

**REGULAR MEETING MINUTES OF THE BOROUGH OF OGDENSBURG
LAND USE BOARD FOR
August 27, 2024, AT THE OGDENSBURG
MUNICIPAL BUILDING, 14 HIGHLAND AVE.
OGDENSBURG, AT 7:00pm**

Chairman Elliott Honig called the meeting to order at 7:03pm.

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 24, 2024.

At this time the Oath of Office was given to the following Land Use Board Members:

Alternate 1	Joseph Cahill	Two-year term expires 12-31-2025
Alternate 2	Bill Andrews	Two-year term expires 12/31/2024

ROLL CALL: Andrews, Cahill, Fitzgibbons, Honig, Mayor Hutnick, Marceau, Poyer

Absent: Fierro, Nasisi

Also present: Mathew Lynch, Attorney

APPROVAL OF THE MINUTES

Mayor Hutnick made a motion to approve the meeting minutes for June 25, 2024. Seconded by Mr. Fitzgibbons.

There were no comments.

Upon Roll call Vote:

Yeas: Fitzgibbons, Honig, Hutnick, Marceau, Poyer

Nays: None Absent: Fierro, Nasisi Abstain: Andrews, Cahill

APPLICATIONS FOR COMPLETENESS

There are no applications for completeness.

APPLICATIONS TO BE HEARD

LUB 01-2024 Kamel Yassin, Minor Site Plan, Bulk Variance, Use Variance, Block 3.01 Lot 61.

(Voting Eligibility: Andrews, Cahill, Fierro, Fitzgibbons, Honig, Marceau, Nasisi.

Not Eligible: Mayor Hutnick and Councilman Poyer.)

Chairman Honig explained currently we have two applications to be heard; LUB 01-2024 which is a minor site plan, bulk variance on Block 3.01 Lot 61 they have requested to be pushed

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forward. We heard a little of the application at the last meeting; they have asked to be tabled until the October meeting. So that is when we are going to hear that application. As a reminder Mayor Hutnick and Councilman Poyer are not eligible for that application as a point of clarification. This application is table until the October meeting.

**LUB 03-2024 Paul and Emily Anderson, Bulk Variance, Bulk Variance, Block 3.01 Lot 22.
(Voting Eligibility: All members that are present and alternates as needed.**

Chairman Honig explained we have another application in front of us which is 03-2024 Paul and Emily Anderson, bulk variance Block 3.01 Lot 22.

Mr. Lynch commented he believes from the email correspondence before this meeting there was an issue where they had sent mailings out to most of the individuals on the 200-foot list.

Ms. Hough explained they sent the notice to 200-foot list; they forgot to send the notice to the newspaper.

Mr. Lynch explained he won't have to send mailings out for next month but he will have to provide an acknowledgement from the owners and newspaper.

Chairman Honig commented with that being said the Anderson application to be heard will also be tabled so we are in compliance with the notice.

APPROVAL OF RESOLUTION

Chairman Honig explained we have a resolution in front of us for the application that was approved June 25th.

Mayor Hutnick made a motion to approve resolution in the Matter of William Connolly, Bulk Variance Application LUB #02-2024 Block 30 Lot 4. Seconded by Mr. Fitzgibbons.

Upon Roll call Vote:

Yeas: Fitzgibbons, Honig, Hutnick, Marceau, Poyer

Nays: None Absent: Fierro, Nasisi Abstain: None

OLD BUSINESS/NEW BUSINESS

Local Planning Services Grant- No update.

Zoning Map & zoning ordinance review

Chairman Honig explained we have a lot to do regarding the zoning map and zoning ordinance review; we do have to come back to this. Before we come back to this he would like to read and summarize all the work we have done so far. Chairman Honig explained for the benefit of the new board members the past year the board has been reviewing and updating the ordinances.

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Professional Services for 2025

Chairman Honig explained a few years ago the Board advertised for professional services. He would like to do this every couple of years. With that being said we will be starting that process in the next month or so. We will have to put together a committee to review those requests for proposals as well. We can do that next meeting when John is here so we can put him in charge of this.

Mayor Hutnick commented he would recommend John being in charge of that committee.

Chairman Honig commented Mr. Fierro would make a great chairman for our professional services committee.

CORRESPONDENCE

Chairman Honig explained the correspondence.
CCO and Zoning Permit report

BILLS/VOUCHERS

Chairman Honig explained we have many bills/vouchers; a lot of these are escrow accounts so if you look at the agenda it has all the bills for the board and ones that get billed to the escrow accounts.

Mayor Hutnick made a motion to approve the bills/vouchers. Seconded by Mr. Marceau.

Upon Roll call Vote:

Yeas: Fitzgibbons, Honig, Hutnick, Marceau, Poyer

Nays: None Absent: Fierro, Nasisi Abstain: Andrews, Cahill

- Invoice no. 6290020-1 dated June 12, 2024 Van Cleef Engineering, Mike Vreeland, Board Engineer in the amount of \$220.50 charged to the escrow account from application LUB 01-2024 Yassin.
- Invoice no. 6290021-1 dated June 12, 2024 Van Cleef Engineering, Mike Vreeland, Board Engineer in the amount of \$220.50 charged to the escrow account from application LUB 02-2024 Connelly.
- Invoice no. 6202-55 dated July 17, 2024 Van Cleef Engineering, Mike Vreeland, Board Engineer in the amount of \$73.50.
- Invoice no. 6290020-2 dated July 17, 2024 Van Cleef Engineering, Mike Vreeland, Board Engineer in the amount of \$514.50 charged to the escrow account from application LUB 01-2024 Yassin.
- Invoice no. 6290021-2 dated July 17, 2024 Van Cleef Engineering, Mike Vreeland, Board Engineer in the amount of \$514.50 charged to the escrow account from application LUB 02-2024 Connelly.

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- Invoice no. 6290022-1 dated July 17, 2024 Van Cleef Engineering, Mike Vreeland, Board Engineer in the amount of \$147.00 charged to the escrow account from application LUB 03-2024.
- Statement #950678 dated June 28, 2024 from Dolan and Dolan, Roger Thomas, Board Attorney in the amount of \$524.13.
- Statement #950683 dated June 28, 2024 from Dolan and Dolan, Roger Thomas, Board Attorney in the amount of \$104.88 charged to the escrow account from application 02-2024 Connolly.
- Statement #950684 dated June 28, 2024 from Dolan and Dolan, Roger Thomas, Board Attorney in the amount of \$104.88 charged to the escrow account from application LUB 01-2024 Yassin.
- Statement #950685 dated June 28, 2024 from Dolan and Dolan, Roger Thomas, Board Attorney in the amount of \$156.06 charged to escrow account from application LUB 03-2024 Anderson.

PUBLIC PORTION

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

No one from the public had any comments.

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

Chairman Honig commented he wants to make note of Mr. Kibilidis passing; he thinks of John as a teacher through and through. He taught us how to serve, he taught us a lot of lessons and is somebody to admire. Chairman Honig commented he is hoping he is in the pickleball court in the sky enjoying every second of it. We wish him and his family well; he was loved and will be missed.

ADJOURN

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

Chairman Honig adjourned the meeting approximately 7:22pm.

Prepared by Robin Hough, RMC/CMR