

**BOROUGH OF OGDENSBURG  
LAND USE BOARD MINUTES**

**MEETING DATE:**           September 26, 2017

**CALL TO ORDER:**         The meeting of the Ogdensburg Land Use Board was called to order at 7:05 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 17, 2017.

**1.     OATH OF OFFICE:**

*John Kibildis                   -           Class II Member*

**ROLL-CALL:**         **Present:** Armstrong, Fitzgibbons, Nasisi, Kibildis, Honig, McGuire, Telischak and Andrews  
**Absent:** Fierro, Horuzy and Slater  
**Professionals Present:** Michelle Corbett-Rivielle  
**Professionals Absent:** Gene Buczynski, P.E.

**2.     APPROVAL OF MINUTES**

Bill Andrews said that he was referred to as Councilman in the minutes but he wasn't a Councilman in January. A motion to approve the minutes as amended of the January 24, 2017 meeting was made by Patrick Fitzgibbons, second by Bill Andrews with Armstrong, Nasisi, Honig, Telischak, Andrews, McGuire also in favor and Kibildis abstaining.

**3.     OLD BUSINESS/NEW BUSINESS**

- a. Mar Display LLC – Proposed Light Manufacturing and Assembly  
150 Main Street, Block 25 Lot 1.01

Chairman Armstrong stated that the Zoning Officer Kevin Kervatt is in attendance and will explain his decision to deny a Zoning Permit for Mar Display LLC. Mr. Kervatt said that he couldn't approve the application since this company differs from the previous tenant, and, therefore, requires approval from the Land Use Board. Mr. Barry McBriar, Commercial Broker, manages the building for Bud Schwartz. He distributed a package with a description of the building, map, public record of the taxes, parking spaces, etc. It is an

8500 square foot section of the building. Samuel Burlum was the former tenant for six years.

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Skip Bennett owned the building and had it built and Mr. Schwartz bought it from him. The rest of the building is fully occupied with a computer company, the shower cap company and another company. Mr. Jamie Gigantelli, Owner of Mar Display LLC, confirmed that wants to occupy that section. He has been in business since 2002 operating the light manufacturing of acrylic displays for retail outlets. Material comes in sheet form which is cut, routed, bended, packaged and sent. Currently there are four (4) employees because we are at a lull right now but our maximum when busy is ten to twelve employees.

### Questions and Answers:

- Will there be any outside storage? No all items will be stored inside the building.
- Any sounds or smell? The only sound I have is the C and C machine, one saw and sanders.
- What is done with the waste? Waste goes in a Gaylord and is palletized and then taken to an extruder/recycler in Newark.
- Outside storage? No – just a dumpster for regular trash.
- The means of getting your product to the customers?  
UPS and Fedex in most cases or a small truck
- How much daily trucking is coming into the building?  
Maybe three (3) trucks a week because the product comes in large shipments and we need time to fabricate it.
- Does UPS and Fedex come once a day? We have daily pickups for them.
- Is the parking in the front or back of the building?  
Parking will be in the back of the building.
- Hours of Operation? 7:30 A.M. to 4:30 P.M. and sometimes on Saturday
- Who buys your product? Retail establishments – we do not sell to the public.
- Will there be a need for any building permits?  
No we are going to work with what is currently there. There is one Main Office and if additional offices are needed in the future, we would apply for the appropriate permits from the Construction Dept.
- Are you adding any signage? We will need a small sign somewhere so that the trucks could find the company.
- Will the trucks and vehicles be using Willis Avenue?  
Discussion regarding the main driveway and the side street among the Board Members contained concerns relating to the line of sight exiting from Willis Avenue, etc.
- When would you like to open? As soon as possible but it is up to this Board.
- Is there any solvent use? We use a little bit of solvent which is a glue like a crazy glue. It does not require any special handling.
- Do you build custom fish tanks? We have made some small ones.

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A motion to allow the applicant, Mar Display LLC, to be permitted to occupy space at 150 Main Street was made by Elliott Honig, second by Anthony Nasisi with Armstrong, Fitzgibbons, Kibildis, Telischak, Andrews and McGuire also in favor.

There was a discussion regarding the timing of the resolution and occupancy of the applicant. A motion was made to allow occupancy prior to the resolution being processed by Robert Armstrong, second by Vito Telischak with all in favor.

b. Driveway Ordinance

**5. ADJOURNMENT**

A motion to adjourn was made by Elliott Honig, second by Bill Andrews with all in favor. Meeting was adjourned at 8:30 P.M.

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Blanche Stuckey  
Land Use Board Secretary

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Date of Approval