

Borough of Hamburg
Land Use Board Meeting Minutes of November 12, 2018

The Borough of Hamburg Land Use Board meeting was called to order at 7:00 p.m by Chairman Adams in accordance with the Open Public Meeting Act, with regard to notices then delayed by an issue with the recording device.

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 Sam Villagomez. Absent: George Alakpa. Board professionals in attendance: Ken Nelson, Board Planner.

MINUTES:

Mayor Marino made a motion to approve the minutes of September 10, 2018. Seconded by Tempe. Aye: Haig, Hall, Krasnomowitz, Watts and Chairman Adams. Nay: None.

BILLS/VOUCHERS:

- a. Morris Downing & Sherred LLP - \$197.97 – Diamond Communications escrow #181
- b. New Jersey Herald - \$16.50 – Land Use Board General
- c. New Jersey Planning Officials - \$325.00 – Land Use Board General
- d. Weiner Law Group - \$442.00 – Land Use Board General
- e. Weiner Law Group - \$272.00 – COAH
- f. Weiner Law Group - \$68.00 – Land Use Board General
- g. Mott MacDonald - \$236.00 – Comet Management Escrow #187
- h. Nelson Consulting Group - \$348.00 – Land Use Board General
- i. Nelson Consulting Group - \$396.00 – Comet Management Escrow #187

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

CORRESPONDENCE:

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

- a. The New Jersey Planner July/August 2018
- b. Township of Hardyston Ordinance to Amend Various Chapters of the Township's Combined Land Use Chapters in Order to Establish Standards for Outdoor Lighting for Residential Properties.

c. New Jersey Highlands Council Municipal and County Grant Funding

UNFINISHED BUSINESS

None.

NEW BUSINESS:

- A. **Comet Management, LLC**
Application LU 18-01
13 & 15 Ames Boulevard
Block 7, Lots 3, 4 & 17
Application for Minor Subdivision to consolidate lots, "C" variance
And Preliminary and Final Site Plan
November 12, 2018 correspondence from counsel requesting that the hearing
be carried to December 10, 2018.

Harby made a motion to carry the hearing to December 10, 2018 without further notice. Seconded by Haig. Aye: Hall, Krasnomowitz, Tempe, Villagomez, Watts and Chairman Adams. Nay: None.

RESOLUTION:

Watts discusses potential fraud with respect to requests made and questioned whether account owners were verified. Board Secretary indicated that the requests for return of escrow were in response to the account statements sent by the Borough to the former applicants. The remaining invoice for Diamond Communications was approved and would need to be paid prior to the return of escrow for account #181.

A motion is made by Mayor Marino, second by Haig to release the balances in the escrow accounts for the following:

- Diamond Communications, LLC and Cellco Partnership d/b/a Verizon Wireless, escrow account #181;
- Hamburg Village, escrow account #168 for Hamburg Village;
- Natex Inc., escrow account #117; and
- T-Mobile Northeast, LLC, escrow account #164

At 7:05 p.m., Haig steps out and returns at 7:07 p.m.

PROFESSIONALS REPORT:

Nelson discusses the Master Plan Planning Services Proposal. The priorities would need to be determined and budgeted. The preparation of a zoning map to reflect the recommendations in the Master Plan Reexamination Report would be a priority as would the preparing of an existing land use survey based on an analysis of zoning permit data and tax records.

Board discussion continued on the order of the priorities.

There was no public in attendance.

CHAIRMAN'S AGENDA:

Since this meeting is being held on Veterans Day, Chairman Adams acknowledges the service of our veterans.

Discussion involves the recent informal meeting with representatives from the Highlands Council including Lisa Plevin, Executive Director. The Highlands Council has made the grant process less restrictive.

Mayor Marino discusses updating the Borough's maps.

Nelson is to contact the representatives to set up a time to discuss the grant opportunities and whether plan conformance is required.

ADJOURN:

A motion is made at 7:25 p.m. by Chairman Adams, second by Haig to adjourn the meeting, with all other Board members in favor.

Respectfully submitted,

A handwritten signature in cursive script that reads "Wendy Brick".

Wendy Brick
Secretary to the Land Use Board