

BOROUGH OF OGDENSBURG LAND USE BOARD MINUTES

MEETING DATE: November 27, 2018

CALL TO ORDER: The meeting of the Ogdensburg Land Use Board was called to order at 7:13 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. **ROLL-CALL:** **Present:** Armstrong, Andrews, Fierro, Fitzgibbons, Honig, Kibildis, Nasisi and Telischak
Absent: Hart, McGuire and Slater
Professionals Present: Gene Buczynski, Roger Thomas, Esq. and Angela Knowles, P.P.

2. **APPROVAL OF MINUTES**

A motion to approve the minutes of October 23, 2018 was made by Vice Chairman Fitzgibbons, second by John Kibildis with Armstrong, Nasisi, Fierro, Honig, Telischak and Andrews also in favor.

3. **PUBLIC HEARING – MASTER PLAN RE-EXAMINATION REPORT**

a. Master Plan Re-Examination

Planner Angela Knowles stated that the Power Point presentation is just an overview of everything. The purpose of the Re-Examination Report according to the Land Use Law a re-examination is required every ten (10) years. A complete Master Plan comprehensive review and update can be done anytime and pieces of the Master Plan can be done at anytime. The last comprehensive Master Plan was adopted in 1991 and subsequently exam reports were done in 1998 and 2008.

The document follows the MLUL with the five (5) issues relating to the growth and development of the Borough. The highlights are the major problems and objectives since the last re-exam; the extent to which those have been reduced or have increased since the last re-exam; the extent to which there was significant changes in the assumptions, policies and objectives of things like demographics, any new developments or new planning strategies, regional or statewide; the specific changes recommended for the Master Plan

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looking at the objectives for the next ten (10) years and to change the Master Plan to reflect those; and any new development plans in the Borough either projected, proposed or in the process.

Current conditions – locally the Borough hasn't grown that much. The 2010 Census population increase was 228 people between 2000 and 2010. NJTPA is the North Jersey Transportation Planning Authority. They are the Metropolitan Planning Organization for this region. They projected an increase of 78 people by the year 2045. Countywide updated their Strategic Growth Plan in 2016 and they focused on six (6) primary areas which are Tourism, Transportation, Housing, Economic Development, Reducing Regulatory Burden and Agricultural Development. The three areas in line with the County's future plans are tourism, transportation and economic development. Regionally, the Highlands Preservation Master Plan was adopted in 2008 and the Borough opted to conform only to the Preservation Area. If the town were to opt into the Planning Area which the Highlands says they are happy to discuss at any point, it opens up a lot of other funding opportunities for some of the items in the Re-Exam Report.

The State Plan is on hold. There are a lot of groups pushing for the new administration to really focus on this and get a meaningful State Plan soon so we will see how that goes. Time of Decision Rule regarding development applications when there is a zoning change during the time the application was under review, then previous zoning would prevail. Solar and wind facilities are permitted in the Industrial Zones and in 2008 the Green Elements of the Master Plan became one of the optional plan elements that could be adopted as part of the Master Plan.

Major Problems and Objectives Identified in the Prior Re-Examination Report – So in 2008 the problems identified there were sewer service on Main Street or lack thereof, Economic Development and Revitalization, Tourism in terms of increasing tourism and marketing for tourism opportunities in the Borough and parking management for businesses along Main Street. Objectives were to protect the environmentally sensitive portions of the Borough, meet the housing needs of the community, insure the infrastructure needs of the community were met, maintain the small town character of the Borough and strengthen the ratable base of the community. So the extent to which the problems have been addressed: the town implemented a Streetscape improvements, adopted the Property Maintenance Ordinance, prepared the Affordable Housing Plan which it is obligated to do; establish residential zoning densities consistent with protecting environmentally sensitive areas; provide variety of housing and identified a few parcels along Main Street as the area in need of redevelopment and a Redevelopment Plan was prepared.

Problems that still need to be addressed from that 2008 Plan going forward: enacting regulations to protect steep slopes so even though environmentally constrained areas have

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been protected through various zoning strategies and other ordinances, steep slopes will be an issue to tackle in the future; provide opportunities for senior and multi-family housing, upgrade the road network, maintaining the water supply system, providing for sewer allocation and natural gas infrastructure for Main Street, revitalizing Main Street, responding to increase traffic on 517, establish a parking plan to support Main Street businesses but keeping it pedestrian friendly, and upgrading signage controls and design.

