REGULAR MEETING MINUTES OF THE BOROUGH OF OGDENSBURG
LAND USE BOARD FOR
September 22, 2026, AT 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

Absent: Poyer

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

APPROVAL OF THE MINUTES
Councilman Gandarinho made a motion to approve the meeting minutes for August 25, 2026. Mr. Fitzgibbons.

Upon Roll call Vote:
Yeas: Cahill, Connolly, Fierro, Fitzgibbons, Gandarinho, Honig, Hutnick, Marceau
Nays: None Absent: Poyer 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

Final Plan "Wayfinding & Signage Study from NJDCA Local Planning Services dated August 2026.
Chairman Honig commented he thinks the homework was to review the study and to see what kind of updates or things that we would like to implement. The goal was to figure out what we feel in the entire plan; modifications, changes, updates or what stuck out for us. There is a lot in it. Chairman Honig asked if there were any comments, questions, or concerns.

There were no comments.

Chairman Honig commented there really is no next step with this; correct? There was a lot of information in there, it was as generic as you can get.

Ms. Hough commented this was given to the Council, and they didn't have any comments.

Chairman Honig commented he doesn't think a lot is feasible. Signage is not going to bring people to our town. If we don't do something to increase the availability of parking, the businesses are here and they are struggling to keep up because we have no parking. Even if people come to the mine; if we don't do something to give people a place to stop, they are not going to stop and that is the truth of it. Even if you advertise at the mine the different shops on Main Street it is too difficult.

Ms. Hough commented you are 100% correct we need parking.

Chairman Honig commented and we don't have that parking. Which brings him to the next thing the Main Street Study area. Unless anyone else has something else to say he feels there is nothing else to say.

Mr. Fitzgibbons commented this should be something that should be in a long-range development plan. There are some nice things in there to make the downtown look nice. We need to talk about what it is we want. It is a marketing piece of it.

Mr. Fierro commented what needs to be done now is financial backing to improve the infrastructure of the municipality via parking and sewage allocation that would improve the ability for businesses to want to come here to make it more attractive. But none of this in his estimation unless there is a financial investment long term in the municipality infrastructure. Without that financial support wherever that comes from the County, State or Municipality we could hope and wish everything on this, but where do we go from here and gave some examples.

Mr. Thomas commented you have in front of you the redevelopment study area; the theory behind that is you end up getting a developer to come in and they pay for a lot of the infrastructure. You want to have property that is developable near Main Street.

Mr. Fierro commented it is off the downtown.

Mayor Hutnick commented we still have the two lots on Main Street.

Mr. Fierro commented we wanted to make that for parking.

Mayor Hutnick commented as much as we would like to make that a parking lot, financially we can't do it.

Mr. Fierro commented that there were only ten or twelve parking spots. Based on the engineer at that time findings and explained.

Mayor Hutnick commented if we try across the street; Orchard Street we might get thirty spots. We know of one or two businesses in town that have expressed interest in doing exactly that make parking spots for the businesses.

Chairman Honig asked does our current ordinances allow us to use this area as a parking lot?

Mayor Hutnick commented we would update the ordinances to reflect that property.

There was a discussion on the property behind Borough Hall, parking, sewer and coming up with a redevelopment plan.

Mr. Vreeland commented the first step would be to have this study done; this just reviews the parcels and sees if they qualify for the process. If the Governing Body agrees with that and the State agrees with that, the next step to occur would be to put together your redevelopment plan. Which is essentially the zoning and the concept for how the Borough would like to see this redeveloped. Then you solicit a redeveloper and that process is where you really get into the financial.

Mr. Thomas explained tonight was supposed to review this document informally, then if you feel comfortable with it, then you are going to have the public hearing on this at the October meeting. If it gets approved by the Land Use Board it goes back to the Governing Body. That takes care of step one and explained one of the towns that is currently going through this process.

Ms. Hough commented Chairman Honig back to this.

Chairman Honig asked can you explained what this is.

