

Borough of Hamburg
Land Use Board Meeting Minutes of January 14, 2019
Reorganization and Regular Meeting

Call to Order: In accordance with the open Public Meeting Act, with regard to notices, the regularly scheduled meeting of the Land Use Board is hereby called to order at 7:00 p.m.

Chairman Adams invited all those present to participate in the flag salute.

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.

Chairman Adams leads Oaths of Allegiance for the following members:

- a. John Haig – Class II Member

Roll call: John Haig, Daniel Hall, Guy Harby, Richard Krasnomowitz, Jeannette Tempe, Thomas Watts, Sam Villagomez, and Robert Adams. Also present was Ken Nelson, Board Planner. Absent: Mayor Marino and George Alakpa.

Reorganization:

Motion for **Chairman:** Robert Adams.

Motion by Krasnomowitz second by Harby with all others in favor. Adams abstained.

Motion for **Vice Chairman:** Thomas Watts.

Motion by Chairman Adams, second by Tempe with all others in favor. Watts abstained.

Motion for **Secretary** appointment: Wendy Brick.

Motion by Chairman Adams, second Villagomez with all others in favor.

Motion by Chairman Adams, second by Haig to table the appointment of Board Attorney to the February meeting with all others in favor.

Motion for **Planner** appointment: Ken Nelson of Nelson Consulting Group

Motion by Chairman Adams, second by Villagomez with all others in favor.

Motion for **Engineer** appointment: John Ruschke of Mott MacDonald

Motion by Chairman Adams, second by Villagomez with all others in favor.

Motion for Approval of **Meeting Dates and Time:** All Meetings begin at 7:00 pm. Chairman Adams reads each of the meeting dates for the records. Brief discussion on the alternate meeting dates proposed when a holiday or office closing falls on a Monday.

Monday 1/14/19
Monday 2/11/19
Monday 3/11/19
Monday 4/8/19
Monday 5/13/19
Monday 6/10/19

Monday 7/8/19
Monday 8/12/19
Monday 9/9/19
Wednesday 10/16/19
Wednesday 11/13/19
Monday 12/9/19
Monday 1/13/20 – *re-organization*

Motion by Krasnomowitz, second by Tempe to accept the proposed meeting dates with all others in favor.

Motion for the Land Use Board **Official Newspaper**: New Jersey Herald and the Sunday New Jersey Herald

Motion by Chairman Adams, second by Harby with all others in favor.

Motion by Chairman Adams, second by Watts to table the appointment of Board Attorney and the Resolutions and Agreements ratifying same to the February meeting with all others in favor.

At 7:07 p.m., the order of the agenda is changed to permit Board Planner to discuss his report of his meeting with the Highlands Council. Nelson discusses his January 2, 2019 memo to the Board summarizing the pros and cons of partnering with the Highlands Council and the requirements. If the Borough was interested in moving forward with the Initial Assessment, a Resolution indicating the Borough would engage in Plan Conformance. The Borough would be reimbursed up to \$15,000 by the Highlands Council. The Board discusses whether the Highlands Council would provide their opinion and influence on development applications and whether the partnership is a good fit for Hamburg since the Borough is lacking green space. Nelson will find out the scope of services provided by the Highlands Council for the Initial Assessment process and report this to the Borough Council at the February 4th meeting.

A motion is made by Watts, second by Villagomez to make a recommendation to the Governing Body that the Borough consider entering into the Initial Assessment with the Highlands Council with all others in favor.

Nelson left the meeting at 7:29 p.m.

Motion for approval of 2019 Annual Report.

Motion by Chairman Adams, second by Krasnomowitz with all others in favor.

Motion for Approval of **December 10, 2018 Minutes**.

Motion was made by Chairman Adams, second by Haig with all others in favor. Watts abstained.

Motion for approval of **Bills/Vouchers**:

- a. Nelson Consulting Group - \$264.00 - General
- b. Nelson Consulting Group - \$336.00 – Comet – Escrow 187
- c. Weiner Law Group - \$153.00 - General

Motion by Chairman Adams, second by Haig with all others in favor.

Correspondence:

- a. 12/18/18 Correspondence from Burns McDonnell re: Public Notice of Remediation, 30 Route 94
- b. New Jersey Planner – November/December 2018

**Resolution: Comet Management, LLC
Application LU 18-01
13 & 15 Ames Boulevard and 12 Main Street
Block 7, Lots 3, 4 & 17**

A motion is made by Harby, second by Tempe to memorialize the resolution granting Preliminary and Final Site Plan Approval and "c" Variance Relief to Comet Management, LLC (Application LU 18-01) for Block 7, Lots 3, 4 & 14 with all others in favor. Haig abstained.

Haig questions whether the Borough has a new property maintenance and zoning official for 2019. He questions whether several properties in the Borough have the approval for their current uses including the U-Haul rental center on Route 23 and Discovery Years additional bus that is now located on the former Century 21, Route 23 property. He recalls that their original approval was for one bus.

Krasnomowitz discusses the Borough's temporary agreement with Franklin Borough for a property maintenance and zoning officer. He will bring the properties Haig discussed to the attention of Franklin Borough.

Public Portion: No public in attendance.

Adjourn: Chairman Adams makes a motion to adjourn at 7:40 pm, seconded by Villagomez with all others in favor.

Respectfully submitted by:



Wendy Brick
Secretary to the Land Use Board