Two major priority areas that the Borough suggested they would like to work on: Promoting the Main Street Business District as a Town Center, the different uses that potentially could be in that district, maintaining Main Street as a pedestrian friendly space that will complement the Streetscape improvement work that's already been done, accessing the infrastructure needs through capital improvements planning for Main Street in anticipation of the Redevelopment Plan, promoting the Borough as a tourist destination. Creating an Economic Development Plan specifically for outdoor recreation would be one way to promote the tourist destination goal and incorporating a trail network plan for mountain biking, hiking and way finding to local historic sites and landmarks and to natural features in the region.

Changes Recommended for the Master Plan or Development Regulations – Update the Circulation Plan Element from the 1991 Master Plan, update the Land Use Plan Element that would incorporate the new Town Center District once it is delineated, develop an Economic Development Plan to be adopted as part of the Master Plan, develop a Capital Improvement Plan and a Historic Sites and Structures Inventory.

The Land Development Ordinance – Recommended changes there could be to perform a complete review and update of the current Land Development Ordinances that haven't been done in awhile, delineating the Town Center District and pursuing rezoning and then reviewing and revising the performance standards of the Green Element Ordinance to include green practices where applicable.

The next step will be for the Board to approve the Re-Examination Report and forward it to the Borough Council for adoption and then the Resolution and Report will be sent to the Office of Planning Advocacy at the State and to the Sussex County Planning Board and then the notice of adoption would be sent to the adjoining municipalities.

Questions and Comments from the Board Members – Slide 2 shows the three (3) focus areas which are in sync with the County's Strategic Growth Plan: Tourism, Transportation and Economic Development. Chairman Armstrong remarked that the parking problem is a very important issue. Councilman Nasisi recalled that Engineer Buczynski designed a parking lot with eleven (11) parking spaces in the vacant lot. Members discussed funding and increasing the budget to utilize the Planner and solve some problems. Borough Clerk Hough

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stated that the CFO wanted input from the Land Use Board to set up a budget for 2019. Discussion continued regarding priorities and budgets.

Vice Chairman Fitzgibbons stated that the Borough Council approved the Board's recommendation for the Redevelopment Plan consisting of Block 6 Lots 1, 2, 6 & 7 and Block 24 Lots 8 & 9. The Plan prepared in 2010 included housing for the upper lots and commercial/retail for the Main Street lots. The sale of these properties might be an issue the Borough might want to pursue in the future and market the properties to developers.

Mr. Andrews mentioned that the natural gas infrastructure includes most of the Borough neighborhoods, not just Main Street.

Providing multi-family housing was discussed as an issue which has been addressed in the past and will remain in the same allowable zones and not expanded.

Chairman Armstrong questioned the Town Center designation and Planner Knowles answered that the official State designation for Town Center died. But since the Borough has a series of contiguous zones that it makes sense for them to come together as a Town Center District and rezone those commercial, industrial, etc. Chairman Armstrong recalled that the State offered grants for Town Centers but they would define what it was and the area would be broader than it was. So, for instance, you could have a beauty parlor next to a residence in their definition of a Town Center. The existing commercial, industrial and retail zones with permitted uses can be designated as the Town Center District. Another way to do it is to overlay the Town Center so that the underlying zoning continues to exist and then on top of that there are additional standards specifically for Town Center which might have multi-family housing.

The overlay could also deal with the subject of marijuana whether we decide to restrict or we could do nothing. Attorney Thomas suggested that starting in January we can recommend something to the Council and Planner Knowles stated that she has sample ordinances and resolutions for all variations.

Mr. Kibildis said that he would like to see the Old Schoolhouse/Firehouse Museum and the Backyards Tunnel added to the list of historic sites and landmarks.

The Specific Changes Recommended for the Master Plan or Development Regulations – This is to serve as a checklist and prioritize projects of the Master Plan with updating certain elements and for developing new ones and then the Land Development Ordinance is mostly about the Town Center District.

