

Borough of Hamburg Land Use Board Meeting Minutes of March 13, 2017

The Borough of Hamburg Land Use Board meeting was call to order at 7:00 pm by Chairman Adams in accordance with the Open Public Meeting Act, with regard to notices.

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

Chairman Adams 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.

Those in attendance were Daniel Hall, Guy Harby, Rich Krasnomowitz, Mayor Marino, Jeanette Tempe, Tom Watts, George Alakpa (*arrived at 7:07 pm) and Robert Adams. Also in attendance was Board Planner Ken Nelson. Absent: Board members John Haig and Sam Villagomez.

MINUTES:

Approval of the January 23, 2017 Land Use Board Minutes:

Watts made a motion to approve the minutes of January 23, 2017. Seconded by Harby. Aye: Hall, Harby, Krasnomowitz, Mayor Marino, Watts and Chairman Adams. Nay: None. Abstain: Tempe.

BILLS/VOUCHERS:

- a. Mott MacDonald - \$137.00 - General
- b. Mott MacDonald - \$864.00 – Smith (E) *
- c. Mott MacDonald - \$36.72 – Diamond Communications (E)
- d. Weiner Law Group - \$85.00 - General
- e. Weiner Law Group - \$459.00 – Smith (E) *
- f. NJPO - \$80.00 – General (training for Villagomez)
- g. NJ Herald - \$62.70 – General (annual notice)
- h. NJ Herald - \$41.10 – General (annual notice)

Board Secretary informs the Board that additional escrow has been requested for the invoices related to the Smith application. Watts made a motion to approve payment of the following bills/vouchers. Seconded by Harby. Aye: Hall, Harby, Krasnomowitz, Mayor Marino, Tempe, Watts and Chairman Adams.

CORRESPONDENCE:

Chairman Adams asked the members if they had questions or comments regarding the following correspondence items. The members had none.

- a. Correspondence 3/5/17 from Board Secretary to William Haggerty, Esq. requesting additional escrow.
- b. Correspondence dated 2/27/17 from Robert C. Masessa, Esq. re: escrow account.
- c. Correspondence dated 2/24/17 from Kathy Herity, K. Hovnanian re: escrow account.
- d. Correspondence dated 2/23/17 from Board Secretary re: escrow accounts for Perry Mase Contracting, LLC, Heritage Lakes and Hamburg Board of Education.
- e. Correspondence dated 2/18/17 from Board Secretary to William, Haggerty, Esq. re: request for additional escrow.
- f. Correspondence dated 2/16/17 from Judith Fairweather, Esq. re: request to carry application to 6/12/17 meeting.

- g. Correspondence dated 2/16/17 from Community Options to Board Secretary re: affordable housing.
- h. Correspondence dated 2/15/17 from William Haggerty, Esq. re: subdivision deeds for review.
- i. Correspondence dated 2/8/17 from Kathy Herity, K. Hovnanian re: escrow account.
- j. Correspondence dated 2/7/17 from William Sabo, Hamburg Board of Education re: escrow account.
- k. Correspondence dated 2/6/17 from Robert Masessa, Esq. re escrow account for Perry Mase Contracting, LLC.
- l. Correspondence dated 2/6/17 from Board Secretary to Ms. Fairweather re: Diamond Communications.
- m. Correspondence dated 2/2/17 from Weiner Law Group providing updated documents reflecting the name of the firm.
- n. Metes and Bounds Descriptions from Bernard M. Caffrey, Jr., Land Surveyor for Smith subdivision dated 1/20/17.
- o. Correspondence dated 1/30/17 from Robert Masessa, Esq. re: escrow account for Perry Mase Contracting.
- p. Correspondence dated 1/13/17 from EcolSciences, Inc. re: 2017 Remedial Action at 24 Ames Boulevard.
- q. Correspondence dated 1/13/17 from New Jersey Conservation Foundation re: Rally on 3/17/17.

The Board discussed the Resolution in Support of Senate Bill S-2254 and Assembly Bill A-3821 which Affirms the Language and Legislative Intent of the Fair Housing Act which was carried from 12/12/16 and 1/23/17. Mr. Nelson indicated that the language in the resolution with respect to the gap period requires clarification. A motion was made by Chairman Adams, second by Mayor Marino to take no action on the resolution and to carry discussion on the resolution indefinitely. All Board members were in favor.

Mr. Nelson suggested that the Housing Plan be carried to the May meeting pending further discussions on a new development project which could potentially be included in the Housing Plan.

Mr. Nelson discussed the Master Plan Reexamination Report which was last completed in 2006. Discussion on updates to the plan included establishing standards for any zone currently without standards and creating new zones. A proposed budget for the Reexamination Report will be provided for the next Board meeting.

No members of the public were in attendance.

Chairman Adams addresses Mr. Krasnomowitz's email regarding the inquiry of the zoning officer with respect to solar panels. The Board will ask for input from the Board Engineer.

A motion was made at 7:25 p.m. by Chairman Adams, seconded by Watts to adjourn the meeting with all other Board members in favor.

Respectfully submitted,



Wendy Brick
Secretary to the Land Use Board