

# **Borough of Hamburg**

## **Land Use Board Meeting Minutes of November 13, 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, Daniel Hall, Guy Harby (7:02 P.M.), Rich Krasnomowitz, Tom Watts and Sam Villagomez. Absent: Mayor Paul Marino, John Haig and Jeannette Tempe.

### **CORRESPONDENCE:**

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

- a. 10/2/17 Correspondence from Dolan and Dolan re: Smith recorded Deed
- b. 10/11/17 Franklin Borough Ordinance 17-2017 amending Chapter 161

### **MINUTES:**

Mr. Watts made a motion to approve the minutes of October 9, 2017. Seconded by Hall. Aye: Krasnomowitz, Watts, Alakpa and Chairman Adams. Nay: None.

### **BILLS/VOUCHERS:**

- a. New Jersey Planning Officials - \$325.00 – General
- b. Weiner Law Group – \$34.00 - General
- c. Mott MacDonald - \$57.00 – Bluffs (E)
- d. Weiner Law Group - \$85.00 – 20 Vernon Avenue (E)
- e. Nelson Consulting Group - \$192.00 – 20 Vernon Avenue (E)
- f. Nelson Consulting Group - \$984.00 – Master Plan Reexamination

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

### **RESOLUTION: DAVID FEIGIN**

A motion was made by Mayor Marino, second by Chairman Adams to return the remaining amount in the escrow account #158 held by the Borough to David Feigin. Aye: Hall, Harby, Krasnomowitz, Villagomez and Watts. Nay: None.

### **NEW BUSINESS:**

- A. 20 Vernon Avenue, LLC**  
**20 Vernon Avenue, Block 26 Lot 1**  
*Application LU 17-02 – “D” Use Variance*

Chris Colabella, Esq. appeared on behalf of 20 Vernon Avenue, LLC. Attorney Kienz provided a history of the property and the prior approval to convert the property from residential to office which was a permitted use. This application seeks to return the property from office to residential use, single family use in order to rent it or sell it. No changes will be made to the parking lot. The office sign will be removed.

A motion was made to open the meeting to the public at 7:10 p.m. by Harby, second by Villagomez with all others in favor.

Mr. Robert Jones who resides in the property adjacent to the rear of the property (26 Walkill Avenue) has concerns about the parking lot and the monitoring of the vehicles that are currently parking there. He has additional concerns about the maintenance of the sidewalk and landscape. Mr. Colabella indicates he has a service to maintain the property.

Chairman Adams suggests placing signs to discourage parking. Mr. Colabella indicates that there are signs indicating same. Attorney Kienz suggests the zoning officer should be involved with the enforcement and the police, if warranted.

Mr. Clarence Titsworth, 26 Vernon Avenue, questions who will be responsible for maintaining the property. Mr. Colabella again indicates that he has a service who will maintain the property.

Attorney Kienz informs the applicant that there will be no resolution for this application and suggests that the application be withdrawn without prejudice since the proposed use is permitted within the zone and no application was required.

A motion was made to close the meeting to the public at 7:15 p.m. by Mayor Marino, second by Chairman Adams with all others in favor.

**PROFESSIONAL REPORT:** Mr. Nelson informs the Board that the Master Plan Subcommittee has held meetings and the proposed date to discuss the plan will be at some point during the late winter/early spring.

Mr. Watts questions the maximum occupancy for a single family home. Attorney Kienz suggests he contact the Board of Health.

**CHAIRMANS AGENDA:** None.

A motion was made at 7:21 p.m. by Chairman Adams, second by Villagomez to adjourn the meeting with all other Board members in favor.

Respectfully submitted,



Wendy Brick  
Secretary to the Land Use Board