

**REGULAR MEETING MINUTES OF THE BOROUGH OF OGDENSBURG
LAND USE BOARD FOR
January 27, 2026, AT THE OGDENSBURG
MUNICIPAL BUILDING, 14 HIGHLAND AVE.
OGDENSBURG, AT 7:00pm**

Roger Thomas, Board Attorney, called the meeting to order.

Roger Thomas, Board Attorney, 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 29, 2025.

OATH OF OFFICE TO THE FOLLOWING LAND USE BOARD MEMBERS by Ms.

Hough.

Mayor George P. Hutnick	Class I Member	Term Expires 12-31-2026
Richard Ganderinho	Class III Member	Term Expires 12-31-2026
Vacant	Alternate I	Term Expires 12-31-2027

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

Absent: Andrews, Fitzgibbons, Marceau

Also present: Roger Thomas, Board Attorney

ELECTION OF CHAIRMAN

Mr. Fierro made a motion to elect Elliot Honig as Chairman of the Land Use Board for 2026. Seconded by Mr. Poyer.

There were no other nominations.

Upon Roll call Vote:

Yeas: Cahill, Connolly, Fierro, Gandarinho, Hutnick, Poyer

Nays: None Absent: Andrews, Fitzgibbons, Marceau Abstain: Honig

At this time Mr. Honig took over as Chairman.

ELECTION OF VICE CHAIRMAN

Mr. Fierro made a motion to elect Pat Fitzgibbons, Vice Chairman of the Land Use Board for 2026. Seconded by Mr. Poyer.

There were no other nominations.

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Upon Roll call Vote:

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

Nays: None Absent: Andrews, Fitzgibbons, Marceau Abstain: None

ELECTION OF SECRETARY

Mayor Hutnick made a motion to appoint John Fierro, Secretary to the Land Use Board, Seconded by Councilman Gandarinho.

Chairman Honig asked if there were any other nominations.

Chairman Honig made a motion to appoint Robin Hough, Secretary to the Land Use Board. Seconded by Mr. Fierro.

Mr. Fierro commented he would like to withdraw his nomination.

Ms. Hough asked if she had to do two roll calls.

Chairman Honig commented no he withdrew his nomination.

There were no other nominations.

Upon Roll call Vote on Robin Hough as secretary:

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

Nays: None Absent: Andrews, Fitzgibbons, Marceau Abstain: None

RESOLUTION FOR PROFESSIONAL SERVICES

Mayor Hutnick made a motion to adopt resolution authorizing the award of Non-Fair and Open Contracts for Professional Services in 2026, Dolan and Dolan for Attorney and Van Cleef Engineering as Engineer and Planner. Seconded by Mr. Fierro.

Upon Roll call Vote:

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

Nays: None Absent: Andrews, Fitzgibbons, Marceau Abstain: None

RESOLUTION FOR 2026 MEETING DATES

Councilman Gandarinho made a motion to adopt resolution approving the Land Use Board 2026 meeting dates. Seconded by Mr. Poyer.

Upon Roll call Vote on Robin Hough as secretary:

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

Nays: None Absent: Andrews, Fitzgibbons, Marceau Abstain: None

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RESOLUTION FOR LEGAL NOTICE PUBLICATION REQUIREMENTS FOR 2026

Mr. Fierro made a motion to adopt resolution for legal notice publication requirements for 2026.

Mr. Thomas explained the new publication requirements are to place notices on the Borough website and eventually the Secretary of State website. That is not yet available but will be by March 1. There will also be a requirement that really doesn't matter at this time, but he still thinks it is a good idea to have the New Jersey Herald and Sunday New Jersey Herald.

Ms. Hough explained she is still sending notices to the Herald, and the website has been set up so the notices will also be on the Borough website.

Chairman Honig asked do we still have to put them into the Herald if we pass this.

Mr. Thomas explained no, but right now you have what amounts to an interesting legal question. Mr. Thomas explained between now and March or at least between now and when the Secretary of State sets up their website it is still a good idea [to send to the Herald] then we will decide later as things evolve whether or not it is a good idea to continue to [send to the NJ Herald].

Chairman Honig asked if at that time would we have to do another resolution to remove the Herald?

Mr. Thomas commented everything is a little up in the air at this time.

Ms. Hough explained for Mayor and Council she has to publish two notices a month for 2026.

