

**BOROUGH OF HAMBURG
LAND USE BOARD
MEETING MINUTES
MAY 10, 2021**

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

This meeting was held telephonically in compliance with the restrictions and regulations of the Governor's Executive Orders due to COVID-19. Board Chairman Watts, Board Secretary and Harby were in the municipal meeting room.

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 Vice Chairman Dan Hall, Richard Krasnomowitz, Glenn David Roberts, Jeannette Tempe and Chairman Thomas Watts. Absent: George Alakpa, John Haig. Guy Harby, Sam Villagomez and Emily Banta. Board professionals in attendance: Glenn Kienz, Esq.

MINUTES: Krasnomowitz made a motion to approve the minutes of Minutes of March 8, 2021, second by Hall with all others in favor, including Roberts, Tempe and Watts.

Chairman Watts administers the Oath of Allegiance to Dan Hall. The Oath will need to be signed prior to the next meeting.

BILLS/VOUCHERS: Krasnomowitz made a motion to approve the bills/vouchers for payment, seconded by Tempe with all others in favor.

- a. The Nelson Consulting Group - \$689.00 - Land Use Board General
- b. Weiner Law Group - \$374.51 – Land Use Board General
- c. Mott MacDonald- \$373.75 – Bluffs at Ballyowen (Escrow #162)
- d. New Jersey Herald - \$46.50 Land Use Board General
- e. Weiner Law Group - \$621.00 – Land Use Board General
- f. Mott MacDonald - \$482.70 – Bluffs at Ballyowen (Escrow #162)
- g. New Jersey Herald - \$33.90 – Land Use Board General

CORRESPONDENCE:

- a. 3/20/2021 NJDEP Notice re: Suspected Hazardous Substance Discharge, 16 Prospect Avenue
- b. 3/16/2021 Notice from Franklin Borough re: Stormwater Management Ordinance
- c. 3/5/2021 letter from NJDEP withdrawal letter for Cicerale permit, 5 Mountain Road, Hamburg (original documents related to this permit on file)
- d. Sussex County Open Space Committee Minutes, January 28, 2021 meeting
- e. The New Jersey Planner January/February 2021

- f. 3/8/2021 Correspondence from Askin & Hooker re: 98 Route 23 North
- g. 3/10/2021 Resolution Board of Public Works re: 98 Route 23 North
- h. 4/6/2021 Correspondence from Borough Clerk to Sussex County Planning Board re: Borough Ordinance #06-2021 Amending Chapter 182 Stormwater Management
- i. 4/28/2021 Correspondence from Dykstra Walker re: 55 Gingerbread Castle Road Retaining Wall Stability Analysis and construction plan.
- j. 5/4/2021 Correspondence to Sussex County Planning Board from Borough Clerk re: Ordinance #07-2021 Amending Chapter 215-zoning, Article XXVI-Prohibited Uses

There were no comments from the Board on the correspondence.

NEW/UNFINISHED BUSINESS:

A. Municipal Stormwater Management Plan

Glenn Kienz, Esq. discusses the Plan which has been on file for six weeks. The Plan is ratifying the contents of the ordinance.

Krasnomowitz indicates that the Governing Body has acted on the ordinance.

A motion is made at 7:15 p.m. by Krasnomowitz, second by Hall to open the meeting to the public.

No members of the public appeared telephonically to discuss the Municipal Stormwater Management Plan.

A motion is made at 7:15 p.m. by Krasnomowitz, second by Tempe to close the meeting to the public.

A motion is made by Hall, second by Tempe to adopt Municipal Stormwater Management Plan which is an amendment to its Stormwater Management Plan Element of the Master Plan as required by N.J.A.C. 7:14A-25. The Stormwater Management Plan establishes minimum stormwater management requirements and controls for major development. Municipal Stormwater Management Plan which is an amendment to the Master Plan. All other members are in favor including Krasnomowitz, Roberts and Watts.

PUBLIC:

A motion is made at 7:17 p.m. by Krasnomowitz, second by Tempe to open the meeting to the public.

No members of the public appear telephonically.

A motion is made at 7:17 p.m. by Hall, second by Tempe to close the meeting to the public.

CHAIRMAN'S AGENDA:

None.

Tempe indicates that the Board will need to discuss the keeping of chickens and storage pods. Krasnomowitz indicates that the Zoning Officer reviewed the complaint and indicated that the property owner was permissible since there were less than 50 chickens kept on the property.

Board Secretary indicates that chickens were discussed at a prior meeting in 2016 and referenced Ordinance Section 6-2.1. Density, noise, nuisance factors and health concerns were discussed by the Board at that meeting discouraging the keeping of backyard chickens.

Discussion continues on storage pods and the length of time that they can be kept on property.

The discussion will continue at an upcoming meeting.

Chairman Watt indicates that the governing body will review and determine whether the municipal building will be open to the public.

ADJOURN:

A motion is made at 7:23 p.m. by Mayor Marino, second by Krasnomowitz to adjourn with all others in favor.

Respectfully submitted,



Wendy Brick
Secretary to the Land Use Board