Ms. Hough commented we are talking about the preliminary study which is dated September 9, 2026.

Draft Preliminary Investigation (Greater Main Street Study Area) Area in need of Redevelopment dated September 9, 2026.

Ms. Hough explained at the last meeting you gave the board homework; the homework from the August draft was to send the comments to her and I was to send them to Mike Vreeland. Ms. Hough explained she had two board members send her comments, Mr. Connelly whose comments were extremely good and Mr. Marceau sent me comments, and she sent them to Mr. Vreeland. Those comments are incorporated into this new draft.

Mr. Vreeland explained we took that feedback; it was good feedback and suggestions. We tried to incorporate them into this redraft. We also identified a missing parcel that we picked up based on the original resolution that was adopted. Mr. Vreeland explained there is a map in the plan, we are going to use the new zoning map, the parcels are all on one map. There is probably still a typo or two but other than swapping the map out he does not anticipate any other significant changes. That would put us in the position where if we have a general consensus that the copy is ready for a public hearing.

Chairman Honig asked Mr. Vreeland for a summary of the changes or just the major ones.

Mr. Vreeland explained the major one was the incorporation of the missing parcels, trying to fit everything in one map, clarifying some of the language in the criteria.

Ms. Hough explained in the conclusion at the end on page 13; Mr. Connelly gave a lot of feedback.

There was a discussion on the comments added to the new draft.

Mr. Thomas explained now the Board has to decide if your comfortable that at least one criteria is met on each of the properties. If you feel that is the case and can justify these properties are an area in need of redevelopment then you can go to the public hearing. Then the engineer can give an explanation, and the public can make comments. Then you vote on the study and send it off to the Governing Body. Mr. Thomas commented he thinks there was a desire to do this in 2026 if you don't do something tonight you are going to have a hard time keeping it in that time frame. Therefore, if there are any other comments, suggestions or modifications now is the time to do that so they can be incorporated and we can have a public hearing in October.

Mr. Fierro commented he thinks it is ready.

Mr. Connelly suggested on the map to make sure Main Street is labeled.

There was a discussion on the map, presentation and having a larger map for the Board and public to view.

Ms. Hough asked if she was going to have the plan 10 days prior to the notice, we talked about the notice, to notice twice, one week apart and only the property owners.

Mr. Thomas commented yes.

Ms. Hough commented we will have the public hearing in October; then if the board agrees and we send it to the Governing Body. Does it go before the Governing Body the first meeting in November or does the Governing Body have to wait for a resolution from the Board.

Mr. Thomas commented he would do a resolution as soon as possible, so the Governing Body has a draft of that.

Ms. Hough commented the governing body meets twice in November and only once in December.

Mr. Thomas commented he will get the resolution out, so they have a draft of it. He doesn't think it is critical that the Governing Body can only act upon a memorialized resolution. The Governing Body can do it with the understanding there is a resolution.

Mr. Vreeland commented we are looking at October 27 for the hearing.

There was a discussion on the notice and when we needed the final draft.

Chairman Honig asked if there were any objections to moving forward. There were no objections.

Data Centers.
There was a discussion on an ordinance regarding data centers; to get this done as soon as possible, this has been brought up to the Council.

Chairman Honig suggested to check with the Borough attorney to find out the status on this.

Mr. Thomas commented it would be nice if there could be an ordinance submitted to this Board in advance of anything introduced by the Council, so you have some input in the ordinance.

Chairman Honig agreed with Mr. Thomas.

CORRESPONDENCE
Chairman Honig explained the correspondence.

- Zoning Permit report
- Letter dated September 3, 2026, to Robin Hough. Land Use Board Secretary, re: notice for redevelopment public hearing.

BILLS/VOUCHERS
There were no bills/vouchers to approve.

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

There were no comments.

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

ADJOURN

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

Chairman Honig adjourned the meeting approximately 7:39pm.

Prepared by
Robin Hough, RMC/CMR