

**REGULAR MEETING MINUTES OF THE BOROUGH OF OGDENSBURG
LAND USE BOARD FOR
April 28, 2026, AT THE OGDENSBURG
MUNICIPAL BUILDING, 14 HIGHLAND AVE.
OGDENSBURG, AT 7:00pm**

Chairman Elliott Honig called the meeting to order at 7:02pm.

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 28, 2026.

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

Absent: Gandarinho, Marceau

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

APPROVAL OF THE MINUTES

Mr. Cahill made a motion to approve the meeting minutes for March 24, 2026. Seconded by Mr. Poyer.

Upon Roll call Vote:

Yeas: Cahill, Fitzgibbons, Poyer

Nays: None Absent: None Abstain: None

Chairman Honig asked Mr. Thomas if that was enough to pass. Mr. Thomas commented yes, you are good.

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 update

Ms. Hough explained there is an email in your packet from Mr. Tessier. The Board has to decide to update the material we have as well as the conceptual layout street scape plans and send you a final or to do more layout details and present the Main Street Branding Plan to the working committee.

Ms. Hough explained it is up to the Board do you want to finish up what he has or do you want to keep this going and have a committee and do more work.

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Chairman Honig asked Mr. Vreeland what should we do, a lot of this went through your firm prior to this.

Ms. Hough explained this is the work Mr. Tessier did on behalf of the Local Planning Services Grant.

Mr. Fitzgibbon recommended with all the redevelopment work maybe have Mr. Tessier finish this up. Anything new would have to ducktail with the redevelopment work anyway. Why have extra parties involved in it.

There was a discussion on the different options.

It was decided to wrap up the grant work.

Chairman Honig commented make the recommendation back to Mr. Tessier that we would like to close this grant out and finalize the grant with the material we have.

Redevelopment – Preliminary investigation for Study Area. (see resolution 51-2026)

Mr. Vreeland explained the way the process starts (redevelopment) is that the Governing Body adopts a resolution requesting that the Planning Board [LUB] undertake a study. The Governing Body did do that per resolution 51-2026 which identifies the Blocks and Lots. The next part of the process is the Board to do a study. We will do a study, take a look at the properties to see if they qualify then put together a written report that includes a map, the recommendations and findings. Once that is done it is presented to the Planning Board. The Planning Board holds a public hearing on the plan, for any public that may have in interest, there are notice requirements for the public hearing. At the conclusion of the public hearing the Planning Board makes a recommendation to them to accept the conclusions and requests by resolution to the Governing Body for their action. Then the Governing Body adopts a resolution, once the resolution is adopted designating the area in need of redevelopment if it qualifies, then that resolution goes to the DCA. The DCA has an opportunity to review the plan and resolution to make sure it aligns with the State Planning Goals and Objectives.

Mr. Vreeland commented this process had kicked off once before and made it through the Planning Board to the Governing Body then there were a couple of different options that were considered and it never made it to the DCA. That is why we are reevaluating some of the properties that were included in that original plan and additional properties that the Governing Body has asked us to take a look at.

Chairman Honig asked on average how long does a process like this take?

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Mr. Vreeland commented it is not a very long-drawn-out process. We have a planner in one of our other offices that is going to do most of the prep work. In an ideal situation with nothing else going on it could be done 60 days or so. A couple of meetings cycle maybe 90 days.

Mr. Vreeland commented we should probably think about setting a goal for a public meeting sometime after the summer or early fall. That way any conflicts with vacations and anything else. If the public hearing is early fall that would give us enough time to get a resolution over to the Governing Body to take action. Then it would go down to the DCA.

Mr. Vreeland explained once we get through that process the next step in the process would be if the Governing Body wants to move forward then there is a redevelopment plan that has some standards for the properties but that is a much more detailed and a drawn-out process.

Mr. Fierro commented what is the difference between a redevelopment plan, we are going to determine what properties can be utilized or developed. Is that what the bottom line is?

Mr. Vreeland commented the bottom line is redevelopment supersedes the current zoning and it allows you then to create an overlay with your own zone standards and uses for the property. A lot of times in conjunction with input with someone who potentially wants it. At the end of the process, it allows the municipality to engage with a developer. You don't have to go out to bid per say for the property.

Mr. Fierro commented so the determination of what can and can't be done on the property isn't determined until a developer is found.

Mr. Vreeland commented a lot of times, ideally it is done that way but if you don't have a developer yet it gives you the ability to set some ground rules.

Mr. Fierro asked, so it isn't in stone then?

Mr. Vreeland commented it is not in stone, and they have the ability to have a soft solicitation in interest in a redevelopment area.

Mr. Fierro asked so it could be modified based on what a developer's input may be?

Mr. Thomas explained a town he is representing; what they do is have a plan, but that plan is modified at least three or four times credited upon some interest from individuals who are entities that want to come in and do something down the road.

Mr. Fierro commented that is what he needed to understand.

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Mr. Thomas explained the good news is that it is still in your hands; if the developer comes in and says we want to do it this way or that way and the town says no.

Mr. Fierro commented if you don't have a redevelopers plan then you are stuck with whatever zoning that property is currently.

Mr. Thomas commented yes, usually the plan has more flexibility than the existing zoning to allow for more opportunities.

Mr. Fierro commented he needed clarification on that.

Chairman Honig commented those were good questions, thank you.

Mr. Fitzsgibbons asked the last effort was taken up to the point of the Council adopting a resolution; would that help save a little time in the process.

Mr. Vreeland commented it should, but there are some additional pieces of property that has been incorporated in here and the rules have changed a little bit and the law has changed a little bit. That was one of the reasons Robert McBriar and Mr. Vreeland had some discussion on that. The recommendation was not to try and utilize in full the stuff that was done before because the regulations have changed. We didn't want to be in the position and the end of the process for it to be challenged on a technicality.

