

**BOROUGH OF HAMBURG  
LAND USE BOARD AGENDA  
Regular Meeting  
October 10, 2022 at 7:00 p.m.  
(REVISED)**

- 1) 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.
- 2) Flag Salute
- 3) 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.
- 4) Secretary calls the Roll
- 5) Motion for Approval of September 12, 2022 Regular Session Meeting Minutes.
- 6) Motion for approval of Bills/Vouchers:
  - A. Weiner Law Group - \$51.00 – Land Use Board General \*
  - B. Weiner Law Group - \$22.50 – VanEeuwen escrow #196 \*
  - C. Weiner Law Group - \$22.50 – Vallila escrow #188 \*
  - D. Mott MacDonald -\$324.50 – Daofre Capital LLC escrow #195
  - E. Mott MacDonald - \$383.13 – Bluffs at Ballyowen escrow #162
  - F. The Nelson Consulting Group - \$377.00 – DeBoer escrow
  - G. The Nelson Consulting Group - \$286.00 – 7-11 Main Street/Barside Brewing
  - H. The Nelson Consulting Group - \$793.00 – Land Use Board General (Ordinance)

\* Invoices included on governing body bill list for September 2022
- 8) Correspondence:
  - A. The New Jersey Planner – July/August 2022
- 9) Resolutions:
  - A. James Valilla, Application No. LU 19-03  
130 Route 23 (Block 12 Lot 6)  
*Request for Extension of Time*
  - B. Robert and Gail VanEeuwen, Application No. LU 22-02  
44 Vernon Avenue (Block 29, Lot 22)  
*Appeal of Decision of Zoning Officer and “c” Variance approval*
- 10) Old Business/New Business
  - A. WD Business Associates, LLC c/o William J. DeBoer  
Application No. LU 22-03  
77 Route 23 North (Block 2 Lot 8)  
*Preliminary and Final Site Plan and “c” variances*

B. 7-11Main Street, Hamburg LLC  
Application No. LU 22-04  
7-11 Main Street (Block 6 Lot 3)  
*Concept Site Plan/Site Plan Waiver*

- 11)** Chairman's Agenda
- 12)** Public Portion
- 13)** Adjourn