

BOROUGH OF OGDENSBURG
MASTER PLAN SUBCOMMITTEE MEETING

MEETING DATE: January 23, 2007

CALL TO ORDER: 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 11, 2007. The meeting of the Borough of Ogdensburg Master Plan Reexamination Subcommittee was called to order at 7:09 PM.

ROLL-CALL: Present: Andrews, Armstrong, Fierro, Kervatt, McDonald, Mayor Sekelsky, Sund and Wood
Professionals: Suljic
Also in attendance: Councilman Hann and Councilman Peist

1. Master Plan Re-examination Report

Suljic discusses the 1999 Master Plan and the problems at the time with land development. He discusses the Council on Affordable Housing obligations, which Ogdensburg will need to address including Round Two and Round Three, which is growth related. Round 3 deals with the projected residential and commercial growth. Discussion begins on COAH units for Main Street. Suljic explains that according to the Round Three rulings, the units would have to be residential or have one bedroom in a multifamily dwelling to be used for alternate living, low income or handicapped residents.

Kervatt questions the possibility of senior housing on Main Street. Suljic states that the properties would have to be deed restricted for thirty years under the COAH rules.

Discussion continues on the other possibilities to meet the COAH obligation including growth share for developers \$142,000 maximum to build and the creation of 25 jobs for one COAH unit.

Plan endorsement in the future must be recommended in the Master Plan. Funding takes a minimum of ten years. He discusses the meetings held a couple of years ago with the adjoining municipalities in order to explore the possibility of a Town Center designation. He states that the Borough of Hamburg had no interest in the idea. The Committee discusses grant monies for possible projects. Suljic states that the grants range from \$300,000 to \$500,000. Plan endorsement takes at least one year. Suljic recommends

central sewer and community design plan for Main Street, but advises against eminent domain for parking on Main Street.

Sund proposes a cost analysis be done.

Armstrong discusses the sidewalks on Main Street and a parking lot.

Suljic states that sidewalks and a parking lot will not bring in businesses. The Borough may have to absorb the costs of the parking lot.

Armstrong discusses the revitalization of the Main Street area and preserving the Town Center with a mining theme.

Andrews states that the costs for the parking lot could be a negotiating tool with a developer.

At 7:38 PM, Mayor Sekelsky arrives.

Armstrong discusses the apple orchard property owned by the Borough, which is presently zoned LIC. The rear of the lot is zoned R30. Mayor Sekelsky wants the property to be zoned Borough Center.

Fierro suggests having the Borough Engineer inspect the land to determine if it is buildable.

Discussion begins on changing the location of the Municipal Building to a location on Main Street instead of building behind the present location. Discussion begins on the Fire Department building. The Fire Department owns the building and the property.

Discussion begins on re-zoning Main Street properties from BC and LIC to Town Center.

Kervatt discusses a strip mall in the LIC zone.

Suljic discusses the issue of not having a central sewer, which limits what the Committee is proposing. He states that 16,000 sq. ft of septic would accommodate 4-5 stores. Community septic design would be a possible solution, which would involve a leachfield on a separate property.

Councilman Peist states that the Borough Engineer conducted a feasibility study a few years ago on failed septic systems on Main Street.

Suljic suggests having Borough Engineer conducted perk tests and do a topographic map of the number of parcels.

Suljic discusses the Revitalization/Redevelopment Plan through which property owners would have to contribute financially.

Mayor Sekelsky states that building a new Municipal Building is not a priority. He would like to focus on the development of the land for potential revenue. He discusses the installation of a pedestrian track.

Suljic states that there have been Department of Transportation grants for sidewalks. Councilman Peist states that the grants are available but 50% would have to come from Borough and 50% from DOT.

Discussion continues on meeting with the County to discuss the Town Center.

Mayor Sekelsky met with SCMUA officials. According to SCMUA, hookups will be in place in 15-20 years.

Discussion continues on attracting businesses. Wood suggests that rents would have to remain lower since the commercial units are not located on a main road such as Route 15 or Route 23. Suljic states that tax abatement could also be utilized as a negotiating tool.

Suljic reiterates that the Borough will need to address the issue of central sewer in order to accommodate the proposed revitalization of Main Street. He discusses the necessary gallonage for the uses proposed.

Mayor Sekelsky discusses Heaters Pond. He suggests dredging the swamp as was done with Franklin Pond and adding a beach house, trails and additional parking. Councilman Peist suggests that there would be a problem with the Borough dredging. Fierro states that there are deed restrictions for the property.

Discussion returns to Main Street and the signage, keeping with a mine theme. Armstrong suggests sign standards and conforming facades.

Suljic suggests that a storefront be put in the proposed shopping plaza for a mine gift shop.

Sund discusses the Edison Mine in West Orange and the possibility of imposing a tourist tax.

Mayor Sekelsky discusses the need for a cooperative agreement with the property owners on Main Street in order to protect the ratables. Suggests it become part of the property maintenance code. Suljic states that that would have to be enforced townwide.

Kervatt suggests adopting the property maintenance code as set forth in the International Building Code.

Suljic states that he will need copies of the zoning changes and notes from the previous reexamination.

Zoning ordinances will be reviewed by Dolan, Kervatt, Mayor Sekelsky, Telischak and Wood.

Armstrong suggests one of the considerations be the outside storage of goods at businesses. Kervatt states that the storage should not be visible from the road, according to the ordinance.

Discussion continues on the meeting with the County Tax Board, which determined that the ratios have been too low. Mayor Sekelsky states that in order to remedy the ratios, the Borough will have a revaluation in 2008 for 2009 at a cost of approximately \$15,000.00.

At 9:10 PM Sund leaves the meeting.

Suljic will address the demographics.

The Subcommittee will hold the next workshop meeting on Thursday, February 22, 2007 at 7:00 PM.

At 9:30 PM the Master Plan Reexamination Report Committee adjourns.

2. ADJOURN

A motion is made at 8:45 PM to adjourn by Andrews, second by Sund with all others in favor.

Respectfully submitted by:

Wendy Brick
Land Use Board Administrative Assistant

Approved: _____