

**BOROUGH OF HAMBURG
LAND USE BOARD AGENDA
Regular Meeting
November 14, 2022 at 7:00 p.m.**

- 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 October 10, 2022 Regular Session Meeting Minutes.
- 6) Motion for approval of Bills/Vouchers:
 - A. Weiner Law Group - \$400.00 – Land Use Board General
 - B. Weiner Law Group - \$408.00 – VanEeuwen escrow #196
 - C. Weiner Law Group - \$374.00 – Vallila escrow #188
 - D. Weiner Law Group - \$113.00 – WD Business Assoc/DeBoer escrow #197
 - E. Weiner Law Group - \$45.00 – 7-11 Main Street, Hamburg LLC escrow #199
 - F. Mott MacDonald -\$33.75 – 7-11 Main Street, Hamburg LLC escrow #199
 - G. Mott MacDonald - \$202.50 – WD Business Assoc/DeBoer escrow #197
 - H. The Nelson Consulting Group - \$819.00 – WD Business Assoc/DeBoer escrow #197
 - I. The Nelson Consulting Group - \$858.00 – 7-11 Main Street, Hamburg LLC escrow #199
 - J. The Nelson Consulting Group - \$988.00 – Land Use Board General (Ordinance)
- 8) Correspondence:
 - A. 10/20/2022 County of Sussex re: WD Business Associates, LLC
- 9) Resolution:
 - 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
- 10) Old Business/New Business
 - A. 7-11 Main Street, Hamburg LLC**
Application No. LU 22-04
7-11 Main Street (Block 6 Lot 3)
Minor Site Plan
 - 10/21/2022 Review report of Wayne McCabe, Historic Planner
 - 10/24/2022 Memo Historic Preservation Commission to Land Use Board

- *11/6/2022 correspondence requesting additional escrow*

B. Harry Howell

Application No. LU 22-05

76, 82 and 84 Gingerbread Castle Road (Block 7 Lots 30, 31 & 32)

Minor Subdivision

- *10/26/2022 Mott MacDonald report*
- *11/2/2022 Wentink & Associates report*
- *1/2/2022 Nelson Consulting*

11) Chairman's Agenda

12) Public Portion

13) Adjourn