

BOROUGH OF OGDENSBURG LAND USE BOARD MINUTES

MEETING DATE: **October 28, 2014**

CALL TO ORDER: The meeting of the Ogdensburg Land Use Board was called to order
at 7:00 PM.

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 20, 2014.

1. **ROLL-CALL:** Present: Armstrong, Dolan, McGuire, Fierro, Honig, Kibildis,
Rizzo, Telischak*
Absent: Ciasullo, Fitzgibbons, Nasisi, Horuzy and Andrews
Professionals Present: Gene Buczynski, Michelle Corbett-Rivielle,
Esq.
Absent: Dave Maski
*Mr. Telischak arrived at 7:06 P.M.

2. **APPROVAL OF MINUTES**

A motion to approve the minutes was made by John Kibildis, second by John Fierro with Armstrong, Dolan, Fierro, Honig, Kibildis also in favor and McGuire and Rizzo abstaining.

3. **NEW BUSINESS**

- a. *Cellco Partnership d/b/a Verizon Wireless, LU14-001
230 Passaic Avenue, Block 30 Lot 11.08
Compliance Review Meeting*

Michelle Corbett-Rivielle stated that under Statute 40:55D-46.2, certain conditions are listed and a Site Plan is not required so the applicant needs to show that all conditions are being met.

Lynne A. Dunn, Esq. of Hierung, Dupignac, Stanzione, Dunn & Beck representing the applicant, Verizon Wireless, appeared before the Board. Architect Frank Colasurdo and Planner William F. Masters, Jr. were also present on behalf of the applicant.

Mr. Colasurdo was sworn in by Attorney Corbett-Rivielle. Mr. Colasurdo of FCArchitects, 33 Woodport Road, Sparta, NJ, gave an accounting of his credentials. Verizon Wireless is proposing to install twelve (12) antennas to the structure at the Sterling Mining Museum.

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Two other wireless companies are presently on this tower and Verizon would like to co-locate on the existing structure according to MLUL 40:55D-46.2. There will be no increase in the height of the structure and no increase in the square footage of the base since the equipment will be placed within the 2500 square foot allowed. The applicant is proposing to install a 12' x 16' equipment shelter with heating and air conditioning systems. All of the equipment to be installed is shown on Exhibit "A" Sheets 1, 2 and 3 dated 5/16/14 which was submitted with the application.

William F. Masters, Jr. was sworn in by Attorney Corbett-Rivielle. Mr. Masters, 19 Arnold Drive, Morris Plains, NJ is a Professional licensed Planner in the State of New Jersey and has been licensed for thirty three years. He stated that he specializes in applications for wireless telecommunication facilities. The site was chosen because of its size of over twenty three (23) acres giving a significant setback from other properties, the structure is sound and the height is ideal. Mr. Masters reiterated that there would be no increase in the height of the tower or width of the base footprint. Photographs dated August 27, 2014 show the existing conditions and the proposed conditions from two directions.

Coverage will be provided to Lake Grinnell and a question was asked if there would be coverage to Heater's Pond. Ms. Dunn will ask Verizon if coverage could be provided to that area of town. Construction will begin as soon as the construction permits are obtained.

A motion to deem the Cellco application complete and in compliance was made by John Fierro, second by Elliott Honig with Armstrong, Dolan, McGuire, Kibildis, Telischak and Rizzo also in favor.

4. **BILLS/VOUCHERS**

Dated 9/23/14 from New Jersey Planning Officials re: 2015 Dues \$315.00

5. **CORRESPONDENCE**

Chairman Armstrong commented that Hardyston Township notified us of their Reexamination of the Master Plan and asked if Ogdensburg needs to do the same. Engineer Buczynski responded that the Borough is not due yet and will inform the Board when it is time.

6. **CHAIRMAN'S AGENDA**

The Trial Balance Escrow Report shows a balance of \$1,328.20 for FICOR, Inc./Interstate Industrial Management. Secretary will check on the status of this application. The applicant has not started any building construction

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Streetscape Project – Most of the residents love the way Main Street looks now. Congratulations to everyone! Councilman McGuire remarked that a few complaints were heard about the clock and the planters. Mr. Telischak asked if banners for the holidays were ordered for the light poles. The benches are being utilized by residents waiting for the bus.

7. OPEN TO THE PUBLIC

A motion to Open to the Public was made by John Fierro, second by Elliott Honig with all in favor.

8. CLOSE TO THE PUBLIC

There being no members from the public, a motion to Close to the Public was made by Elliott Honig, second by John Fierro with all in favor.

ADJOURNMENT

A motion to adjourn the meeting was made by Patricia Dolan, second by John Fierro with all in favor. Meeting adjourned at 7:52 P.M.

Blanche Stuckey
Land Use Board Administrator

Date of Approval