

## **Borough of Hamburg**

### **Land Use Board Meeting Minutes of May 8, 2017**

The Borough of Hamburg Land Use Board meeting was called 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 John Haig, Daniel Hall, Guy Harby, Rich Krasnomowitz, Mayor Marino, Jeanette Tempe, Tom Watts, Sam Villagomez and Robert Adams. Also in attendance was Board Planner Ken Nelson. Absent: Board member George Alakpa.

#### **MINUTES:**

Krasnomowitz made a motion to approve the minutes of March 13, 2017. Seconded by Harby. Aye: Hall, Harby, Krasnomowitz, Mayor Marino, Tempe, Watts and Chairman Adams. Nay: None. Abstain: Haig and Villagomez.

#### **BILLS/VOUCHERS:**

- a. Weiner Law Group – \$34.00 - General
- b. Mott MacDonald - \$41.40 – Hamburg Farms

Watts made a motion to approve payment of the following bills/vouchers. Seconded by Harby. Aye: Haig, Hall, Harby, Krasnomowitz, Mayor Marino, Tempe, Villagomez, Watts and Chairman Adams.

#### **CORRESPONDENCE:**

Chairman Adams asked the members if they had questions or comments regarding the following correspondence items. Watts initiated the discussion on the remediation at the former Getty Service Station site. Mayor Marino and Krasnomowitz inform that this has been ongoing and reports will be received periodically.

- a. 3/24/17 Correspondence from State of NJ DEP re Planning Assistance Applications.
- b. 3/20/17 Correspondence from D. Pierson re Hamburg Farms escrow account.
- c. 3/8/17 Correspondence from Sussex County Dept of Health re Two Teaspoons
- d. 3/8/17 Sussex County Ordinance Providing for Amendment of the Fee Schedule for Development Reviews...
- e. New Jersey Planner January/February 2017
- f. New Jersey Planner March/April 2017

#### **NEW BUSINESS:**

- a) Applicant: Kirit Patel  
Block 14 Lot 11  
*Concept Plan for Proposed Drive Thru*

Ken Nelson discusses the fact that this is an informal, non-binding concept review.

Mr. Knutelsky discusses the timeframe for this concept plan. If approved, construction would begin later in the summer. The drive through would be for convenience purposes. The loading zone will be relocated and additional landscaping will be added.

Mr. Patel indicates that the drive through will be for premade items which can be called in and ordered prior to pick up. There will be a menu board with no audio. There will be no intercom. Items will be ordered at the same window that they will be picked up.

Chairman Adams mentions that drive through are not addressed in the ordinance and as such, may require a use variance. Mr. Nelson suggests that it could possibly fall under an accessory use.

Discussion continues on the use of drive throughs at banks.

Krasnomowitz has concerns about the additional volume that the drive through would create for the surrounding neighbors.

Tempe is concerned about the exhaust from the vehicles. Tempe suggests a height restriction bar to discourage trucks.

Mr. Knutelsky discusses the distance from the edge of the property to the fence that will enclose the drive through lane. Also discussed is the low lighting for the drive through lane.

Mayor Marino suggests redefining ordinance to clarify drive through to eliminate need for a use variance. The Board will discuss this at the June meeting.

Haig suggests angling the parking spaces and adding arrows to encourage one way traffic. In addition, he suggests adding an island as a means to direct traffic flow.

At 7:55 pm, a motion is made by Chairman Adams, seconded by Tempe to open the meeting to the public with all others in favor. The public present did not have any comment on the concept plan.

At 7:55 p.m. a motion was made by Haig, seconded by Tempe to close the meeting to the public with all others in favor.

## **PROFESSIONALS REPORT – KEN NELSON**

### *Housing Plan*

Mr. Nelson discusses the potential for future redevelopment for affordable housing units at the Ames and Accurate Forming properties. Mayor Marino would prefer not to include those two properties in favor of including Falcon Ridge and the property formerly owned by Paradise Pools on Route 23 North.

Nelson briefly discusses a proposed development project and his decision not to include the affordable housing units in the Housing Plan since the development will likely require a use variance. Mayor Marino provided the Board with a brief summary of the project.

Krasnomowitz expressed concerns about the number of units and suggests that there be flexibility for the future sites.

Mr. Nelson anticipated revising the Housing Plan for July with a possible public meeting scheduled in August or September. The Reexamination Report will be discussed at a meeting in the Fall.

There were no members of the public in attendance.

A motion was made at 8:11 p.m. by Haig, seconded by Harby to adjourn the meeting with all other Board members in favor.

Respectfully submitted,

A handwritten signature in cursive script that reads "Wendy Brick". The signature is written in black ink and is positioned above the printed name.

Wendy Brick  
Secretary to the Land Use Board