

BOROUGH OF OGDENSBURG LAND USE BOARD MINUTES

MEETING DATE: August 24, 2010

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 12, 2010.

1. **ROLL-CALL:** **Present:** Armstrong, Andrews, Ciasullo, Dolan, Fahrenfeld, Fierro, Fitzgibbons, McGuire, Sund and Telischak
Absent: Kibildis
Professionals Present: Gene Buczynski, Roger Thomas
Absent: Bob Tessier

Chairman Armstrong noted that the Council was being represented by Patrick Fitzgibbons who has been appointed as the Mayor's Designee and Councilman Steve Ciasullo as the Council's appointment.

2. **APPROVAL OF MINUTES:**

A motion to approve the minutes from the July 27th, 2010 meeting was made by Patricia Dolan, second by Patrick Fitzgibbons with Armstrong, Andrews, Fahrenfeld, Fierro and McGuire in favor and Ciasullo, Sund and Telischak abstaining.

3. **CORRESPONDENCE**

4. **NEW BUSINESS/OLD BUSINESS**

A. Redevelopment Investigation Report

Chairman Armstrong stated that some time ago the Borough Council asked the Land Use Board to look at the land in back of Borough Hall to possibly generate more ratables and better utilize the land. The Board asked the Planners of Dykstra Associates to prepare a report. The Planners suggested that we look at the area as a redevelopment area. The report is public information. Board Members Ken Fahrenfeld, Patrick Fitzgibbons and John Kibildis were on the Subcommittee to review the report.

Meeting Minutes
August 24, 2010
Page 2.

Attorney Thomas explained that this meeting is a formal Public Hearing to discuss whether the properties located at Block 4 Lot 23 and Block 6 Lots 1, 2, 6 and 7 could be redeveloped. The properties are surrounding and including the Municipal Building. The municipal building is located on Block 6 Lot 1 and all the properties mentioned are owned by the Borough of Ogdensburg. The Borough Council requested that the Land Use Board investigate and make a recommendation regarding the 36.948 acres of land. Since this is a formal public hearing, potentially a vote will take place on a recommendation to the Council. There is no issue of taking any land from the public.

On pages 6 and 7, Section 5 of the Statute consists of the statutory criteria a. through h. which the area needs to meet. The report includes an analysis of these properties. Table 2 of the report denotes the property conditions which have met at least two (2) of the criteria, some up to four (4). Two members of the Board, Patricia Dolan and Steven Sund, recused themselves since they reside within 200 feet of the properties.

MOTION TO OPEN TO THE PUBLIC

A motion to Open to the Public was made by Chairman Armstrong and second by Bill Andrews with all in favor.

Sally Mason of 109 High Street questioned whether the properties will be zoned for commercial or residential use. Attorney Thomas remarked that the Board is not discussing how the Redevelopment Plan should work but simply looking at the properties to see if they are in need of redevelopment. This particular study is just a preliminary step. Sally Mason stated that the property in front of mine is very steep in front of her property but the report shows a paper road behind the gas station for access.

Gene Buczynski stated that the wetlands, buffer and steep slope restraints will need to be considered. Ken Fahrenfeld noted that the investigative report was prepared in due diligence to determine better usage of the land. Patrick Fitzgibbons said that the Subcommittee reviewed the report prepared by the planners and concurred with the report.

MOTION TO CLOSE TO THE PUBLIC

A motion to Close to the Public was made by Patrick Fitzgibbons, second by John Fierro with all in favor.

John Fierro asked the Subcommittee Members if they agreed with the study and they acknowledged that the Subcommittee accepted the report. Chairman Armstrong felt that there was not enough information to determine that the municipal building isn't good enough.

Meeting Minutes
August 24, 2010
Page 3.

A motion to Approve the Redevelopment Report, with the exception of page 9 of the report which states that the Municipal Building located on Block 6 Lot 1 is obsolete, was made by Vito Telischak with a second by John Fierro with Armstrong, Andrews, Ciasullo, Fahrenfeld, Fitzgibbons and McGuire in favor with Dolan and Sund abstaining. The Board proposes utilizing Smart Growth Principles which the Borough does abide by generally. This could become a town center area with 3 to 5 homes per acre density. The Borough has never applied for the designation of Town Center or Village Center.

Patrick Fitzgibbons and Steve Ciasullo will submit the Board's recommendation to the Borough Council.

5. CHAIRMAN'S AGENDA

No comments on the Invoice Tracking Report. The Trial Balance Escrow Report remained the same as last month. The Well Head Protection Ordinance and Main Street Revitalization will be discussed at next month's meeting.

OPEN TO THE PUBLIC

A motion to open the meeting to the public was made by Patricia Dolan, second by Steve Sund with all in favor.

Samuel Burlum of Extreme Energy Solutions, 150 Main Street addressed the Board and will be completing an application for an Interpretation of Use. The Zoning Officer recently issued a Cease and Desist Order to Mr. Burlum.

6. CLOSE TO THE PUBLIC

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

7. BILLS/VOUCHERS

Dated 6/30/10 from Dolan & Dolan re: General	\$1,181.08
Dated 6/30/10 from Dolan & Dolan re: COAH	\$ 519.88
Dated 7/30/10 from Dolan & Dolan re: General	\$ 780.24

A motion to approve the bills and vouchers was made by John Fierro, second by Patrick Fitzgibbons with Armstrong, Andrews, Ciasullo, Dolan, Fahrenfeld, Sund, Telischak and McGuire also in favor.

8. ADJOURNMENT

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

Respectfully Submitted by:

Blanche Stuckey
Land Use Board Secretary

Date of Approval