

BOROUGH OF OGDENSBURG LAND USE BOARD MINUTES

MEETING DATE: **November 26, 2019**

CALL TO ORDER: The meeting of the Ogdensburg Land Use Board was called to order at 7:00 P.M.

PLEDGE OF ALLEGIANCE

1. 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 22, 2019.

2. ROLL-CALL:

Present: Andrews**, Armstrong, Hutnick*, Kibildis, and Telischak

Absent: Fierro, Ftizgibbons, Hart, Honig, McGuire and Nasisi

Professionals Present: Angela Knowles, P.P., Michael Vreeland, P.E.

Professionals Absent: Roger Thomas, Esq.

*Hutnick arrived at 7:15 p.m. **Mr. Andrews via telephone.

3. APPROVAL OF MINUTES

A motion to approve the minutes of August 27, 2019 was made by John Kibildis second by Vito Telischak with Andrews, Hutnick and Armstrong also in favor.

4. OLD BUSINESS/NEW BUSINESS

- a. Grater, LLC – Blue Ridge Lumber LU 19-002

346 Main Street, Block 28 Lot 4.04

Application for Use Variance of Motor Vehicle Storage in Warehouse Building

Memorialization for this Resolution will be carried over to the January 28th, 2020 meeting because of a lack of quorum.

- b. Truck Traffic - The Board wrote a letter to the Borough Council saying that the trucks were speeding up and down Route 517. The Council responded with an extract from the Minutes of the June 10th, 2019 Council Meeting. The Police are aware of the problem and are addressing the speed of the trucks.

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- c. Interstate Industrial Management LU 16-001
Block 21 Lots 10 and 12.02 Passaic Avenue

In 2001, Interstate submitted an application to construct a building. Interstate is operating a business on a lot which is vacant land and an eyesore. Mr. Kibildis noted that the building was supposed to store everything inside or behind the building. The berm which was placed there was too short and was a mess; our Ordinance requires the berm to be five foot tall and landscaped. Chairman Armstrong said that he fears that the owners are older guys operating a guiderail business for nineteen (19) years and they will make their money, retire and leave town.

Mr. Telischak inquired if a foundation was poured and if they can even place a building there because of its proximity to the trout stream. A building needs to be 300 feet away from a waterway. Chairman Armstrong stated it seems as if they want to be an outdoor operation but it looks like a construction yard. Mayor Hutnick said that there is a pad on the property.

Engineer Vreeland will coordinate with the Zoning Officer, Kevin Kervatt, to do a site inspection and determine if there are any violations on the premises. The Secretary remarked that the Performance Bond expired on September 3rd and the Borough Attorney could contact and inform them regarding same.

Mayor Hutnick remarked that the Borough goes above and beyond for the businesses and residents in town. However, this operation is in its nineteenth year so no more time extensions should be given to this company.

5. BILLS/VOUCHERS

| | |
|--|------------|
| Dated 10/28/19 from Van Cleef Engineering re: General | \$1,062.50 |
| Dated 11/06/19 from Dolan & Dolan, Esqs. re: Grater, LLC | \$ 698.54 |

A motion to approve the bills and vouchers was made by Bill Andrews, second by Mayor Hutnick with Armstrong, Kibildis and Telischak also in favor.

6. APPOINTMENTS FOR 2020

Terms that will expire this year are Chairman Armstrong, Bill Andrews, Alternate Brian Hart and Councilman Nasisi. Mayor Hutnick stated that there is also an opening on the Borough Council for a Councilperson.

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7. ECONOMIC DEVELOPMENT

Chairman Armstrong mentioned that a walk of Main Street was done with Planner Knowles to determine what improvements are feasible. Planner Knowles stated that she will be meeting with Tammy Horsfield from the Sussex County Economic Development next week. The goal is to find out how they can help promote the Borough. There are also tourist grants from the Historic Trust. Mr. Kibildis mentioned that the Sterling Mine was just named a historic site. Planner Knowles said that partnering with the County Economic Development to help promote this and then also going for a Historic Tourism Grant for marketing, outreach and education will hopefully bring people to town. In terms of the Economic Development Plan for Main Street and Revitalization, we had met and came up with a list of further research, ordinances and sprucing up Main Street. Looking to reviewing the Land Development Ordinance in specific zones on Main Street, looking at standards for signage, lighting, landscaping and parking and looking at the Redevelopment Area designated that had a concept plan. The vacant lot on Main Street could possibly be made into additional parking for businesses.

We applied for a grant through the North Jersey Transportation Planning Authority for an Assistance Grant. We didn't get it. They had a weird criteria in that they like to work with towns that they have worked with before. Also, I continue to talk to the Highlands Council. As you are aware, the town has conformed to the Preservation Area only. They are more than happy to come and give a presentation of the Planning Area because they have funding that could help start all of these programs. They have funding for economic development where you put together a scope of work and tell them how much you think it is going to cost. They assign a line item budget to that project and then it is a reimbursable grant so once you give them a deliverable, even if it's a draft, the town gets reimbursed whatever that budget was. They only fund planning projects though. They will not fund infrastructure items such as flags, benches, etc. An agreement would need to be put in place.

Chairman Armstrong commented that he met with the Highlands Council numerous times. The reason that we didn't opt in was basically it was too restrictive and there was too much impervious coverage restrictions. Maybe it is worth a revisit. Chairman Armstrong said he would like to continue to try and bring value to the town with economic development and making it look better. Some properties have been improved after being notified by Kevin Kervatt, Code Enforcement Officer. Planner Knowles remarked that things take time: researching grants and reviewing the ordinances.

Mr. Telischak said it took thirty (30) years to get sidewalks. He recalled going to the Freeholders thirty five (35) year ago and requesting sidewalks and they weren't interested. Van Cleef Engineering found a way to make it happen by obtaining a grant with the Borough paying around half of the cost.

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There was a discussion regarding the budget, number of meetings held during the year and future projects. Planner Knowles stated that we met and have a strategy and are moving forward. Planner Knowles said a letter was sent to the CFO regarding next year's projects for the budget.

8. ADJOURN

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

Blanche Stuckey
Land Use Board Secretary

Date of Approval