

BOROUGH OF OGDENSBURG LAND USE BOARD MINUTES

MEETING DATE: May 24, 2011

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 February 7, 2011.

1. **ROLL-CALL:** **Present:** Armstrong, Andrews, Ciasullo, Dolan, Fierro, Honig, Horuzy, Kibildis, Nasisi, Rizzo, Sund and Telischak
Absent: Fitzgibbons
Professionals Present: Gene Buczynski and Michelle Corbett-Rivielle for Roger Thomas
Absent: David Maski

2. **AWARD**

Councilman Andrews announced that at last night's Council meeting, Mayor Ciasullo presented Chairman Armstrong with the Outstanding Older American Award for all the work he has done for the Borough. Everyone extended their congratulations!

3. **APPROVAL OF MINUTES:**

A motion to approve the minutes from the April 26th, 2011 meeting was made by Vito Telischak, second by Elliott Honig with Armstrong, Andrews, Ciasullo, Dolan, Horuzy and Rizzo also in favor with Kibildis, Sund and Nasisi abstaining.

4. **CORRESPONDENCE**

It was noted that all invoices are being paid. Also, since the Fire Dept.'s fees have been waived, the invoices will be paid from the General Fund.

5. **NEW BUSINESS/OLD BUSINESS**

- a. OGDENSBURG FIRE DEPARTMENT
Block 12 Lot 18.02
30 Main Street
Memorialization of Resolution

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A motion to memorialize the resolution was made by Elliott Honig, second by John Fierro with Armstrong, Andrews, Ciasullo, Dolan, Telischak, and Nasisi also in favor and Kibildis abstaining.

- b. ROBERT ARMSTRONG
Block 2, Lot 2
Off Edison Ave.
Memorialization of Resolution

Chairman Armstrong and Vito Telischak recused themselves from the vote. A motion to memorialize the resolution was made by Patricia Dolan, second by John Fierro with Andrews, Ciasullo, Honig, Nasisi, Rizzo and Horuzy also in favor and Kibildis abstaining.

6. BILLS/VOUCHERS

Dated 4/20/11 from Van Cleef Eng. Assoc. re: General	\$218.75
Dated 4/20/11 from Van Cleef Eng. Assoc. re: MNB Realty	\$ 31.25

A motion to approve the bills and vouchers was made by Bill Andrews, second by John Kibildis with Armstrong, Ciasullo, Dolan, Fierro, Honig, Telischak, Nasisi, Rizzo and Horuzy also in favor with Sund abstaining.

7. TRAINING COURSE

Chairman Armstrong noted that the new members have eighteen (18) months to complete a training course. Roger Thomas, Esq. is offering the course on Saturday, June 18th.

8. CHAIRMAN'S AGENDA

There are only six (6) items on there now. The Board still needs to approve the Wellhead Protection Ordinance. Also, we never received a Year End Report from Roger Thomas.

The Redevelopment Plan started out with the adjacent land to this building and we moved to go with Option B. Redevelopment means that the Board would zone the property and sell it to developers with the permitted uses. The Redevelopment Plan had to meet certain criteria dictated by laws and statutes.

Main Street property is separate from the Redevelopment Plan of this property. The Board is trying to set up a meeting with Eileen Swan from the Highlands Council to come and talk to us about Main Street and/or Redevelopment. The Highlands Council has funds but their funding is given for studies and plans, not for bricks, cement trucks, shovels or people. We invited them to meet with us on June 13th and are awaiting a reply. Gene Buczynski asked

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what other dates would be good if they cannot make it on the 13th. The second or fourth Monday and the fourth Tuesday of the month would be the best. Councilman Andrews asked if we will have a special location for the meeting. Chairman Armstrong suggested the Firehouse as the location. A public notice will be published in the newspaper. Vito Telischak asked if portable recording equipment is available for the Firehouse.

The members of the Highlands Council have requested an agenda or list of questions to be supplied prior to the meeting. Vito Telischak inquired if the Environmental Resource Inventory was completed and what Module was it. Mayor Ciasullo asked which attorney should attend the meeting. It was suggested that the Land Use attorney and the Borough attorney attend in addition to the Planner.

9. OPEN TO THE PUBLIC

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

Wasco Hadowanetz of 13 Richards Street came before the Board and asked how does Option B relate to the Main Street Revitalization. Chairman Armstrong answered that the priority is high and the Board would like Main Street to be a thriving community with businesses and to look prettier than it is. Gene Buczynski has given us some Streetscapes, sidewalk study done for Safe Passages to School and have some data and research. Our vision is to have sidewalks and planters and a historical theme with a choice of signage for businesses. Our planner, David Maski, said that he could design a Main Street for us for \$25,000. but we do not have the funds. There is an insufficient amount of parking for businesses on Main Street. Main Streets in surrounding communities such as Franklin and Newton are dying because they do not have a good Main Street Plan. Sparta has updated their Main Street by becoming a Village Center and used State money to do it. We lost that opportunity and do not know if that opportunity still exists for us. We have a vision with no funding and nothing to back us up at the moment.

The Dykstra report outlined in the two lots on Main Street the parking spaces which was more than ten (10) but less than twenty (20). In the center of Hamburg, the intersection was redone and an old house was taken down for parking which made the strip mall more alive and made the whole intersection nicer.