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Attorney Thomas commented since this is a formal hearing for the adoption of this Master Plan and there aren't any substantial changes and only a few changes to be made, the codification of the Land Development Ordinances can also be approved at this time. The second sentence under the *Update and Codification* states "Due to the extent of changes anticipated to the current Land Development Ordinance, this report recommends the Borough pursue an overview and update of the Land Development Ordinance and Codification of the same." It should be on the record that this is part of this Master Plan process update and part of the recommendations. If this is approved, then the town is able to move forward to codify the entirety of the Land Development Ordinance in a more economical way which I am sure you will all recommend. Mr. Fierro asked if the Land Use Dept. has to budget for the codification and Attorney Thomas answered that the Council needs to budget for it.

Mr. Fierro asked what would be the first step for an Economic Development Plan. Planner Knowles stated that she recommends a public workshop and bring in businesses for their input to work with either the Board or a sub-committee. In another town, there was a Redevelopment Visioning process and a survey was posted on Facebook by the Mayor and received 400 responses. Looking at the different community aspects of the town: historic landmarks, outdoor opportunities, recreation, businesses – how would you market them. You would take an inventory of what is here and what is missing that might help a Main Street. The costs associated with these programs would fall under the Land Use Board and would need to be budgeted.

Mr. Fitzgibbons said that we have to be careful if we go out to the business community because they will expect something and we need to ask the Council if they will support the program. Mr. Fierro also stated that is why he is pessimistic about the Economic Development Plan because even the County is pretty weak in that field also. He has concerns about spending the money that might not get us anywhere. Planner Knowles remarked that we could start to chip away at the small things to bring people into town. Mr. Kibildis said there was an informal attempt in the past to get the businesses to work together and improve their premises, etc. Chairman Armstrong said that we will visit this and possibly find a fix. Mr. Fierro stated he didn't want to remove it from the report but wants the appropriate funding allocated. Councilman Nasisi thought the Committee is a good idea and an inventory of the town's assets another. Attorney Thomas suggested talking to the people at the Mine and they could provide information about their customers and also clearing the trails could be another easy project. Councilman Nasisi stated that the Mine has been working more with the Borough in the last few years. Most of the visitors to the Mine are school children who arrive and leave by bus.

Members agreed that the budget for the Department needs to be increased and Chairman Armstrong noted last year's budget was four thousand (\$4,000.) dollars.

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Attorney Thomas stated that the changes proposed are clarifications of what the document already says and then you can go to the Public Hearing and indicate what they are in the public session so when the document gets approved, it will be the document as modified as part of the informal session authorizing Planner Knowles to change it as part of your approval. The resolution will be prepared and adopted by the Board at the next meeting.

4. OPEN TO THE PUBLIC

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

5. CLOSE TO THE PUBLIC

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

6. ADOPTION OF THE MASTER PLAN RE-EXAMINATION REPORT

Planner Knowles outlined the changes to be made: Planning Board will be changed to the Land Use Board; change wording for presuming the allocation of sewer and gas infrastructure in the Borough; to add to the historic sites the Old Schoolhouse/Firehouse Museum and the Backwards Tunnel as historic landmarks.

Attorney Thomas suggested that Chairman Armstrong call for a motion to adopt the Master Plan Re-Examination Report dated today with the modifications as outlined by Planner Knowles.

A motion to adopt the Master Plan Re-Examination Report with the modifications was made by John Fierro, second by John Kibildis with Armstrong, Fitzgibbons, Nasisi, Honig, Telischak and Andrews also in favor.

5. BILLS/VOUCHERS:

Dated 9/30/18 from Weiner Law Group re: Interstate Industrial Mgmt. \$ 64.00

A motion to approve the bills and vouchers was made by Councilman Nasisi, second by Elliott Honig with Armstrong, Andrews, Fierro, Fitzgibbons, Kibildis and Telischak also in favor.

6. ADJOURNMENT

A motion to adjourn was made by Vice Chairman Fitzgibbons, second by John Kibildis with all in favor. Meeting adjourned at 8:36 P.M.

Blanche Stuckey
Land Use Board Secretary

Date of Approval