

BOROUGH OF OGDENSBURG LAND USE BOARD MINUTES

MEETING DATE: November 22, 2016

CALL TO ORDER: The meeting of the Ogdensburg Land Use Board was called to order at 7:14 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 26, 2016.

- ROLL-CALL:** **Present:** Armstrong, Fitzgibbons, Kibildis, McGuire, Telischak and Andrews
Absent: Ciasullo, Fierro, Honig, Rizzo, Nasisi and Horuzy
Professionals Present: Roger Thomas, Esq.
Professionals Absent: Gene Buczynski, P.E.

2. APPROVAL OF MINUTES

A motion to approve the minutes of the September 27th, 2016 meeting was made by John Kibildis, second by Vito Telischak with Armstrong, Fitzgibbons, McGuire and Andrews also in favor.

A motion to approve the minutes of the October 25th, 2016 meeting was made by Bill Andrews, second by John Kibildis with Armstrong and Kibildis also in favor and Fitzgibbons and McGuire abstaining.

3. OLD BUSINESS/NEW BUSINESS

- Edward S. Haracz – Proposed Equipment Sales & Services Company
8 Main Street, Block 12 Lot 25

Chairman Armstrong stated that Mr. Haracz applied for a Zoning Permit which was denied by the Zoning Officer because it is a permitted use but it is a significant business in a small town. Attorney Thomas said that he spoke to the Zoning Officer, Kevin Kervatt, and he said that there has not been a review of this property for thirty (30) or forty (40) years. Therefore, Mr. Thomas suggested that Mr. Haracz submit a Minor Site Plan so that the Board could understand the nature of the business, where things like parking and any other infrastructure would be. This application does not require notice and the Board could have a

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hearing tonight so that the Board can get the information about this business, what will be happening there, where parking is and whether parking is sufficient, etc.

Mr. Edward S. Haracz, 23 Oak Crescent, Little Falls, New Jersey was sworn in by Attorney Thomas. His company manufactures conveyor systems, assemblies and modifications. The conveyors are typically one and a half feet wide to five (5) feet wide. Primarily they transport flat substrate, plastic or circuit boards or steel sheet stock. Their niche is assembling systems that were primarily capable of becoming wet such as stainless steel. Chairman Armstrong stated that when he worked for the Call Center at the telephone company, there was a conveyor for the work orders.

Mr. Haracz stated that his company repairs the conveyors and the name of the company is Century Engineering. All of the work is performed in the building and there is no outside storage. Deliveries will be made by FedEx or UPS. Sheet stock and plumbing materials can come on a flatbed truck once a month right now. Mr. Telischak asked if Mr. Haracz will be the owner of the building and if he has taken possession of it yet. He hasn't taken ownership yet but he does not intend to alter the building or footprint in any way. There are nine (9) parking spaces noted on the site plan. The dumpster occupies one on the left side of the building. There are four (4) parking spaces in front of the building; and for future use, the three (3) on the right side of the building.

Signage must be in conformance with the Land Use Ordinance. Chairman Armstrong would like to see a sign on the property. Mr. Kibildis asked if Mr. Haracz has any plans to enhance the façade of the building. Mr. Haracz said that he would like to do that in the future and wanted to obtain old photos to see what the building looked like in the past. Mr. Kibildis will make copies of the photos from the Historical Society for him. It was noted that Mr. Haracz will also need to obtain a Certificate of Continued Occupancy.

A motion to approve the Minor Site Plan and the decision to indicate that it is a non-permitted use is reversed was made by Bill Andrews, second by Vito Telischak with Armstrong, Fitzgibbons, Kibildis and McGuire also in favor.

- b. Interstate Industrial Management
Cork Hill Road and Passaic Avenue
Block 21 Lots 10 and 12.02
LU 16-001

Attorney Thomas stated that the most important part of the Resolution begins on Page 4 with the terms and conditions regarding the following matters:

1. Outdoor storage – the area designated, limited to materials in conjunction with the business and the removal of the “Sea-Land” trailers prior to the issuance of building permits;
2. Hours of Operation;

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3. Phase 2 will be subject to the Board's review;
4. Access of trucks is subject to approval by the governing body;
5. Plan shows a stop sign at the intersection of the proposed driveway and Passaic Avenue;
6. Waiver of the Letter of Interpretation and the Applicant will provide a letter from Dykstra Engineering certifying that there have been no changes in the wetlands.

Conditions 7 through 17 are all of the technical issues provided in the Board Engineer's Report.

Chairman Armstrong stated that action can be taken since the Applicant has been before the Board during the past few months. Councilman McGuire asked what the noise ordinance is and Mr. Andrews said he believes it is 7:00 A.M. because that is when the garbage trucks start. Mr. Andrews asked Councilman McGuire if the Council gave the Applicant an answer on the truck traffic and he replied that the Applicant did not come back to a Council meeting. There was a short discussion regarding this matter and Attorney Thomas will contact Attorney Hinkes. Councilman McGuire informed the Board that the Passaic Avenue Bridge will not be finished until April.

A motion to approve the Amended Preliminary and Final Major Site Plan for #LU 16-001 was made by Bill Andrews, second by Vito Telischak with Armstrong, Fitzgibbons, Kibildis, and McGuire also in favor.

c. Delta Gas Station

Mr. Andrews asked if anything is being done since the truck and the line of cars still exists. Chairman Armstrong stated that he spoke to Kevin Kervatt, Zoning Officer regarding this matter. The Board will ask for a status report from the Zoning Officer in regard to compliance.

d. Heater's Pond Dam

Councilman McGuire informed the Board that the Borough has applied to the NJDEP for a permit and after it is issued, the work will go out for bid and the work will probably begin in February.

4. BILLS/VOUCHERS

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

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Dated 11/9/16 from Van Cleef Engineering re: Interstate Industrial Mgmt.	\$437.50
Dated 10/31/16 from Dolan & Dolan, Esqs. re: Interstate Industrial Mgmt.	\$415.69
Dated 11/9/16 from Van Cleef Engineering re: General	\$ 62.50

5. ADJOURNMENT

A motion to adjourn was made by Patrick Fitzgibbons, second by John Kibildis with all in favor. Meeting was adjourned at 7:58 P.M.

Blanche Stuckey
Land Use Board Secretary

Date of Approval