

**BOROUGH OF HAMBURG  
LAND USE BOARD  
MEETING MINUTES  
MARCH 14, 2022**

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 in person at the municipal building.

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 George Alakpa, Pattie Brown, Vice Chairman Dan Hall, Richard Krasnomowitz, William Oehler, Glenn David Roberts, Jeannette Tempe, Sam Villagomez and Chairman Thomas Watts. Absent: Mayor Marino and Richard Padgett, Jr. Board Attorney Glenn Kienz, Esq. and Board Planner Ken Nelson were in attendance.

The Oath of Allegiance was administered to Pattie Brown, Class IV, Alt. #1.

**MINUTES:** Tempe made a motion to approve the minutes of Minutes of January 10, 2022, second by Alakpa with all others in favor, including Brown, Hall, Krasnomowitz, Oehler, Roberts, Villagomez and Chairman Watts.

**BILLS/VOUCHERS:** Hall made a motion to approve the bills/vouchers for payment, seconded by Tempe with all others in favor including Brown, Hall, Krasnomowitz, Oehler, Roberts, Villagomez and Chairman Watts.

- A. The Nelson Consulting Group – \$897.00 – Hamburg Ordinance Amendments
- B. The Nelson Consulting Group - \$988.00 – Ordinance Amendments
- C. Weiner Law Group - \$45.00 – Joseph Paris (E)
- D. Weiner Law Group - \$51.00 – Joseph Paris ( E)
- E. Weiner Law Group - \$68.00 – Land Use Board General
- F. Weiner Law Group - \$374.00 – Land Use Board General
- G. New Jersey Herald - \$58.20 – Land Use Board General
- H. New Jersey Herald - \$16.50 – Land Use Board General

**CORRESPONDENCE:**

There was no comment on the correspondence.

- A. New Jersey Planner – November/December 2021

**PLANNERS REPORT:**

- Ordinance Subcommittee Summary of discussions
- March 7, 2022 Memo from Nelson Consulting re: RO to HC Zoning Map Amendment

Mr. Nelson summarizes the progress of the ordinance subcommittee. He references his March 7, 2020 discussing the proposed zoning changes to eleven (11) properties along the Route 23

corridor from RO (Residential Office) to HC (Highway Commercial). The properties in question are Block 2 Lots 1, 2, 3, 4, 5, 6, 7 and 8 and Block 31, Lots 9, 10 and 11. These zoning map changes were included in the 2018 Master Plan Reexamination Report. As such, Attorney Kienz indicates that no notice is required for the zoning map change to the eleven (11) properties on Route 23.

The Board briefly discusses the proposed change and no objections are raised.

A motion is made by Hall, second by Tempe to recommend the proposed zoning map change for the properties located on Route 23 from Edsall Street to Cinderella Street (Block 2 Lots 1, 2, 3, 4, 5, 6, 7 and 8 and Block 31, Lots 9, 10 and 11) to the governing body with all other Board members in favor including Alakpa, Brown Krasnomowitz, Oehler, Roberts, Villagomez and Chairman Watts.

**PUBLIC:**

A motion is made at 7:17 p.m. by Oehler, second by Tempe to open the meeting to the public with all in favor.

No members of the public are in attendance at the municipal building.

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

**ADJOURN:**

A motion is made at 7:20 p.m. by Tempe, second by Hall to adjourn with all others in favor.

Respectfully submitted,



Wendy Brick  
Secretary to the Land Use Board