

Borough of Hamburg

Land Use Board Meeting Minutes of July 10, 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 Chairman Adams, George Alakpa, John Haig, Daniel Hall, Guy Harby, Rich Krasnomowitz, Mayor Marino, Jeanette Tempe, Tom Watts and Sam Villagomez. Also in attendance was Board Attorney Glenn Kienz.

CORRESPONDENCE:

Chairman Adams asked the members if they had questions or comments regarding the following correspondence items.

- a. 6/11/17 Emailed correspondence from R. O'Connor re: Airgas
- b. 6/7/17 Correspondence from J. Fairweather, Esq. requesting that Diamond Communications application be carried to September 11, 2017 meeting.
- c. 5/10/17 Township of Hardyston Ordinance Amending Chapter 185, Zoning, Section 185-90.1 Entitled "Low and Moderate Income Housing"...

There were no comments on the correspondence.

BILLS/VOUCHERS:

- a. Weiner Law Group – \$306.00 - General
- b. Weiner Law Group - \$136.00 – COAH
- c. Mott MacDonald - \$276.00 – Smith (E)
- d. Nelson Consulting Group - \$528.00 – KP Kit and Jay (E)
- e. Nelson Consulting Group - \$864.00 – Affordable Housing Plan
- f. Nelson Consulting Group - \$384.00 – Master Plan Reexamination
- g. New Jersey Herald - \$16.20 - General

Tempe made a motion to approve payment of the following bills/vouchers. Seconded by Alakpa. Aye: Chairman Adams, George Alakpa, John Haig, Daniel Hall, Guy Harby, Rich Krasnomowitz, Mayor Marino, Jeanette Tempe, Tom Watts and Sam Villagomez. Nay: None.

MINUTES:

Watts made a motion to approve the minutes of May 8, 2017. Seconded by Tempe. Aye: Haig, Hall, Harby, Krasnomowitz, Mayor Marino, Tempe, Villagomez, Watts and Chairman Adams. Nay: None.

NEW BUSINESS: None.

PROFESSIONAL REPORT/MEMO – KEN NELSON

In Mr. Nelson's absence, Mr. Kienz begins Board discussion on drive thru and pick up windows which was the subject of a recent concept plan presented before the Board by Mr. Patel. The Board members discuss their concern over the number of uses on that particular property, the impact on the adjoining properties, the potential for disabled vehicles within the drive thru lane and the potential traffic on the property due to this potential use.

Mr. Kienz suggests that the use could be a conditional permitted use requiring Land Use Board review.

Board discussion on a potential development called Hamburg Commons and the developer's funding based on census data as it relates to the Borough's poverty level.

Mayor Marino discusses the number of foreclosures Borough wide (112 foreclosures with approximately 54 pending) and the increase in the poverty rate from 2014 (3.3%) to 2015 (6.3%).

There were no members of the public in attendance.

A motion was made at 7:29 p.m. by Watts, seconded by Tempe to adjourn the meeting with all other Board members in favor.

Respectfully submitted,



Wendy Brick
Secretary to the Land Use Board