

BOROUGH OF HAMBURG
LAND USE BOARD AGENDA
May 9, 2016 at 7:00 p.m.

- 1) **Call to Order:** In accordance with the Open Public Meetings Act, with regard to notices, the regularly scheduled meeting of the Land Use Board is hereby called to order.
- 2) **Flag Salute**
- 3) **Statement of Compliance:** 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.
- 4) Chairman Adams issues Oaths of Allegiance for the following members:
 - a. Sam Villagomez, Class IV Member
 - b. George Alakpa, Class IV Alternate Member (1)
- 5) **Roll Call**
- 6) **Approval of Minutes:** Minutes of March 14, 2016
- 7) **Bills/Vouchers**
 - a. Hatch Mott MacDonald - \$1,282.50 – Diamond Communications (E)
(pending receipt of additional escrow)
 - b. Hatch Mott MacDonald - \$715.10 – Diamond Communications (E)
(pending receipt of additional escrow)
 - c. Hatch Mott MacDonald - \$54.00 – Bluffs at Ballyowen (E)
 - d. Hatch Mott MacDonald - \$162.00 – Brown/Ramage (E)
 - e. Hatch Mott MacDonald - \$274.00 – Land Use General
 - f. Weiner Lesniak - \$340.00 – Land Use General
 - g. Weiner Lesniak - \$1,282.50 – COAH
 - h. Nelson Consulting - \$483.00 – Diamond Communications (E)
(pending receipt of additional escrow)
 - i. Nelson Consulting - \$161.00 – Hamburg Farms (E)
- 8) **Correspondence**
 - a. April 21, 2016 Correspondence from JVC Construction (ZB 02-03, Block 11, Lot 5) requesting return of escrow for account #103.
 - b. April 14, 2016 Correspondence from Borough of Franklin to Sussex County Planning Board re: Adoption of 2016 Master Plan Re-examination Report
 - c. April 14, 2016 Correspondence from Dolan & Dolan re: Notice of Hearing Block 16, Lots 12 and 13.02 located at 1 and 3 Crystal Springs Road
 - d. April 5, 2016 Correspondence from Clerk to Mr. Villagomez re: appointment as Land Use Board Member
 - e. March 23, 2016 Township of Hardyston Ordinance No. 2016-03 Amending Chapter 185 "Zoning"
 - f. March 22, 2016 Correspondence from Hatch Mott MacDonald regarding Brown and Ramage subdivision deeds..

- g. March 15, 2016 Correspondence from Wayne McCabe, Sussex County Historical Society President re: Diamond Communications application Section 106 Review
- h. The New Jersey Planner January/February 2016
- i. April 27, 2016 Correspondence from Borough of Franklin re: Ordinance #09-2016 Amending Chapter 161

9) **Unfinished Business – COAH Litigation**

In the Matter of the Borough of Hamburg Complaint for Declaratory Judgment Demonstrating Municipal Compliance with Constitutional Mount Laurel Obligation (Docket No. SSX-L-000440-15)

- *Status update from Board professionals and Board discussion*
- *April 22, 2016 Correspondence from Weiner Lesniak re: Order entered by Hon. Stephen C. Hansbury, J.S.C. scheduling hearing for entry of Final Judgment*
- *March 30, 2016 Correspondence from Glenn Kienz, Esq. to Hon. Stephen C. Hansbury, P.J. Ch. Re In the Matter of the Borough of Hamburg for Determination of Mount Laurel Compliance.*
- *March 22, 2016 Resolution No. 2016-12 of the Mayor and Council re: Housing Element and Fair Share Plan*

10) **New Business – Extension of Time for Application #LU 02-16/LU 01-15**

Hamburg Farms, LLC

Application for an Extension of Time for Minor Subdivision Approval (received 4/18/16)

94 Vernon Avenue (Block 29, Lots 4 and 5)

- *May 3, 2016 Report from Ken Nelson*

11) **New Business – Completeness Review for Application #LU 06-001**

Diamond Communications, LLC and Cellco Partnership d/b/a Verizon Wireless – Application for Use Variance approval and Preliminary and Final Site Plan approval (received February 10, 2016)

2-6 Wallkill Avenue (Block 5, Lots 1 and 2)

- *3/29/16 Borough of Hamburg Historic Preservation Commission determination*

12) **Resolutions – None**

13) **Professionals Report – None**

14) **Public Comment**

15) **Chairman's Agenda – Zoning**

16) **Adjourn**