

REGULAR MEETING MINUTES OF THE BOROUGH OF OGDENSBURG
LAND USE BOARD FOR
August 25, 2026, 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 28, 2026.

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

Absent: None

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

APPROVAL OF THE MINUTES

Mr. Fierro made a motion to approve the meeting minutes for June 23, 2026. Seconded by Mr. Connolly.

Upon Roll call Vote:

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

Nays: None Absent: None Abstain: None

APPLICATIONS FOR COMPLETENESS

There were no applications for completeness.

APPLICATIONS TO BE HEARD

There were no applications to be heard.

OLD BUSINESS/NEW BUSINESS

Final Plan “Wayfinding & Signage Study from NJDCA Local Planning Services dated August, 2026.

Ms. Hough explained this is the result of a meeting we had years ago.

Chairman Honig commented that was back to 2022, around there. Is there any questions or comments? Chairman Honig asked Mr. Vreeland how we can incorporate some of this information.

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Mr. Vreeland explained this was a planning document looking for ways to encourage people to get the Borough on the map, particularly the mine town history. Most of the recommendations are on wayfinding signs, signage, conception gateway; the one thing to remember is that most of that is proposed along Main Street, which is also a county road. If there was anything that was to be pursued, you would have to do that in conjunction with the County. It provides some conceptional ideas on how to bring attention to the Borough in light of its mining history.

Mr. Vreeland commented the plan does make some cross reference in the report on a redevelopment study. He appreciates the fact that he [Mr. Tessier] tied that in.

Chairman Honig commented we are hoping to use some of that [information]. This is a lot to digest.

There was a discussion on the plan/report.

Chairman Honig questioned if Council had seen the plan.

Mayor Hutnick commented no, it will go out in the next meeting. Council knows we are discussing this tonight.

Chairman Honig commented we will see what Council has to say and then we will move forward.

Mayor Hutnick explained he thinks Council and Land Use are on an equal keel right now; everybody is on the same page. If Land Use came forward and said this is what we are thinking, we would accept it and he thinks vs versa.

Chairman Honig explained to see what Council says, let the Board review it and discuss again at the next meeting.

Mr. Fitzgibbons commented since so much ties in with the Mine we should share this with them.

There was a discussion on when people go tour the mine after they leave Ogdensburg, maybe tie in the mine with all the trails, at one time there was talk about buy a ticket for the mine tour and get a coupon for one of the businesses, Main Street is full with businesses which hasn't happened in a long time and we are going to have a walking path soon around the ballfield. The need to make people aware of this and next year we are going to have a 5K again in the Borough.

Draft Preliminary Investigation (Greater Main Street Study Area) Area in need of Redevelopment.

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Mr. Vreeland explained we were here a few months ago, himself and Elliott [from his firm] and gave the Board a presentation of where we were going. Since then, we put together in writing and developed a draft study. The one thing he has to take note of, and Robin mentioned in the email is that there was a passing of a draft resolution and final resolution. The draft report we prepared left out lot 10, apparently that was added on with the direction of the Governing Body. We did have a chance to make some further revisions to the draft report which we haven't circulated to the Board, but it really doesn't have much of an impact on the overall conclusions. There are some typos and housekeeping items we need to go through and clean up but we wanted to give the Board a draft to look at to see if there are any questions or suggestions for clarification. The public hearing will require notice. His goal was to get this draft together so we can look at it and move the process forward to have it completed before the end of the calendar year so the Mayor and Council can take the appropriate actions.

Mr. Vreeland commented it was our conclusion that the area does qualify for redevelopment under criteria h and part of the area would also qualify under criteria c. Criteria c is the criteria that talks about remoteness.

Mr. Thomas commented it is land owned by the municipality, county etc. or vacant.

Mr. Vreeland commented given the location and lack of ingress and egress we thought that would apply to the land over there [behind Borough Hall] given the topography of access to the Main Street area but all the parcels would qualify under criteria h and explained that criteria.

Chairman Honig asked if there were any questions or comments? So, what is the boards next step?

Mr. Thomas explained when and if the document is in the final stage that has to be available to the public 10 days in advance, then it has to be noticed and notice to the public. Make sure that comments get back to Mike so he can get the information to his staff. It will be either September or October.

Mr. Vreeland explained we need to get any comments the Board may have to fit in the final report than have the public hearing and get comments from the public in either September or October.

Mr. Thomas explained if everyone takes a look at this [draft study] and make their comments within the next week and a half, then Mr. Vreeland can do what needs to be done and you can have your public hearing and explained possible comments.

There was a discussion on the notice, the dates of the September and October meetings, the September meeting wouldn't give the Board enough time to notice, the Board is planning for a public hearing to be held in October and board members are to get comments to Mike Vreeland.

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Mr. Fierro asked what are we specifically looking to try and contribute.

Mr. Thomas explained you all have local knowledge about these properties, some more than others, therefore the evaluation of those criteria's, which you have in the document you can read what it is. There may be some other thoughts you have looking at the criteria and with your own individual knowledge of those sites you may think a different criteria may apply to a parcel. Which would be helpful. The more criteria you can add to a document the better off you are. If you only have one and that fails, then you have a problem.

Mr. Fierro commented what could we build on those properties?

Mr. Thomas commented we are not there yet, you have to decide whether or not the properties are in need of redevelopment if they are then that has to be phase 2 which is then a plan for redevelopment and that is something that has to be evaluated in part by the Land Use Board and Council. Then you come up with a plan which is when that occurs it effectively becomes the ordinance for those tracks.

