map found on the Borough's website is for information only and is not to be considered the official map which is referenced in a. above.” Mr. Thomas commented that makes it clearer that the paper map is the official map. The layers are for informational purposes. Mr. Thomas explained in 30-3 in talks about interpretation of boundaries and it refers to the zoning board. Of course you don't have a zoning board is something you would like to reference to the Governing Body. This would be a cost issue.

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Chairman Honig asked do you see any issues the way it is.

Mr. Thomas commented no. In reality everyone knows the Land Use Board assumes the responsibility of the zoning board of adjustment; that is what the statue says so there is no question.

Mr. Thomas explained the only necessary change is the one he references for b.

Ms. Hough asked do they need to make a motion to send this to the Council for introduction?

Mr. Thomas commented yes. It is a motion to refer this draft ordinance to the Governing Body for consideration and hopefully adoption.

Mr. Fierro made that motion. Seconded by Mr. Poyer.

Upon Roll call Vote:

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

Nays: None Absent: Andrews, Nasisi Abstain: None

Chairman Honig commented this will go up to Council as far as the online goes Mike what is the next step.

Mr. Vreeland explained the paper copies will get distributed; then with the online map there are a few changes we have to make and explained.

CORRESPONDENCE

Chairman Honig explained the correspondence.

- CCO/Zoning permit report
- Letter dated October 17, 2025, to Sussex County Planning Board Re: Ordinance 10-2025 amending Chapter 30 “Land Development”
- Memo from Robin Hough, RMC/CMR, Board Secretary re: Ordinance 10-2025.
- Letter from NJ Department of Agriculture Re; Municipal Regulations of Beekeeping activities is prohibited.
- Sparta Township announcement of Public Open House for Master Plan Development.

BILLS/VOUCHERS

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Mayor Hutnick made a motion to pay the bills/vouchers. Seconded by Mr. Fitzgibbons.

Upon Roll call Vote:

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

Nays: None Absent: Andrews, Nasisi Abstain: None

- Invoice no. 6202-64 from Van Cleef Engineering, Mike Vreeland, Board Engineer for Land Use matters in the amount of \$1,214.00.
- Statement No. 951814 from Dolan and Dolan, Roger Thomas, Board Attorney for Land Use matters in the amount of \$1,612.49.

PUBLIC PORTION

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

Mr. Thomas asked before the board adjourns he would like to point out that the Municipal Land Use Law and your rules require a certain requirement for attendance, and he believes Mr. Nasisi has long since violated those rules and that statue. It is his recommendation at this point subject to your concurrence that this matter be referred to the Governing Body to advise that based upon his advice there has been a violation of the statue and the rules. Therefore Mr. Nasisi should be removed from the Land Use Board and recommend that the Mayor appoint a new member.

Chairman Honig asked if there was any discussion regarding that? If there is no further discussion we do need a motion to refer that back to the Council.

Mr. Cahill made that motion. Seconded by Mr. Fierro.

Ms. Hough asked this is to recommend to the Council the removal of Mr. Nasisi.

Upon Roll call Vote:

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

Nays: None Absent: Andrews, Nasisi Abstain: None

Mr. Thomas commented with regard to the referral of the ordinance to the Governing Body he is sure Robin will include that reference in the minutes. He thinks that is sufficient. However, because of the other action that involves personnel he thinks it is appropriate for him to do a resolution so it can be put in the Land Use Board file. So, he will do a resolution for Mr. Nasisi.

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Mr. Thomas explained if there is a meeting between now and the next board meeting it can be referred.

ADJOURN

Councilwoman Ruitenbergh made a motion to adjourn. Seconded by Mr. Fitzgibbons. All were in favor.

Chairman Honig adjourned the meeting approximately 7:23pm.

Prepared by
Robin Hough, RMC/CMR