

BOROUGH OF OGDENSBURG LAND USE BOARD MINUTES

MEETING DATE: **April 16, 2018**

CALL TO ORDER: The meeting of the Ogdensburg Land Use Board was called to order at 7:10 P.M.

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 25, 2017.

1. OATHS OF ALLEGIANCE:

Chairman Armstrong is in receipt of a letter from the Borough Council informing us that Brian Hart has been approved as an Alternate on the Land Use Board. Also, the Mayor has informed us that she cannot attend our meetings. She can appoint someone to represent her on the Board as a Class I Member.

The following members were sworn in by Attorney Corbett-Rivielle:

<i>Councilman Anthony Nasisi -</i>	<i>Class III Member</i>
<i>John Kibildis -</i>	<i>Class II Member</i>
<i>Robert McGuire -</i>	<i>Alternate</i>
<i>Brian Hart -</i>	<i>Alternate</i>

Chairman Armstrong welcomed Brian Hart to the Board and will receive a copy of the Land Development Ordinances. Sometime during the next year, a course is offered at the County College explaining what the Board, the Attorney, the Engineer and the Planner does.

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

3. APPROVAL OF MINUTES:

Mr. Fierro requested a clarification to the minutes regarding the comments made about the Planetarium. A motion was made by Rob McGuire, second by John Fierro to approve the minutes with the change with Armstrong, Fitzgibbons, Honig and Telischak also in favor and Kibildis, Nasisi and McGuire abstaining.

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4. CORRESPONDENCE

a. Chairman Armstrong asked Engineer Buczynski to research the soil mining ordinances. The Sussex County Soil Conservation regulates the soil removal over 5,000 square feet. Braen Aggregates owns the property which is in the IC (Industrial/Commercial) Zone adjacent to Arch Street. Years ago in 1969, there was a deep hole on the Junkyard property. Mr. Fierro stated that the property is all level now. Chairman Armstrong stated that the junkyard is for sale but Mr. Fierro said that it is off the market now. The salvage permit has not been renewed. The owner has instructed her attorney, Bill Haggerty of Dolan & Dolan to write a letter on her behalf stating that the property is no longer a junkyard but is now considered a storage yard. Discussion continued regarding the non-conforming use in the R-15 Zone which is a residential zone and located on Block 35 Lot 22 for a total of 9.07 acres.

5. OLD BUSINESS/NEW BUSINESS

a. Mr. Norman Scherer from Main Treats and Embed Local appeared before the Board and gave a synopsis of his background. Since his work with videos saw small businesses close, he decided to find a way to bring consumers back to Main Streets. Mr. Scherer stated that he works with sixty five (65) publishers who give him free books and he places them in businesses according to a theme. The picture books teach kids all of these great aspects such as courage, will power, etc. and they also have the chance to learn about the businesses. Samples of assorted products can also be placed on the shelves in the local stores. There are approximately 4,000 drop ship companies that Mr. Scherer works with. The purpose of Mr. Scherer's appearance is to inform the Board of his plans to work with the businesses in the Borough and he intends to start in the next few weeks. The Board would like to see a thriving Main Street.

b. Driveway Ordinance – Mr. Honig stated that he worked with Gene Buczynski who provided him with a template. The updated ordinance would require a permit to be issued for a new driveway so that we can regulate it and know what is going on. The ordinance will allow a homeowner to make minor modifications without incurring a huge amount by receiving approval from the Zoning Officer. Unless there is some concern, then it would have to go to Engineer Buczynski for review and approval.

Chairman Armstrong asked what is wrong with the ordinance we have now and Mr. Honig remarked that it has no definition and references curb cuts; and if you do not have one, it needs to be installed. The Board Members will read and bring their suggestions to the next meeting. Mr. McGuire remarked that we are wasting money and we should leave things as they are but Mr. Fierro said that the existing ordinance has no beef to it and needs revision.

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Chairman Armstrong remarked that a standard should be established. Discussion continued regarding the amount of driveways and the various driveway designs. Members stated that residents park on their lawns during snow removals.

c. Master Plan Re-Examination

In 2008, Fred Suljic who was our Planner, wrote the Re-Examination Report. Every ten (10) years, the Master Plan is required to be reviewed. The Master Plan says this is what we want the Borough of Ogdensburg to look like. The Plan talks about vision, having a relationship with the main business which is the Sterling Mine and having a country atmosphere. Chairman Armstrong asked the Members to read and digest it. The other thing the Master Plan takes into account are the variances during the past year and the Attorney's Annual Report. For example, we revised the swimming pool ordinance because there were a number of variance requests. The Borough is already built up and does not have vacant land.

Engineer Buczynski suggested that the Board Members review the Master Plan to see what has happened and what did not develop before a Planner is involved. In this way, the Planner can address all of the members' concerns.

One thing we did do – we did the Streetscape and installed the sidewalks, etc. Basically, the DPW or someone needs to maintain the sidewalks.

6. OPEN AND CLOSE TO THE PUBLIC

Chairman Armstrong remarked that there are no members of the public in attendance.

7. ADJOURNMENT

A motion to adjourn was made by Vice Chairman Fitzgibbons, second by John Fierro with all in favor. Meeting adjourned at 8:32 P.M.

Blanche Stuckey
Land Use Board Secretary

Date of Approval