Mr. Fierro asked when do we find out from the State?

Mr. Vreeland explained we get through this process, and everyone is in agreement; the conclusions go to the Governing Body, and they accept those conclusions and adopt a resolution making a recommendation to the DCA. The DCA reviews it and turns it around relatively quickly; you should hear back from the DCA within 60 days of submission to them. Whether they are in agreement with the conclusions or if they have a question about the conclusion on a different piece or maybe the plan should be amended to take that piece out. They have the ability to comment on it because of the planning area and gave an example of what happened in a different town.

Chairman Honig explained he is going to ask by September 11th to give any comments to Robin to send to Mike Vreeland. Chairman Honig asked Mr. Vreeland if he could have a page summary of any changes. To review all your homework is to review the Wayfinding's Report and please review the draft Redevelopment Study and respond back to Robin by the 11th if possible.

Data Centers

Mayor Hutnick explained they are working with the Borough attorney to create an ordinance preventing data centers. We don't have a lot of land, but he wants to put protection in place.

Mr. Poyer asked Mr. Thomas are there any other towns you represent that are putting in these data centers.

Mr. Thomas commented yes.

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Mr. Poyer asked what are they getting from it tax-wise. Is it helping them?

Mr. Thomas explained he misunderstood the questions; are there other towns that I represent no; yes, there are towns that have agreed to have a data center and explained the situation going on in Andover and in other areas.

Mr. Poyer asked, is there any way to put a resolution in place that states you can only put it here if the spot is available?

Mr. Thomas explained yes but you have to make it clear that it is in a reasonable location. You wouldn't put it in your R30 zone, R15 zone, you have to have it in a reasonable zone, a commercial zone or an industrial zone. As we said there is not a lot of property that you have that is going to be attractive to these kinds of facilities and explained. You need to do a lot of research and know what you are doing.

Mr. Poyer asked about the land that is above the mine; is that privately owned.

Mayor Hutnick commented yes, the mine owns it.

Mr. Poyer asked what happens in five years if the mine does not want it anymore?

Mayor Hutnick commented which is why I want to lock in now.

Mr. Poyer commented what he is thinking, if you could put a five thousand or six thousand square foot building up there and have them put in piping that goes into the mine to take water out of the mine and through the data center and back in the mine so it cools. Plus, we could do a small field of panels, so it doesn't kill electricity.

Mayor Hutnick commented if you drain the water out of the mines the mine shafts will collapse and that part of the town will collapse with it. The water is pressuring the mine shafts.

Mr. Poyer asked even if it is sucked out and put back in at a later date to cool back off.

Mayor Hutnick commented that is the reason the mines aren't reopening; if you suck the water out of them the mine shafts will collapse and explained.

Mr. Fitzgibbons explained years ago when they were looking to drill a well, they had a geologist from the zinc company and State working with us. What they came up with is one of the ideal spots down toward the Zinc company area where they felt there was so much water, he could have put a 36-inch casing down there and it would probably supply all of Sussex County. The danger of it is from their standpoint is you could also be poking a hole in that mine. So, a portion

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of that is filling up in the mine shafts and things like that and part of it would be draining off but you are basically talking about one system through here and it is not just in Ogdensburg.

Mr. Poyer asked if you could make it a conditional use?

Mr. Connolly asked you would have to put up performance bonds?

Ms. Hough asked Would you really want that by your house?

Mr. Poyer commented he is concerned in ten years this town is going to eat itself.

Mayor Hutnick commented he would rather change the cannabis ordinance and allow cannabis cultivation; we can collect quarterly taxes on that, and it will do little to no harm to us and the environment vs a data center and explained other towns that allow cannabis.

There was a discussion on cannabis ordinances, data centers and a data center ordinance needs a lot of substance in it.

CORRESPONDENCE

Chairman Honig asked if there were any questions regarding the correspondence.

- Letter dated August 5, 2026, to Honorable George P. Hutnick, Mayor from Robert J. Tessier, PP/AICP Project Specialist NJDCA Local Planning Services.
- Zoning permit report

BILLS/VOUCHERS

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

Upon Roll call Vote:

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

Nays: None Absent: None Abstain: None

- Invoice No. 2154 from Dolan and Dolan, Roger Thomas, Board Attorney in the amount of \$408.50 to be charged to the escrow account for D. Varcadipane, Block 11 Lot 3.
- Invoice No. 6202-69 from Van Cleef Engineering Associates, Mike Vreeland, Board Engineer in the amount of \$80.00 for Land Use Board meeting.
- Invoice No. 6245-1 from Van Cleef Engineering Associates, Mike Vreeland, Board Engineer in the amount of \$7,290.00 for AINR draft study, [Redevelopment], prepare and attend Land Use Meeting
- Invoice No. 2512 from Dolan and Dolan, Roger Thomas, Board Attorney in the amount of \$528.12 for redevelopment.

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PUBLIC PORTION

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

No one from the public had any comments.

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

There was a brief discussion on the number of cars by the Delta Gas Station and 13 Main Street property.

ADJOURN

Mayor Hutnick made a motion to adjourn. Seconded by Mr. Fitzgibbons. All were in favor.

Chairman Honig adjourned the meeting approximately 7:57pm.

Prepared by
Robin Hough, RMC/CMR