

**REGULAR MEETING MINUTES OF THE BOROUGH OF OGDENSBURG
LAND USE BOARD FOR
November 25, 2025, AT THE OGDENSBURG
MUNICIPAL BUILDING, 14 HIGHLAND AVE.
OGDENSBURG, AT 7:00pm**

Chairman Elliott Honig called the meeting to order at 7:01pm

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, Fierro, Honig, Marceau, Poyer, Ruitenberg

Absent: Andrews, Connolly, Fitzgibbons, Mayor Hutnick

Also present: Roger Thomas, Board Attorney

APPROVAL OF THE MINUTES

Mr. Fierro made a motion to approve the meeting minutes for October 28, 2025. Seconded by Mr. Cahill.

Upon Roll call Vote:

Yeas: Cahill, Fierro, Honig, Marceau, Poyer, Ruitenberg

Nays: None Absent: Andrews, Connolly, Fitzgibbons, Mayor Hutnick Abstain:

APPLICATIONS FOR COMPLETENESS

There are no applications for completeness.

APPLICATIONS TO BE HEARD

There are no applications to be heard.

APPROVAL OF RESOLUTION

Mr. Thomas explained this is a resolution that deals with Mr. Nasisi.

Mr. Poyer made a motion to memorialize the resolution in the matter of Mr. Anthony Nasisi who has vacated his position as a Class IV member of the Land Use Board pursuant to N.J.S.A. 40A:9-12.1g. Seconded by Mr. Fierro.

Upon Roll call Vote:

Yeas: Cahill, Fierro, Honig, Marceau, Poyer, Ruitenberg

Nays: None Absent: Andrews, Connolly, Fitzgibbons, Mayor Hutnick Abstain: None

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OLD BUSINESS/NEW BUSINESS

Local Planning Grant

Chairman Honig commented he is going to request a motion to table this [Local Planning Grant] there has been no update for well over a year. He thinks it is time to remove it from the agenda at this point.

Mr. Poyer made the motion to permanently table the local planning grant. Seconded by Fierro. All were in favor.

2026 Board Professionals

Chairman Honig explained at this point we are going to stay with our professionals as long as they want to keep us. This will be up for approval at the January reorg meeting.

Ordinance 15-2025

Ordinance 15-2025 “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 SECTION 30-302 “ZONING MAP”. The Mayor and Council introduced ordinance 15-2025 at their November 10, 2025, meeting. After the Board’s final review on November 25, 2025, the ordinance will go back to the Mayor and Council for adoption at their December 8, 2025, meeting.

Chairman Honig commented we have the ordinance back from the Council regarding the updated zoning map. This has gone up to them and back to us.

Mr. Thomas explained it is your ordinance; we gave the ordinance to the Council. The Council has now introduced it, and the ordinance is coming back to you pursuant to the Statue under section 26 indicating that it is not inconsistent with the Master Plan. Then you forward back to the Governing Body for the second reading on December 8, 2025.

Chairman Honig asked is there any comments, questions or concerns? There were no comments or concerns.

Chairman Honig asked for a motion.

Mr. Thomas explained the motion is going to be in the minutes that the Board voted that this ordinance is not inconsistent with the Master Plan and that is the motion and second.

Mr. Cahill made that motion. Seconded by Councilwoman Ruitenberg.

Upon Roll call Vote:

Yeas: Cahill, Fierro, Honig, Marceau, Poyer, Ruitenberg

Nays: None Absent: Andrews, Connolly, Fitzgibbons, Mayor Hutnick Abstain: None

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CORRESPONDENCE

Chairman Honig explained the correspondence.

- CCO/Zoning permit report
- Letter dated November 12, 2025, to the Sussex County Planning Board, re: Ordinance 15-2025 amending chapter 30 “Land Development” Zoning Map.

BILLS/VOUCHERS

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

Upon Roll call Vote:

Yeas: Cahill, Fierro, Honig, Marceau, Poyer, Ruitenberg

Nays: None Absent: Andrews, Connolly, Fitzgibbons, Mayor Hutnick Abstain:

- Invoice no 6202-65 from Van Cleef Engineering Associates, LLC. Mike Vreeland, Board Engineer for Land Use Board, matters in the amount of \$1,442.00.
- Invoice no 6290022-5 from Van Cleef Engineering Associates. LLC. Mike Vreeland, Board Engineer in the amount of \$58.50 to be charged to escrow account of application LUB 03-2024 Anderson.

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.

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

EXECUTIVE SESSION

Mr. Cahill made a motion to go into executive session for litigation, Mr. Poyer seconded motion to adopt the following resolution.

Upon Roll call Vote:

Yeas: Cahill, Fierro, Honig, Marceau, Poyer, Ruitenberg

Nays: None Absent: Andrews, Connolly, Fitzgibbons, Mayor Hutnick 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

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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 7:09pm the Land Use Board went into executive session.

At 7:15pm the Land Use Board returned from executive session

Mr. Thomas commented to the Board to solicit a motion to acknowledge and accept the stipulation of settlement that as has been presented to you; in the format that is before you and I have indicated that I believe that is an appropriate one that protects the town from further litigation in this matter.

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

Councilwoman Ruitenbergh commented she thinks she needs to abstain because she wasn't here for the whole thing.

Mr. Thomas explained that it doesn't matter, this is separate, so you are ok.

Upon Roll call Vote:

Yeas: Cahill, Fierro, Honig, Marceau, Poyer, Ruitenbergh

Nays: None Absent: Andrews, Connolly, Fitzgibbons, Mayor Hutnick Abstain: None

ADJOURN

Chairman Honig wished everyone a Happy Thanksgiving and to enjoy your time with your families. Enjoy your Holiday's coming up; we do not have a meeting scheduled for December. Our next meeting will be in January 2026.

Mr. Fierro made a motion to adjourn. Seconded by Mr. Cahill. All were in favor.

Chairman Honig adjourned the meeting approximately 7:18pm.

Prepared by
Robin Hough, RMC/CMR