Mr. Thomas explained he thinks it is a good idea to still have the NJ Herald and Sunday NJ Herald because the Statue is confusing, it talks about the fact a municipality can end up having qualified entities which are online publications. It doesn't specifically say that a town should appoint somebody. The implication in his mind is very clear that if they are talking about qualified entities you want to end up appointing because the idea is you don't want to have Mr. Jones come in and say he sent his notice to the Ledger.

Chairman Honig commented let's leave this as is for now as far as the New Jersey Herald and Sunday New Jersey Herald and posted on the Bulletin Board at Borough Hall as well as the Borough website.

Mr. Fierro made a motion to approve. Seconded by Mr. Poyer.

Upon Roll call Vote:

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

Nays: None Absent: Andrews, Fitzgibbons, Marceau Abstain: None

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APPROVAL OF THE MINUTES

Mr. Fierro made a motion to approve the **regular meeting minutes** from November 25, 2025.
Seconded by Mr. Poyer.

Upon Roll call Vote on member present on November 25, 2025:

Yeas: Cahill, Fierro, Honig, Poyer
Nays: None Absent: Abstain: None

Mr. Cahill made a motion to approve the **executive session minutes** from November 25, 2025.
Seconded by Mr. Poyer.

Upon Roll call Vote on member present on November 25, 2025:

Yeas: Cahill, Fierro, Honig, Poyer
Nays: None Absent: Abstain: None

APPROVAL OF RESOLUTION

Mr. Thomas explained the reason for the resolution. There have been no modifications received since November.

Mr. Fierro made a motion to approve the Borough of Ogdensburg Land Use Board resolution authorization of approval of Stipulation of Settlement in the Matter of Victoria Mulcahey V. Borough of Ogdensburg Docket No. SSX-L-169-25 approved on November 28, 2025, memorialized on January 27, 2026. Seconded by Mr. Cahill.

Upon Roll call Vote on member present on November 25, 2025:

Yeas: Cahill, Fierro, Honig, Poyer
Nays: None Absent: Abstain: None

Ms. Hough asked Mr. Thomas if she had to notice the resolution.

Mr. Thomas commented he doesn't believe so; with the cost involved he would say no.

APPLICATIONS FOR COMPLETENES:

There are no applications for completeness.

APPLICATIONS TO BE HEARD

There are no applications to be heard.

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OLD BUSINESS/NEW BUSINESS

2026 Budget

Chairman Honig explained we had discussed this with Mike several months ago but at this point we are just waiting for approval from Council.

Ms. Hough spoke about the letter from Mr. Tessier and redevelopment; she asked Mike Vreeland for information on how to proceed.

CORRESPONDENCE

Chairman Honig explained the correspondence.

- CCO and Zoning Permit report
- Township of Hardyston ordinance no. 2025-10 “AN ORDINANCE OF THE TOWNSHIP OF HARDYSTON ADOPTING AN AMENDMENT TO THE 2022 HARDYSTON VACANT LAND AND LANDFILL REDEVELOPMENT PLAN, PURSUANT TO THE LOCAL REDEVELOPMENT AND HOUSING LAW, N.J.S.A. 40A:12A-1 ET SEQ.

Mayor Hutnick commented to make note that the zoning officer resigned. We have a new zoning officer; he works one day a week for four hours.

BILLS/VOUCHERS

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

Upon Roll call Vote:

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

Nays: None Absent: Andrews, Fitzgibbons, Marceau Abstain: None

- Invoice No 6202-66 from Van Cleef Engineering, Mike Vreeland, Board Engineer, for General Land Use Matters in the amount of \$671.00.
- Invoice # 1068 from Dolan and Dolan, Roger Thomas, Board Attorney for legal matter Mulcahey v. Borough of Ogdensburg in the amount of \$359.62.
- Invoice # 1066 from Dolan and Dolan, Roger Thomas, Board Attorney for Land Use General matters in the amount of \$819.00.
- Invoice #1067 from Dolan and Dolan, Roger Thomas, Board Attorney for Land Use General Matters in the amount of \$30.71.

PUBLIC PORTION

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

There were no members of the public present.

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

Chairman Honig welcomed Richard Gandarinho as a new member representing the Council.

ADJOURN

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

Chairman Honig adjourned the meeting approximately 7:27pm.

Prepared by
Robin Hough, RMC/CMR