John Kibildis remarked that when the new Planner, David Maski, came on board, the Board was encouraged to some extent to take a step back and not necessarily move forward with the demolition of the Edison House and the other lot for parking area. It has become somewhat of a controversy. There are people who want to rip it down and put in a parking lot. Mr. Maski suggested that maybe we should take a better look and come up with a plan for the whole block and not just look at that those two lots. He also suggested that there

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may be money from the Highlands and that is why we want to meet with them. Personally, I don't buy into the idea of the parking lot and I do not think the purchase of the two Borough properties was a mistake. Once this Plan comes into effect if he is able to do a study as a Professional Planner, we may be able to reach some kind of compromise that would satisfy the Borough's need for parking and maybe preserve a little bit of Ogdensburg's history.

Chairman Armstrong urged Mr. Hadowanetz to explain his proposal and give a timetable. Mr. Hadowanetz said that the Mayor allowed him to present his proposal to the Council last night. He has requested a letter from the Borough so that the Historical Society can then have the authority to request funds for the preservation of the Edison House. A letter is required since the Borough owns the house and property. Mr. Hadowanetz envisions the Edison House as a learning center

The Historical Society has contacted the Charles Edison Foundation. Wayne McCabe contacted some of the people on the Board and they were surprised to learn that there was something of Edison's to save. They indicated that they have money to restore the house. The foundation meets in March, June and December. John Kibildis also indicated that there are a few things which can be done in the meantime to improve the appearance of the building so that it is not such an eyesore before funds are obtained from the Foundation and/or the Highlands Council.

Discussion continued regarding the businesses in town and the lack of parking. Mr. Armstrong was concerned regarding the timetable. Mr. Hadowanetz stated that he and John restored the building that is now the Firehouse Museum in the past with \$50,000. John Kibildis remarked that the arguments are so similar to those in the past with the Firehouse Museum.

The Planner suggested that the Board prepare a Comprehensive Strategic Plan for Main Street. Chairman Armstrong stated that Wasco and the Historical Society were bamboozled by the previous Council. They were at the Council meeting last night and are here tonight. To summarize, the Historical Society thinks that this could be a good learning center for the children and the general public, that you could obtain funding from the Charles Edison Fund and that the timeframe that you could meet with the Charles Edison Fund would be March, June or December. However, you need the authority from the Council to stand in front of the Charles Edison Fund to say I am representing Ogdensburg, I have an historical building and I want to know if you can fund it and you need a letter or document to do that.

Discussion continued regarding the Highlands Council and funding for a Main Street Plan. Mayor Ciasullo stated that he brought up the subject of the Edison house two weeks ago at the Council meeting and suggested that we move forward with doing something there after a year of nothing being said. Mayor Ciasullo suggested that the Council, Land Use Board and the Historical Society work together to move forward with the Edison House. Chairman Armstrong stated that the Land Use Board will make a recommendation to the Council that they give the Historical Society a letter authorizing them to seek funding.

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Anthony Nasisi brought up that the number of parking spaces weren't that many and related that he has visited the Edison Museum in West Orange which is part of the Park Service now. Mr. Nasisi also remarked about the loss of taxes and the upkeep of the house.

John Fierro would like to see David Maski, the Planner, to prepare a study of what is the highest and best use of the property. Mr. Fierro feels that the best use is to demolish the house and sell the property.

Mr. Sund made a motion to give Wasco the authorization to request funding. Chairman Armstrong reiterated that the motion is for the Land Use Board to recommend to the Council to authorize the Historical Society to seek funding for the restoration of that building in any way this year by December 31st, 2011. Ms. Dolan seconded the motion with Armstrong, Andrews, Ciasullo, Fierro, Honig, Kibildis, Telischak, Nasisi, Rizzo and Horuzy also in favor.

Jean Castimore asked if the Board contacted the SCMUA regarding sewer allocation for the property adjacent to the Borough Hall. Chairman Armstrong answered that they have not been contacted.

10. CLOSE TO THE PUBLIC

A motion to close to the public was made by John Kibildis, second by Bill Andrews with all in favor.

11. OATH OF ALLEGIANCE

Steve Sund was sworn in as an Alternate Member of the Land Use Board by Attorney Corbett-Rivielle.

12. MAIN STREET PROPERTY

John Kibildis asked if a request to the Road Dept. or volunteers can spruce up the property in the meantime. Chairman Armstrong asked who is going to lead that. Jean Castimore volunteered. Vito Telischak asked if the house can be moved to the back of the property. Elliott Honig wanted to know if any landscapers were contacted to landscape it and place their sign there for free advertising.

13. SIGNAGE

Bill Andrews mentioned that AA-1 Self Storage placed a plastic sign at the end of the street and the banner that is draped across the windshield is not a permanent part of the vehicle and should be removed. Elliott Honig asked if the ordinance can be changed so that commercial

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vehicles not be allowed in residential zones. Vito Telischak stated that there are at least eighty six homes with commercial vehicles in the Borough.

14. ADJOURNMENT

A motion to adjourn was made by Bill Andrews, second by Elliott Honig with all in favor.

Respectfully Submitted by,

Blanche Stuckey
Land Use Board Secretary

Date of Approval

