

Borough of Hamburg

Land Use Board Meeting Minutes of March 10, 2014

The Borough of Hamburg Land Use Board Meeting was call to order at 7:30 pm by **the Chairman** in accordance with the open Public Meeting Act, with regard to notices.

The Chairman invited all those present to participate in the flag salute.

The Chairman read the Statement of Certification. This meeting is in compliance with the Open Public Meetings Act, Public Law 1975, Chapter 231, Sections 4 and 13, as advertised by Annual Notice.

Present were John Haig, Daniel Hall, Guy Harby, Rich Krasnomowitz, Tom Watts, Wendy Brick, Jeanette Tempe, Mayor Marino, Russell Law and Robert Adams. Also present were: Glenn Kienz, Esquire; and John Ruschke, Engineer.

Approval of January 13, 2014 Land Use Board Minutes:

Mr. Haig made a motion to approve the minutes of January 13, 2014 with changes.

Seconded by **Ms. Tempe**. Aye: Haig, Hall, Harby, Krasnomowitz, Watts, Brick, Tempe, Mayor Marino, and Adams. Nay: None. Abstained: None

Bills/Vouchers:

Mr. Haig motioned to approve payment of the following bills/vouchers.

Weiner Lesniak, LLP for General - \$51.00

Seconded by **Mr. Harby**. Aye: Hall, Haig, Harby, Krasnomowitz, Marino, Watts, Tempe, Brick, and Adams. Nay: None. Abstained: None.

Correspondence:

- a. Elizabethtown Gas: Pipeline Integrity Management Plan
- b. Franklin Boro to Sussex County Planning Board RE: Ordinance

The Chairman asked the members if they had questions or comments regarding the following correspondences. The members had none.

Resolutions: There were no resolutions.

New Business:

Concept Hearing – Patel

The applicant Mr. Patel represented himself with the help of his engineer Thomas Knutelsky of Harold Pellow and Associates. His engineer discussed the history of both properties. He explained merging the lots would provide ample space for the proposed Jiffy Lube and the impervious coverage.

The Board was concerned about the left hand turn, drivers are making the left to go north on Route 23. There was discussion of adding a left hand turning lane and expanding the widths of the lanes. The **Mayor** expressed his concern that people are still making left hand turns, he asked if they could place a curb there so that people would not be able to make the left hand turn.

It was explained that the Jiffy Lube would be similar to the one in Hampton Township. Harold Pellow and Associates worked on the Jiffy Lube in Hampton. Curb cuts will have to be made along with DOT approvals. An Application has not been filed yet with the DOT. There could be parking at the service station for the Jiffy Lube. **Mr. Haig** asked if the 2nd entrance could be reversed. The Engineer said they are trying to keep the traffic flow counter clock wise. **Mr. Harby** stated that he foresees traffic congestion, he would like a less crowding of Route 23. The Engineer stated that the plan could handle two way traffic with a drive isle. **Mr. Watts** asked if the lube center could be moved a little more south. The Engineer discussed that it would impact the surrounding properties. The stacking lanes would hold 3 to 4 cars for each lane. One of the principal concerns was the left turn out of the site.

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There will be a buffered area, green space. **Mr. Krasnomowitz** discussed moving the building so that it faces the service station.

Attorney Kienz explained that the DOT wants less curb cuts. They should make sure the plan works. Mr. Patel expressed his concern about a sign if lots are joined to one parcel. Attorney Kienz explained to Mr. Patel that he needs to be reasonable with the signs. The left hand turn needs to be made safer. The Board agreed to have Mr. Patel, his engineer and the boards' professionals work together for a reasonable type of development for the area. The boards engineer discussed a buffer for fire access, 10-8 foot walk around, and a retaining wall to be added to the plans.

Concept Hearing – Grey Elephant, LLC & Historic Hamburg, LLC

The applicant was represented by their attorney John Fetterly and the applicants engineer Tom Graham. Also present was Andrew Mulvihill.

They were present to discuss the development plan for the former Plastoid site off of Gingerbread Castle Road. The history of the site was given. The proposed redevelopment of the area would be tearing down the two large buildings, preserve the Ginger Bread Castle and mill. There would be 84 units approximately 1/3 would be 1 bedroom and the rest 2 bedrooms. These would be rentals at \$1200.00 - \$1500.00 a month. There would be 163 parking spaces. There would be a walking trail. Sewer usage would be approximately 18500 gallons which would be brought in from Vernon and water approximately 13000 gallons. There was discussion on the DEP, the river and the flood plain. The applicants plan was liked by the board members, they did have some comments.

Mr. Krasnomowitz mentioned it would be a nice park system for the town and the residents.

The Mayor added that the plans are far much better than the older plans.

Mr. Hall asked about the height of the buildings and the response was 35-40 feet.

Ms. Tempe asked about having elevators for the elderly and handicapped. Mr. Mulvihill explained that there will be no elevators; they would likely live on the first floor.

Ms. Brick asked about assisted living, which would eliminate the heavy traffic flow.

The Land Use Board attorney discussed lumping all together for redevelopment, which would be an advantage for both the applicant and the borough. He also suggested a subcommittee to work on what the borough would be looking for in the redevelopment. The plan they see does not have to be what they get he explained. This will be the last development project for Hamburg. The subcommittee can be flexible and they can be creative.

The Chairman stated that there were no members of the public present for comment.

Chairman's Agenda: **Mr. Watts** explained that the Historic Preservation Commission will not be moving on the Main Street Historic District due to the public's comments.

A motion by **Mayor Marino** was made to adjourn at 8:59 PM. Seconded by **Mr. Harby**. All were in favor.

Respectfully submitted by:

Marguerite L. Nemeth
Secretary to the Land Use Board