

Borough of Hamburg
Land Use Board Meeting Minutes of December 08, 2014

The Borough of Hamburg Land Use Board Meeting was called 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 Daniel Hall, Guy Harby, Rich Krasnomowitz, Wendy Brick, Jeanette Tempe, Mayor Marino, and Robert Adams. Absent were: John Haig, and Tom Watts. Also present were: Glenn Kienz, Esquire, and John Ruschke, Engineer.

Approval of November 10, 2014 Land Use Board Minutes:

Ms. Tempe made a motion to approve the minutes of November 10, 2014 with changes. Seconded by **Mayor Marino**. Aye: Hall, Krasnomowitz, Tempe, Mayor Marino. Nay: None. Abstained: Brick, Harby and Adams.

Bills/Vouchers:

Mayor Marino motioned to approve payment of the following bills/vouchers.

- a. Weiner Lesniak, LLP for Ramage - \$215.00
- b. Weiner Lesniak, LLP for Martin Lee - \$255.00
- c. Weiner Lesniak, LLP for Grey Elephant - \$102.00
- d. The Nelson Consulting Group for Ramage - \$770.50
- e. Hatch Mott MacDonald for TCAT - \$316.00
- f. Hatch Mott MacDonald for Ramage - \$700.50

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

Correspondence:

- a. The New Jersey Planner – August/September 2014
- b. County of Sussex – dated 11/14/14 RE: Brown/Ramage lot line relocation – emailed to members
- c. Mc. O'Connor –dated 11/18/14 RE: 72 Route 23 copy forward to Z.O. 11/18/14
- d. County of Sussex Engineering and Planning – dated 11/25/14 RE: Grey Elephant
- e. Mr. O'Connor dated 12/2/14 –RE: Martin Lee – emailed to members 12/2/14
- f. Sussex County Soil Conservation District – dated 12/3/14 RE: Falcon Ridge

The Chairman asked the Members if they had questions or comments regarding the following Correspondences. The Members had none.

Attorney Kienz was asked by a resident if KP Kit & Jay, LLP would be heard tonight. He explained that they would not be heard tonight as their application came in too late and that they would be heard at the January meeting. No further Public Notice is required.

Resolutions: There were no resolutions.

Old Business: None

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New Business: LU04-14 - Grey Elephant, LLC – Historic Hamburg, LLC. – Block 11, Lots 27, 33, 34 & 36.

The applicant was represented by Attorney Bernd Hefele and Thomas Graham, PE. of Dykstra, Walker Design Group. They presented exhibit "A-1" a Minor Subdivision Plan. The plan shows the existing lot lines in green and the proposed lot lines in orange. They discussed that this is a subdivision application, for four existing lots which they are proposing to make three lots out of the four existing lots. The lot lines currently run through three buildings. There will not be any construction done on the parcels. The applicant's professionals agreed that they would file a map and a deed at the county.

The report from the Land Use Board engineer was discussed. The applicant will comply with the report. The applicant does not believe they are encroaching on the Susquehanna Railroad, they will comply with the railroad needs, if needed. Parking demands if needed, will be mentioned in the resolution. They will provide a table for lot sizes proposed. The actual will be reflected. The location of the new lot lines will be enhanced.

Attorney Kienz added that no action or sale on other side without review from the land use board or its professionals. There was a brief discussion on the current one lane bridge, the county may want a two lane bridge. The applicant and borough would like to keep the charm of the location, the professionals will need to review if the bridge will need to be replaced.

The applicant's professionals mentioned that they will keep the town in the loop regarding any changes.

The Chairman asked for a motion to open the meeting for public comment. Motion was made by **Mayor Marino** to open the meeting to the public. Seconded by **Mr. Harby**. All were in favor. There were no comments from the public. **Mr. Adams** motioned to close the public comment session. Seconded by **Mr. Harby**. All were in favor.

Mayor Marino motioned to grant approval based on conditions as per John Ruschke. Seconded by **Mr. Harby**. In favor: Brick, Hall, Harby, Krasnomowitz, Mayor Marino, Tempe, and Adams.

The Chairman opened the meeting for public comment. Seconded by **Ms. Tempe**. All members were in favor. There were no comments from the public.

Professionals Report: None

Chairman's Agenda: None

A Motion by **Mr. Harby** was made to adjourn at 8:17PM. Seconded by **Ms. Tempe**. All were in favor.

Respectfully submitted by,



Marguerite L. Nemeth
Secretary to the Land Use Board