

Borough of Hamburg
Land Use Board Meeting Minutes of April 9, 2018

The Borough of Hamburg Land Use Board meeting was called to order at 6:59 p.m. 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, John Haig, Daniel Hall, Guy Harby, Rich Krasnomowitz, Mayor Marino, Jeannette Tempe, Thomas Watts and George Alakpa. Absent: Sam Villagomez. Board Planner Ken Nelson was in attendance.

Mayor Marino expressed his appreciation for Ken Nelson's 30 years of dedicated service to the Borough and presented him with a plaque commemorating same.

CORRESPONDENCE:

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

- a. 3/20/18 Correspondence to Colabella requesting additional escrow for 20 Vernon Avenue LLC
- b. The New Jersey Planner – January/February 2018
- c. Rutgers Center for Government Services – 18th Annual Current Issues in Planning and Zoning Conference.

MINUTES:

Tempe made a motion to approve the minutes of March 12, 2018. Seconded by Harby. Aye: Hall, Krasnomowitz, Mayor Marino and Chairman Adams. Nay: None.

BILLS/VOUCHERS:

- a. The Nelson Consulting Group - \$1,788.00 – Master Plan Reexamination
- b. The Nelson Consulting Group - \$2,544.00 – Master Plan Reexamination

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

RESOLUTION: In the Matter of Fees and Escrow Deposits for Land Development Applications

Chairman Adams made a motion to approve the resolution increasing the escrow deposits for Land Use applications. Seconded by Hall. Aye: Harby, Krasnomowitz and Tempe. Nay: None.

PROFESSIONALS REPORT: Master Plan Reexamination Report

Nelson discusses the value of the Master Plan Reexamination Report which readopts the 1997 Master Plan. He recommends the Borough prepare a Master Plan in 10 years. The costs for the preparation could be considered a capital improvement.

Hall suggests a revision be made to the list of Board members to name Watts as Vice Chairman. Board Secretary to make the revision prior to the next meeting.

Nelson discusses the numerous meetings of the committee including a walking tour of the Route 23/94 corridor. The cover photos of Main Street depict the storefronts in 1920 and present.

Nelson discusses the breakdown of the RR Zone to R1 and R2 requiring a minimum lot size of 20,000 square feet and 10,000 square feet, respectively.

The Borough Center will be expanded to include additional properties along Routes 23 and 94.

Krasnomowitz discusses the potential for trails from Hamburg to Franklin.

Nelson intends to have Mott MacDonald prepare the maps to insert into the proposed Master Plan Reexamination Report for the May meeting. If the Board approves the draft at the May meeting, the June meeting will be noticed for public hearing.

PUBLIC COMMENT

No members of the public were in attendance.

CHAIRMAN'S AGENDA

Chairman Adams discusses his health issues and his intention to remain on the Board.

ADJOURN

A motion was made at 7:50 p.m. by Chairman Adams, second by Haig to adjourn the meeting with all other Board members in favor.

Respectfully submitted,



Wendy Brick
Secretary to the Land Use Board