

**REGULAR MEETING MINUTES OF THE BOROUGH OF OGDENSBURG  
LAND USE BOARD FOR  
March 24, 2026, AT THE OGDENSBURG  
MUNICIPAL BUILDING, 14 HIGHLAND AVE.  
OGDENSBURG, AT 7:00pm**

Vice Chairman Patrick Fitzgibbons called the meeting to order at 7:10pm.

Vice Chairman Fitzgibbons 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.

**OATH OF OFFICE TO THE FOLLOWING LAND USE BOARD MEMBERS:**

Mike Marceau                                      Class II Member                                      Term Expires 12-31-2026

At this time Ms. Hough administered the Oath of Office Mike Marceau, Land Use Board Class II member.

**ROLL CALL:** Cahill, Fitzgibbons, Gandarinho, Marceau, Poyer

Absent: Connolly, Fierro, Honig, Hutnick

Also present: Roger Thomas, Esq. (arrived at 7:20pm), Mike Vreeland, Engineer

**APPROVAL OF THE MINUTES**

Mr. Cahill made a motion to approve the meeting minutes for January 27, 2026. Seconded by Councilman Gandarinho.

**Upon Roll call Vote:**

Yeas: Cahill, Gandarinho, Poyer

Nays: None    Absent: None    Abstain: Fitzgibbons, Marceau

**APPLICATIONS FOR COMPLETENESS**

There are no applications for completeness.

**APPLICATIONS TO BE HEARD**

There are no applications to be heard.

**OLD BUSINESS/NEW BUSINESS**

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**Budget, 2026**

Mr. Marceau explained we haven't introduced the budget yet, that will be the first meeting in April. The Land Use Board is in at the same level as last year plus the Council has indicated they would like the Board to work with Mr. Vreeland and his office regarding some redevelopment work. They increased the Land Use Budget by about five thousand dollars plus old land use money was set aside. We have a healthy budget going into 2026.

**Redevelopment update**

Mr. Vreeland explained he attended a recent Council meeting to explain the redevelopment process to the Governing Body. There was some discussion about the work that was previously done and what point it got to. When you go down the redevelopment process one of the requirements is once you adopt a plan and adopt a resolution, a copy of the resolution has to go to the Department of Community Affairs because of the planning area that the Borough is in. That will give the Department of Community Affairs the opportunity to review the redevelopment study and make any suggestions, recommendations or changes. They do come back occasionally with changes. Given the time that has lapsed and changes in regulations he had some conversations with the Borough Attorney and in order not to have a technical defect in the process the Council decided to start the process over and expand the process to include some additional properties that the Council was trying to determine what to do with those properties. It will include the area around the Municipal Building which were the properties in the old study a number of years ago. Then include the lots by the ambulance building.

Ms. Hough commented and the two lots on Main Street.

Mr. Vreeland explained the study would determine which properties would qualify in the redevelopment law and put forth a conclusion and recommendation section. The way it works is the Council recommends the study to be taken, the study is done through the planning board [land use board], we will have a public hearing on the study then a recommendation goes to the Governing Body to accept the conclusions or however it plays out.

Ms. Hough explained the Council wants this resolution on their next meeting agenda, which is April 13.

Mr. Vreeland commented once the resolution comes to the Board, we will take a look at the blocks and lots, start the process and maybe give the Board an update of where we are. If there is a need for a subcommittee we can talk about forming one as the process moves along.

There was a brief discussion on the lots on Main Street.

Mr. Vreeland explained once the areas in need of redevelopment are designated the next step would be to put together a redevelopment plan. That is when we will look at a more

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conceptional way the property could be redeveloped. At one point you can do a solicitation, you try to solicit a developer to implement the conceptional plans. There was a brief discussion on what was done in the past.

Roger Thomas, Attorney arrived at this time 7:20pm.

**2025 Land Use Board Annual Report**

Mr. Thomas explained the Board has been active this year but there wasn't a lot of activity in the sense of applications. Mr. Thomas reviewed the annual report that was before the Board. Mr. Thomas commented he didn't see anything that would make a recommendation to the Governing Body by modifications to the ordinances. If the board disagrees with him, he will incorporate what you think should be added.

Mr. Marceau made a motion to accept the 2025 Annual Report and forward the report to the Governing Body. Seconded by Mr. Poyer.

**Upon Roll call Vote:**

Yeas: Cahill, Fitzgibbons, Gandarinho, Marceau, Poyer

Nays: None Absent: Connolly, Fierro, Honig, Hutnick Abstain: None

**CORRESPONDENCE**

Mr. Fitzgibbons explained the correspondence is for your information.

- CCO and zoning permit report
- Letter dated February 2, 2026, from PSEG Re: application for a Statewide Utility Blanket Flood Hazard Area, Individual permit, Freshwater Wetlands General permit, Waterfront Development Individual permits, Coastal Zone Management General permit and Water Quality Certificate.
- Township of Hardyston joint Land Use Board Notice of Public Hearing on Adoption of an amendment to the 2025 Master Plan to add the "2026 Housing Element and Fair Share Plan ("HEFSP").
- Letter dated February 26, 2026, from Colleen Little, Municipal Clerk for the Borough of Franklin Re: Ordinance 02-2026 Amending Chapter 161. HMF – Hospital Multifamily Zone.

**BILLS/VOUCHERS**

Mr. Fitzgibbons went over the bills on the agenda for approval.

Mr. Cahill made a motion to approve the bills and vouchers. Seconded by Councilman Gandarinho.

- Invoice #1657 from Dolan and Dolan, Roger Thomas, Board Attorney in the amount of \$648.37 for Land Use Board General.

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- Invoice #1646 from Dolan and Dolan, Rober Thomas, Board Attorney in the amount of \$299.25 charged to escrow account for David Varcadipane Block 11 Lot 5.

**Upon Roll call Vote:**

Yeas: Cahill, Fitzgibbons, Gandarinho, Marceau, Poyer

Nays: None Absent: Connolly, Fierro, Honig, Hutnick Abstain,: None

**PUBLIC PORTION**

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

There was no one in public.

Councilman Gandarinho made a motion to close the meeting to the public. Seconded by Mr. Poyer. All were in favor.

**ADJOURN**

Mr. Cahill made a motion to adjourn the meeting. Seconded by Councilman Gandarinho. All were in favor.

Vice Chairman Fitzgibbons adjourned the meeting approximately 7:24pm.

Prepared by  
Robin Hough, RMC/CMR