

## **Borough of Hamburg**

### **Land Use Board Meeting Minutes of August 14, 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 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 Planner Ken Nelson.

Chairman Adams suspended the order of the agenda to discuss the Housing Plan draft.

#### **PROFESSIONAL REPORT – HOUSING PLAN DRAFT**

Mr. Nelson discusses the draft Housing Plan dated August 7, 2017 which he recommends adopting as part of the Master Plan. The target date for the meeting to discuss the adoption of the Housing Plan is November 13, 2017.

Mr. Krasnomowitz recommends revising a sentence in Paragraph 3 on Page 15 and questions whether the vacant properties should be delineated since some of the properties have constraints that would prohibit development.

The Board formed a subcommittee to discuss the Master Plan. The subcommittee will include Mr. Watts, Chairman Adams, Mr. Krasnomowitz and Board Secretary.

At 7:10 pm, Mr. Nelson leaves the meeting and the Board resumes the order of the agenda.

#### **CORRESPONDENCE:**

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

- a. 7/20/17 Zoning Permit for 49 Gingerbread Castle Road
- b. 7/25/17 Correspondence from W. Brick to W. Haggerty, Esq. re: additional escrow for invoice related to Smith application.
- c. 8/2/17 Correspondence from D. Pierson requesting escrow return account #94.
- d. The New Jersey Planner – May/June 2017

Board discussion on the escrow account to be closed which was determined to be for an application involving Ballyowen Golf Course under the name Ballybunion. Board members had no objection to the closing of this escrow account since they were under the impression the accounts from this timeframe had been disbursed.

Board discussion on the zoning permit approved by the Zoning Officer for the use of the Gingerbread Road property for truck repair and storage. Any deviation from that use will prompt the need to appear before the Board.

**BILLS/VOUCHERS:**

- a. Weiner Law Group – \$493.00 - General
- b. Mott MacDonald - \$317.40 – Smith (E)
- c. Nelson Consulting Group - \$396.00 – General

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

**MINUTES:**

Mayor Marino made a motion to approve the minutes of July 10, 2017. Seconded by Haig. Aye: Hall, Harby, Krasnomowitz, Mayor Marino, Tempe, Villagomez, Watts and Chairman Adams. Nay: None.

**NEW BUSINESS:** None.

**CHAIRMANS AGENDA:**

Board Secretary informed the Board that RPM has decided not to move forward with a formal application for an affordable housing development for senior citizens.

There were no members of the public in attendance.

A motion was made at 7:20 p.m. by Mayor Marino, seconded by Chairman Adams to adjourn the meeting with all other Board members in favor.

Respectfully submitted,



Wendy Brick  
Secretary to the Land Use Board