

BOROUGH OF OGDENSBURG LAND USE BOARD MINUTES

MEETING DATE: December 28, 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, Dolan, Fitzgibbons, Kibildis, McGuire and Telischak
Absent: Ciasullo, Fahrenfeld, Fierro and Sund
Professionals Present: Gene Buczynski and Bob Tessier
Absent: Roger Thomas, Esq. .

2. **APPROVAL OF MINUTES:**

A motion to approve the minutes from the November 23rd, 2010 meeting was made by Bill Andrews, second by John Kibildis with Dolan, Fitzgibbons, Telischak and Kibildis also in favor and McGuire abstaining.

3. **CORRESPONDENCE**

- a. Letter to AA-1 Self Storage from Kevin Kervatt regarding the expanded uses of storing vehicles and construction equipment and operating a U-Haul rental business and giving the company until March 31, 2011 to obtain approvals from the Land Use Board.
- b. Letter regarding the AA-1 van – the vehicle is registered and insured and is parked on private property. Issues discussed included:
request a written response from Police Chief Varcadipane;
is the vehicle parked 33 feet from the right-of-way?;
that the vehicle is being used as a billboard with a banner hanging over the van which is not an integral part of the vehicle;
the property owner is allowing the vehicle to be parked on his front lawn and if he is receiving remuneration for this use, would it then be considered operating a business?
wouldn't it be considered outdoor storage if they are storing vehicles the property owner does not own;
has the property owner been advised that there have been complaints;
the Police Chief has suggested that we ask AA-1 to place a sign on the Borough property similar to the sign for the mine instead of the van.

Meeting Minutes
December 28, 2010
Page 2.

Vito Telischak stated that he owns multiple properties on Main Street and has been approached three to four times per year from people who want to park their commercial vehicles on his properties. Mr. Telischak declines their requests because he doesn't feel that his properties are storage facilities.

Members discussed whether the property owner should be notified of resident complaints and who should notify him. Members also spoke about a campus sign on the corner of Brooks Flat Road. Chairman Armstrong suggested that there be a uniform design for all the signs in the Borough with input from the Historical Society.

c. Resolution Designating Areas in Need of Redevelopment

The Subcommittee met with Mr. Tessier to review the properties in question and what would be realistic usage of the property. Mr. Fitzgibbons explained that the property off High Street would be residential and the lot on Main Street can be developed with two commercial buildings. Mr. Tessier further explained the design of the commercial buildings and that eleven (11) lots for residences can be built in the northern portion of the property. The lots are 40,000 square feet which would be an R-40 zone for greater ratables.

Mr. McGuire inquired if the Board is wasting their time since the Borough will only have five (5) septic permits left after the other fifty (50) septic are installed according to the anticipated 208 Water Quality Management. Chairman Armstrong said that the majority of the Borough is typically zoned R-15 which puts a burden on the infrastructure because those type of lots increases the school population and increases your town population significantly. When you build R-40, you build one acre zones and those types of homes are typically more expensive and bring in a greater ratable. If you wanted to make that a light industrial or commercial retail area that would be negative to the Master Plan because our Master Plan is single family homes. The Borough never had an industrial park. All the Council asked the Board to do is to make recommendations. Ten years from now the Borough could have sewers. Members discussed the ramifications and regulatory restraints pertaining to the property. The possibility of another development not being built can make those septic available for this property. The Borough will not be subdividing the property and there are no costs involved to the Borough. The bottom section can be rezoned to the CR zone and the top half can be zoned R-40 for the residential portion. The residents would prefer residential over light industrial uses. Kudos to the subcommittee for the detailed map with two ideas for usage.

For the two lots on Main Street, Mr. Tessier's suggestion was to keep the building as an historic building, paint it, fix it up and put an "Edison House" sign on it. The adjacent lot could be a parking lot with a plaque relating to the history of Ogdensburg. The side of the building can be rented out as a billboard to the businesses and can also be a linkage to the mine. Parking lot with meters would be a consideration and would bring in some revenue.

Meeting Minutes
December 28, 2010
Page 3.

Indirect benefit of the parking lot would be the strengthening of downtown, keeping the businesses in town and provide more parking. The Council wanted the Board's recommendation for the best usage of the properties. Chairman Armstrong inquired how would it revitalize Main Street. Mr. Tessier responded that it would give a different visual look when going down Main Street with a nice sign for parking. Perhaps the additional parking will keep the businesses in town such as the restaurant. The building is a feature. Maybe in the future it can be given to the historical group to utilize and make improvements. The Board can give the group a time frame. The only other alternative is to tear it down and make more parking.

