

**Borough of Hamburg  
Land Use Board Meeting Minutes of June 10, 2019**

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

Mr. Watts invited all those present to participate in the flag salute.

Mr. Watts 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 John Haig, Dan Hall, Guy Harby, Rich Krasnomowitz, Mayor Marino, Jeannette Tempe, Thomas Watts and George Alakpa. Absent: None. Board professionals in attendance: Glenn Kienz, Esq., Ken Nelson and John Ruschke, PE.

The Board discusses the recent passing of Chairman Robert Adams and acknowledges his nearly four decades of continuous dedicated service to the Borough's Zoning, Planning and Land Use Boards.

**APPOINTMENT OF CHAIRMAN:**

A motion is made by Mayor Marino, second by Harby to appoint Thomas Watts as Board Chairman with all others in favor.

**APPOINTMENT OF VICE CHAIRMAN:**

A motion is made by Mayor Marino, second by Watts to appoint Dan Hall as Board Vice Chairman with all others in favor.

**MINUTES:**

Haig made a motion to approve the minutes of May 13, 2019. Second by Mayor Marino. Aye: Hall, Harby, Krasnomowitz, Tempe and Watts. Nay: None.

**BILLS/VOUCHERS:**

- a. Mott MacDonald - \$280.25 – 55 Gingerbread Castle Road (Charnet) escrow
- b. Weiner Law Group - \$226.50 – Comet Management escrow
- c. Weiner Law Group - \$45.00 – 55 Gingerbread Castle Road (Charnet) escrow

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

**CORRESPONDENCE:**

- a. The New Jersey Planner March/April 2019

There are no comments from the Board on the correspondence.

**RESOLUTION:**

A motion is made by Hall to disburse the escrow funds held in escrow account #155 for SJZ, LLC (Paradise Pools) pursuant to applicant's 5/6/19 correspondence requesting same. Seconded by Harby with all others in favor.

A motion is made at 7:06 p.m. by Harby, second by Haig with all others in favor.

Ernest Polcini, Trustee and President of Hamburg Baptist Church discusses his conversations with the Zoning Officer and Board Engineer regarding the Church's interest in replacing their current sign with an electronic sign. Since electronic signs are not address in current zoning regulations, the Board Engineer suggested Mr. Polcini address the sign with the Board.

Attorney Kienz indicates that this is not typical Board procedure and confirms that no Board members have any conflicts with the Hamburg Baptist Church

Board discussion continues on the proposed sign, illumination of the sign, messages on the sign and size of the sign.

Mr. Polcini provides the Board with copies of the design plan prepared by Signarama dated February 5, 2019. He indicates that the sign will only display church related messages. The existing sign is illuminated.

The Board is not opposed to Mr. Polcini's proposal to replace the sign at the Hamburg Baptist Church with an electronic sign of the same size of the existing sign.

Board Engineer to inform Zoning Officer of Board's determination.

Mayor Marino indicates that electronic signs will need to be addressed in the Borough's ordinance.

Two members of the public are in attendance for the 55 Gingerbread Castle Road application. Discussion noticing requirements. It was determined that the member of the public's recent property transfer was not yet reflected in the County Clerk's records and therefore the noticing requirements were met by the applicant.

A motion was made at 7:21 p.m. by Mayor Marino, second by Tempe to close the meeting to the public with all others in favor.

**NEW/UNFINISHED BUSINESS:**

- A. **55 Gingerbread Castle Rd., LLC**  
**55 Gingerbread Castle Road (Block 11 Lot 31)**  
**Application No. LU 19-02**  
*Application for "D" Use Variance for the pre-existing non-conforming use*

A motion was made at 7:21 p.m. by Krasnomowitz, second by Haig with all others in favor to carry the application to the July 8, 2019 meeting with no further notice required since the applicant did not appear as scheduled at this meeting.

**ADJOURN:**

A motion is made to close to the public at 7:23 p.m. by Haig, second by Tempe with all others in favor.

Respectfully submitted,



Wendy Brick  
Secretary to the Land Use Board