

**BOROUGH OF OGDENSBURG  
LAND USE BOARD MINUTES**

**MEETING DATE:**           **May 12, 2009**

**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 5, 2009.

**ROLL-CALL:**               **Present:** Andrews\*, Armstrong, Blahut, Fahrenfeld, Fierro, Telischak, Wood, Fitzgibbons, Kibildis and McGuire.  
**Absent:** Dolan and Sund  
**Professionals:** Leo and Suljic  
**Absent:** Buczynski

\*Arrived at 8:28 P.M.

**A. APPROVAL OF MINUTES:**   A motion to approve the minutes from the April 14<sup>th</sup>, 2009 meeting was made by Vito Telischak, second by John Fierro with Armstrong, Fahrenfeld, Blahut, Kibildis, Fitzgibbons and McGuire in favor and Wood abstaining

**B. CORRESPONDENCE:**

1. We received a reply from the Historical Society. The Board Secretary will write a letter to the applicant, JBL-RAL, Inc., with the suggested names for their consideration and use.
2. A copy of the title search on the railroad trestle will be forwarded to Messrs. Richard and Robert Hauck for their information. According to the search, the railroad trestle is owned by the Sterling Hill Mining Museum, Inc.

**C. OLD BUSINESS/NEW BUSINESS**

1. The application for 100 Plant Street, LLC was deemed incomplete because the Environmental Impact Statement was not submitted.
2. Board members agreed that the Completeness Review Committee will meet after 5:00 P.M. for future applications.

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3. The Master Plan Committee will meet at Ursula Leo's office on Wednesday, June 3<sup>rd</sup> at 3:00 P.M. to discuss the updates to the Land Development Ordinance. Committee is comprised of the following members: Bob Armstrong, Eric Wood, Patrick Fitzgibbons and John Kibildis. This subcommittee will organize, outline and put the information together and bring it back to the Board.

**D. CHAIRMAN'S AGENDA**

1. Board members and professionals commented that the Invoice Tracking Report is helpful. Professionals also stated that payments are being made on a timely basis, an improvement from the past.
2. The Board Secretary is also working with the CFO to refund the escrow balances from past applications. A new trial balance sheet will be distributed for the next meeting.

**E. HIGHLANDS INITIAL ASSESSMENT PRESENTATION**

Fred Suljic introduced Bob Tessier who is the Director of Planning at Dykstra Associates. Pursuant to the Board's request, Bob Tessier provided his background and qualifications. The only time he appeared in Ogdensburg was for the use variance for Back Thru the Future. Mr. Tessier stated that this report is based on the Borough sending an intent for conformance to the Highlands plan to the Highlands Council. The Borough received \$15,000 to produce the report and contracted with Dykstra Associates. Dykstra followed the format on the Highlands website and added suggestions.

Ogdensburg is only one of the 88 municipalities in the Highlands Region. There are a series of Modules and the Borough Council approved Modules 1, 2, 3 and 4. Agreement with Dykstra Associates that payment will be made with the funds received from the Highlands Council. There are seven steps to the research before the Borough opts in or out. With the research, the maps and data can be updated. The Highlands Council supplies a lot of information. The Highlands Council lists each block and lot in the Borough with size, if it is developable, central water, sewer, etc. The information can be changed and we are given the opportunity in the first portion to say what the town wants and the conditions you would consider to be in the Highlands showing the areas that are developable. Submit the data and meet with Eileen Swan. Determine if the Business District should be on a sewer system. Plan Conformance with the State is expensive and does not provide any funding.

Sewer allocations are being restricted to a limit of 2,000 gallons per lot per day. That is the reason there are many 16,000 sq. ft. buildings in the Highlands area. Subdivisions are then limited to six (6) four-bedroom homes. Page 24 of the report indicates that the Borough has a water deficit. The Highlands is trying to curtail development. Question was raised regarding the time of enactment of water restrictions. The State can adopt a regulation and have it commence retroactively. The State is more concerned with the recharge of the water than with the wells and their water capacity. Plans to recycle the water could be implemented. The stadium in Frankford is on a recycling system.

Dykstra Associates will go ahead and complete Module 1 and will send the grant applications to the Borough Council and the Municipal Clerk for all the modules.

**G. BILLS AND VOUCHERS**

Dated 3/31/09 from CMX re: 100 Plant Street, LLC	\$656.25
Dated 3/31/09 from CMX re: Land Use Board	\$375.00
Dated 3/31/09 from CMX re: New Cingular Wireless	\$156.25
Dated 4/20/09 from Laddey, Clark & Ryan re: 100 Plant St.	\$321.00
Dated 4/20/09 from Laddey, Clark & Ryan re: General	\$300.00
Dated 4/20/09 from Laddey, Clark & Ryan re: Cingular	\$ 78.00
Dated 5/08/09 from Dykstra Associates re: JBL-RAL, LLC	\$120.00
Dated 5/08/09 from Dykstra Associates re: New Cingular	\$180.00
Dated 5/08/09 from Dykstra Associates re: 100 Plant Street	\$300.00

A motion to approve the Bills and Vouchers was made by Eric Wood, second by Ken Fahrenfeld with all in favor.

**H. OPEN TO PUBLIC**

A motion to open the meeting to the public was made by John Fierro, second by Vito Telischak with all in favor. Jean Castimore stated that she is against any redevelopment for the property in back of the Borough Hall.

A motion to close the meeting to the public was made by Ken Fahrenfeld, second by Eric Wood with all in favor.

**I. ADJOURN**

A motion to adjourn the meeting was made by Eric Wood, second by John Fierro with all in favor.

Respectfully Submitted by:

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Blanche Stuckey  
Land Use Board Secretary

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Date of Approval