Mr. Fierro commented besides having more regulation or more control over the development of these parcels is there a financial net gain by doing this.

Mr. Thomas explained the financial aspect of it is called a PILOT and explained a PILOT is a chance for a developer to come in say we are doing this but to make it financially work we are looking for some modification of taxes and it can be for a period of time.

Mr. Vreeland commented as far as the town selling vacant property the other option would have been to sell and have an auction. By doing this it provides more flexibility in the use of the property with the hope that the property is a little more valuable once it has been designated an area. Then you can engage a redeveloper maybe to obtain more money than you would if you just had an auction. There is no guarantee.

Chairman Honig commented based off what you have seen through all the places you have worked, what are the odds of us finding a redeveloper for the areas knowing what we have done in the past and what we are looking for. Is this a reasonable request?

Mr. Fierro asked is it desirable properties that someone would say hey I can make money there.

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Mr. Vreeland commented he thinks there have seen some auctions in town on vacant property that people have bid and put in auction so he would imagine that there is probably a market out there on the property we are studying. He doesn't think we would be going down this road if there wouldn't be any value added but designating an area in need, so I think there will probably be some value added by going down the process. Whether it is significant or not he doesn't know.

Mr. Fierro asked how long do you allow the redevelopment to be out there in the market?

Mr. Vreeland commented first thing is to do the study to see if it qualifies, once it qualifies you designated as an area in need and then the next part of the process is put together a redevelopment plan.

Mr. Thomas commented then it becomes an ordinance that can be out there for two, three, five seven years, in the process you may end up having one developer come in and say he is interested but changes they want are not acceptable so the next one comes in. This could last years to find a developer that works.

Mr. Fierro commented so basically, we could end up holding on to these properties if no one is interested in them.

Mr. Thomas commented absolutely.

Mr. Fierro commented compared to selling/auctioning them off getting those funds immediately and getting those properties on the tax roll.

Mr. Thomas commented yes.

Chairman Honig asked can you auction them off if this is ongoing, go back and auction them off in the meantime?

Mr. Vreeland commented he doesn't think there is any reason you couldn't.

Chairman Honig asked if the possibility comes up in the town if we don't see anything major coming to town can we still auction them?

Mr. Thomas commented in his opinion the answer is yes.

Mr. Fierro commented he would like to see an end, not ten years from now still sitting on these properties.

The discussion continued on redevelopment, auctioning properties off, if all these properties could be developed, the study will not be if the properties are developable or not it will be if they

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qualify for redevelopment, some of these properties we know aren't developable, same or similar cost adding the extra properties, the board wants to make an educated decision and we need to start with the study.

Mr. Connelly asked how does this affect the requirement to fill affordable housing?

The Borough did not participate in affordable housing we opted out. There was a discussion on affordable housing. Mr. Thomas explained affordable housing.

Member update:

Ms. Hough explained Bill Andrews had helped the Board when we had all those applications; he said now that he is no longer needed, he would step down but if something comes up again and we needed him to call and he would come back.

Chairman Honig commented he was a great help and he brings a lot of value when he is here and he was grateful he was able to step in. We now have no alternates so if you know anyone that is interested to talk to the Mayor.

Mr. Thomas commented he thinks we should have a motion to authorize Mike Vreeland firm to start the process of doing the study.

Chairman Honig asked is that different even though the resolution has been passed.

Mr. Vreeland commented the resolution was for this Board to undertake the study.

Mr. Thomas commented you now need to be the ones to direct.

Mr. Vreeland commented it can be done by us or another firm.

Chairman Honig asked for a motion to say what Mr. Thomas just said.

Mr. Thomas commented the motion would be to authorize Mike Vreeland and his firm to be the authorized entity to commence the redevelopment study pursuant to the resolution of the Governing Body which is resolution 51-2026.

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

Upon Roll call Vote:

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

Nays: None Absent: Gandarinho, Marceau Abstain: None

CORRESPONDENCE

Chairman Honig comments this was already discussed.

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- Zoning Permit report
- Resolution 51-2026-

RESOLUTION OF THE BOROUGH OF OGDENSBURG, COUNTY OF SUSSEX AND STATE OF NEW JERSEY, AUTHORIZING THE BOROUGH OF OGDENSBURG LAND USE BOARD TO UNDERTAKE A PRELIMINARY INVESTIGATION TO DETERMINE WHETHER THE PROPOSED STUDY AREA, WHICH INCLUDES PROPERTIES IDENTIFIED ON THE BOROUGH TAX MAP AS BLOCK 4, LOT 23; BLOCK 6, LOTS 1, 2, 6 & 7; BLOCK 7, LOT 8; BLOCK 14, LOTS 8 & 9; AND BLOCK 26.06, LOTS 6, 8, 9 & 10, QUALIFIES AS AN AREA IN NEED OF REDEVELOPMENT SUBJECT TO EMINENT DOMAIN (“CONDEMNATION REDEVELOPMENT AREA”) PURSUANT TO LOCAL REDEVELOPMENT AND HOUSING LAW, N.J.S.A. 40A:12A-1 ET SEQ.

BILLS/VOUCHERS

There were no bills or vouchers.

Chairman Honig thanked Vice Chairman Fitzgibbons for running a great meeting last month in his absence.

PUBLIC PORTION

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

No one was present in public.

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

Mr. Thomas reminded the Board of a mandatory class for new Board members.

ADJOURN

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

Chairman Honig adjourned the meeting approximately 7:51pm.

Prepared by
Robin Hough, RMC/CMR