

**REGULAR MEETING MINUTES OF THEBOROUGH OF OGDENSBURG  
LAND USE BOARD FOR  
May 23, 2023, 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 25, 2023.

**ROLL CALL:** Fierro, Fitzgibbons, Honig, Mayor Hutnick, Kibildis, Marceau, Nasisi, Poyer

Absent: None

Also present: ---

**APPROVAL OF THE MINUTES**

Mr. Fierro made a motion to approve the meeting minutes for April 25, 2023. Seconded by Mr. Nasisi.

**Upon Roll call Vote:**

Yeas: Fierro, Fitzgibbons, Honig, Marceau, Nasisi, Poyer

Nays: None Absent: None Abstain: Hutnick, Kibildis

**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 Services Grant**

Chairman Honig asked if there were any update. We are still waiting on the state,

**International Maintenance Code [Ordinance review]**

Chairman Honig commented we are waiting for information back from the Council. Robin had said they were working on it; is there any update as far as that is concerned.

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Mayor Hutnick commented some Council has reviewed not all of the Council as reviewed; he doesn't see it as being a problem but he will have it finalized by next time. Whether everyone reviews or not.

Chairman Honig commented it would be nice to have. For a general update to member of the public; the International Maintenance Code we are looking to update our maintenance code in town.

**Park Grant**

Chairman Honig commented he likes to keep this on the agenda if there is more to talk about.

Mayor Hutnick commented the engineer did go out; he had a conference call with them. The engineers brought out contractors the numbers are astronomical as we assumed. Just the basketball courts, tennis court and pickleball court just the surface areas they were in the \$150,000.00 range. It isn't just standard blacktop; one of the things the Council talked about last night was if we can't complete the courts for the seventy-five thousand which we are not going to be able to do we can consider using that money for the playground area and explained what could be done in that area.

Mayor Hutnick explained something else that was discussed was go back to the courts because that is the most highly used part of the park get an official quote which we are waiting on for a break down for all the componets for the project see what the total is and how much we would have to contribute to it. Then see if this is something we can do; or can we do some of it this year with the option to do some of it next year.

There was a discussion on the different options, where the extra funds could come from, stricter requirement now on material used, using state contractors and funds from the sales of the properties.

**Zoning Map & zoning ordinance review**

Chairman Honig explained what was discussed and where the Board was at with this review. Chairman Honig commented instead of mess with were we have been lets just moved forward and fix. Look at our code and in addition look at our map since we think we have missing pieces as to what our official map looks like. Lets update it based on what we know, what is there and adopt it. The goal is to have all our ordinances match that map and are all in line together and up to date to the best as we can say to this date.

Chairman Honig referred to a packet he prepared that was very lengthy. Chairman Honig commented he tried to break it down and make it as easy to understand as possible. Chairman Honig explained he did this section by section, with places for comments, goals. Chairman Honig asked the Board to review for the next meeting with comments, definitions and to add numbers to the pages.

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There was a discussion on Page 6 the R40 zone in 517 and identify them on the map, home occupation, professional home office and public conservation zone.

Mr. Fitzgibbon questioned on the second page Municipal Agency it has Municipal Planning Board and Zoning Board of Adjustment. At some point we became the Land Use Board. There was a brief discussion on the merge of the two board.

Mr. Kibildis commented we were all part of this at one time when we look at these proposals here and as you said we were all part of this at one time in time; are those proposals with the advice for a lawyer or engineer or expert.

Chairman Honig commented since they were in ordinance format mat he is going to assume yes.

Mr. Fitzgibbons commented he remembers when Jim Sekelsy was Mayor he remembers a lot of those ordinance were reviewed.

Chairman Honig asked everyone to review for any comments at the next meeting and number the pages.

Chairman Honig asked if there was any other old business that anyone would like to discuss or he missed.

No comments

**CORRESPONDENCE**

Chairman Honig commented we have a normal correspondence; then asked Mayor Hutnick for his opinion. Is it possible he knows when Kevin Kervatt was zoning officer we received an update on issues he had seen and sometimes he would just attend a meeting. He was also local and here all the time.

Chairman Honig asked if the Board could get a zoning report from the zoning officer of things that would come up throughout the month. If so is that a Council thing to request.

Mayor Hutnick commented no, we can just make that a normal thing.

Chairman Honig commented it would be nice to see on a monthly basis were there denials, approvals and what issues he is seeing and explained the importance of know this.

Mayor Hutnick commented right now we have a temporary zoning officer. Right not our lasts issues have to do with pools and decks that we are dealing with right not. We have illegal pools and decks put up and that's being taken care off and explained the two issues.

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There was a brief discussion on residents obtaining permits for work being done in town and an issue at the Delta Gas Station and how many vehicles are permitted there and to check the resolution to see what is approved for this site.

- CCO and Zoning Permit report for April, 2023.

**BILLS/VOUCHERS**

There were no bills/vouchers to approve.

**PUBLIC PORTION**

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

Dave Varcadipane, 13 Main Street, Ogdensburg. Mr. Varcadipane explained he has the automotive garage down the street and he received a letter from Steve Danner, [Zoning Officer] regarding [13 Main Street]. Mr. Varcadipane explained what we want to do here it's an automotive shop we want to rent out [bays] so people come in and work on their own vehicles. As well as keep it an automotive shop.

Lisa Bartlow 13 Main Street, Ogdensburg explained the problem we have had in the past with renters. Ms. Bartlow commented in the past we had renters with a 10-year lease, one guy split and said he could only pay fifteen hundred out of the three thousand. He was still using the shop and office. When that renter moved out they had to use their saving to clean the place up three or four months down the road no rent. Then another group of gentlemen rented KRP they started our real good then they stopped paying the rent. They moved down the street they didn't want to pay the rent. They stayed the last month without paying, moved out and again they had to clean the shop and continued to explain it happening again with the next tenant. Ms. Bartlow explained the idea they had to rent out the bays to individual by the hour, day or half day to repair their cars. There is an on hands mechanic there also. All the equipment and specialty tools would be supplied.

Chairman Honig explained it isn't an application for us the Board, based on the zoning officer's letter you would have to go through the process and file for a zoning permit. We can't do anything until our zoning officer looks at that zoning permit to determined if the use is permitted in the zone. That hasn't been done yet.

Ms. Bartlow commented somebody called when they saw the sign and questioned the use.

There was a discussion on the sign that went up and they did get a zoning permit for the sign.

Chairman Honig explained you are here as a member of the public not an application before the Board; start with the zoning application.

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

**ADJOURN**

Mr. Nasisi made a motion to adjourn the meeting. Seconded by Mr. Kibildis. All were in favor.

Chairman Honig adjourned the meeting approximately 8:02pm.

Prepared by  
Robin Hough, RMC/CMR