Mr. Fitzgibbons said that he would also like to include the two adjacent buildings in the redevelopment plan but that might be too extensive. Members discussed the concepts of a Town Center and a Town Green. Private property can be included in a Redevelopment Zone. The Borough presently has three roadblocks to the revitalization: there is not enough parking for the businesses that exist today. If we continue not to have ample parking, then the revitalization of Main Street gets a bigger problem because those businesses leave and then we end up with vacant buildings. Many Main Streets have that problem. The second problem is that we do not have government money to revitalize Main Street except with these two lots. The third item would be the reclaiming of the existing sidewalk. The Road Dept. should be able to do this with the equipment, labor and material they have with minimal cost. Chairman Armstrong remarked that he is surprised that the Atlantic Manor has not left town after the school and Borough have been uncooperative with his business.

Board members discussed the historical importance and nature of the building on Main Street. Members suggested community involvement and not just the burden of the Historical Society. Mr. Kibildis remembered when the Borough wanted to tear down the building which is the museum for just a few parking spaces for the school parking lot. It cost \$50,000 in the 80's to repair the building. Wayne McCabe did come up with a report with a \$80,000 estimate to preserve the house. Miss Dolan suggested that the children along with their parents should learn about the history of the Borough. Mr. Fitzgibbons stated that perhaps a brochure can be distributed to the community with the information about the building. Miss Dolan asked about the funds from the Charles Edison Foundation because they had funds and were interested in the project. The Borough needs a follow up on this request.

Mr. Telischak asked how many spaces can be realized from the parking lot and Mr. Tessier said he believes there would be fifteen to seventeen spaces. Other ideas and suggestions were given for the Main Street lots such as a small retail building with parking spaces in front, selling the building and lot to gain revenue, and to recruit the SLAP program for clean up of the exterior of the building. Chairman Armstrong thanked everyone for their input. Mr. Tessier said that he would have a written report prior to the next meeting.

4. NEW BUSINESS/OLD BUSINESS

- a. EXTREME ENERGY SOLUTIONS – LU 10-001
Block 25 Lot 1.01 150 Main Street
Interpretation of Use

A motion to approve the Memorialization of the Resolution was made by Patrick Fitzgibbons, second by Patricia Dolan with Armstrong, Andrews, Telischak, Kibildis and McGuire also in favor. Mr. Telischak understands that the applicant could apply for a variance and was notified of this numerous times.

- b. MNB REALTY CO., LLC – LU 07-002
Block 11, Lot 21
29 Edison Ave.
Extension of Time

A motion to memorialize the resolution to extend the time for one year was made by Vito Telischak, second by Patrick Fitzgibbons with Armstrong, Andrews, Dolan also in favor and Kibildis and McGuire abstaining.

5. BILLS/VOUCHERS

A motion to approve the bills/vouchers was made by John Kibildis, second by Patricia Dolan with Armstrong, Andrews, Fitzgibbons, Telischak and McGuire also in favor.

6. APPOINTMENTS

Chairman Armstrong asked the Board members if they have been contacted by the Mayor-Elect for reappointment to the Board. The Chairman stated that he would like to see everyone remain on the Board.

7. OPEN TO THE PUBLIC

A motion to open the meeting to the public was made by John Kibildis, second by Patrick Fitzgibbons with all in favor. Elliott Honig, 95 Brooks Flat Road stated that everyone knows how he feels about the van and the building.

Jean Castimore, Main Street, inquired whether a wind farm or something of that nature would be a suitable use for the property in the redevelopment zone. The land would stay green and wouldn't need a septic system.

MEETING MINUTES

December 28, 2010

Page 5.

Elliott Honig asked if the additional lots were included in the Redevelopment Zone, my concern is that we are allowing the people who live there to then do what they want as long as they are in the BC Zone and/or RC Zone. Chairman Armstrong stated that the two lots can be sold the Borough if the Council wishes to do so. Mr. Honig clarified that he was inquiring about the two existing occupied buildings and those people could then open businesses there. Chairman Armstrong stated only if the use was a permitted use.

7. CLOSE TO THE PUBLIC

A motion to close to the public was made by Vito Telischak, second by Patricia Dolan with all in favor.

8. EXECUTIVE SESSION

Board Members went into Executive Session to discuss professional services for the new year.

9. OPEN TO THE PUBLIC

A motion to open the meeting to the public was made by Bill Andrews, second by Patrick Fitzgibbons with all in favor.

10. CLOSE TO THE PUBLIC

A motion to the close the meeting to the public was made by Vito Telischak, second by John Kibildis with all in favor.

11. ADJOURNMENT

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

Respectfully Submitted by:

Blanche Stuckey
Land Use Board Secretary

Date of Approval