

**Borough of Hamburg
Land Use Board Meeting Minutes of January 9, 2023
Reorganization and Regular Meeting**

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 at 7:00 p.m.

Board Secretary invited all those present to participate in the flag salute.

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.

Board Secretary leads the Oaths of Allegiance for the following member:

- a. William Oehler, Class II Member

Roll call: Pattie Brown, Chairman Hall, Mayor Richard Krasnomowitz, William Oehler, Davey Roberts, Jeannette Tempe and Sam Villagomez. Board Planner Ken Nelson was in attendance.

Reorganization:

Motion for **Chairman:** Dan Hall

Motion by Mayor Krasnomowitz, second by Brown to nominate Dan Hall as Chairman with all others in favor. Hall abstained.

Motion for **Vice Chairman:** Jeannette Tempe

Motion by Mayor Krasnomowitz, second by Brown with all others in favor.

Motion for **Secretary** appointment: Wendy Brick.

Motion by Roberts, second Oehler with all others in favor.

Motion by **Attorney:** Glenn Kienz, Esq. of Weiner Law Group LLP

Motion by Mayor Krasnomowitz, second by Tempe with all others in favor.

Motion for **Planner** appointment: Ken Nelson, PP/AICP of Nelson Consulting Group

Motion by Mayor Marino, second by Villagomez with all others in favor.

Motion for **Engineer** appointment: John Ruschke, PE, PP of Mott MacDonald

Motion by Brown, second by Roberts with all others in favor.

Motion for Approval of **Meeting Dates and Time:** All Meetings begin at 7:00 pm.

Monday 1/9/2023

Monday 7/10/2023

Monday 2/13/2023

Monday 8/14/2023

Monday 3/13/2023

Monday 9/11/2023

Monday 4/10/2023

Monday 10/9/2023

Monday 5/8/2023

Monday, 11/13/2023

Monday 6/12/2023

Monday 12/11/2023

Wednesday 1/10/2024 – *re-organization*

Motion by Brown, second by Tempe to accept the proposed meeting dates with all others in favor.

Motion for the Land Use Board **Official Newspaper**: New Jersey Herald and the Sunday New Jersey Herald

Motion by Roberts, second by Tempe with all others in favor.

Motion by Tempe, second by Brown for the appointment of Board Attorney and the Resolutions ratifying same with all others in favor.

Motion for approval of **2022 Annual Report**.

Motion by Tempe, second by Roberts with all others in favor.

Motion for Approval of **November 14, 2022 Regular Session Meeting Minutes**.

Motion was made by Villagomez, second by Brown with all others in favor and Oehler abstained.

Motion for approval of **Bills/Vouchers**:

- A. Mott MacDonald -\$916.50 – 7-11 Main Street, Hamburg LLC escrow #199
- B. Mott MacDonald - \$814.50 – Harry Howell escrow account #200
- C. Mott MacDonald - \$29.50 – Daoftree Capital Group escrow #195
- D. Mott MacDonald - \$135.00 - 7-11 Main Street, Hamburg LLC escrow #199
- E. Mott MacDonald - \$172.75 - Howell escrow #200
- F. Nelson Consulting Group - \$468.00 - 7-11 Main Street, Hamburg LLC escrow #199
- G. Nelson Consulting Group - \$494.00 – WD Business Assoc. escrow #197
- H. Nelson Consulting Group - \$416.00 – Howell escrow #200
- I. Weiner Law Group - \$340.00 – Land Use Board General
- J. Weiner Law Group - \$481.50 – 7-11 Main Street, Hamburg, LLC escrow #199
- K. Weiner Law Group - \$651.50 – Harry Howell escrow account #200

Motion by Tempe, second by Villagomez, to approve the bills/vouchers as presented for payment with all others in favor.

There are no comments from the Board on the correspondence:

- A. 12/14/2022 County of Sussex re: H. Howell & Lutz Family Revocable Trust Fund.
- B. 12/21/2022 Correspondence from Mott MacDonald re: Freshwater Wetlands General Permit 10B Flood Hazard Area General Permit 9
- C. 12/1/2022 County of Sussex re: H. Howell & Lutz Family Revocable Trust Fund.
- D. 12/1/2022 Correspondence from Teschon, Riccobene & Siss, P.A. re: filing affidavit of no further agency approval necessary.
- E. 11/29/2022 Correspondence Roger Thomas, Esq. re: escrow request, 7-11 Main Street, Hamburg LLC
- F. 11/15/2022 County of Sussex re: H. Howell & Lutz Family Revocable Trust Fund
- G. The New Jersey Planner – September/October 2022
- H. 11/14/2022 Correspondence from Mott MacDonald re: 49 Gingerbread Castle Road

A motion was made by Brown, second by Villagomez to memorialize the resolution granting site plan approval for Application Number LU22-04 submitted by 7-11 Main Street, Hamburg LLC for 7-11 Main Street (Block 6, Lot 3), located in the Historic Overlay Zone pursuant to the authority of N.J.S.A. 40:55D-1 et seq. and N.J.S.A. 40:55D-51, and subject to the terms and conditions as set forth in the resolution.

A motion was made by Oehler, second by Brown to memorialize the resolution granting use variance and minor site plan approval for Application Number LU22-05 submitted by Harry Howell for 76-84 Gingerbread Castle Road (Block 7, Lots 30, 31 and 32), located in the Industrial Zone pursuant to the authority of N.J.S.A. 40:55D-70d and N.J.S.A. 40:55D 47, and subject to the terms and conditions as set forth in the resolution.

Planners Report: Board Planner, Ken Nelson, discusses the process undertaken by the subcommittee as included in his memo dated December 30, 2022.

Public Portion: A motion is made at 7:58 p.m. by Oehler, second by Villagomez to open to the public with all others in favor.

A motion is made at 7:58 p.m. by Oehler, second by Tempe to close to the public with all others in favor.

Adjourn: A motion is made by Oehler, second by Villagomez to adjourn at 7:58 p.m., with all others in favor.

Respectfully submitted by:

A handwritten signature in blue ink that reads "Wendy Brick". The signature is written in a cursive, flowing style.

Wendy Brick
Secretary to the Land Use Board