

**BOROUGH OF HAMBURG  
LAND USE BOARD AGENDA  
Reorganization and Regular Meeting  
January 9, 2023 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) The Oaths of Allegiance are administered to the following members:
  - a. William Oehler, Class II Member
- 5) Secretary calls the Roll
- 6) Reorganization:
  - a) Motion for Chairman:
  - b) Motion for Vice Chair:
  - c) Motion for Secretary appointment:
  - d) Motion for Attorney appointment: Glenn Kienz, Esq., Weiner Law Group
  - e) Motion for Planner appointment: Ken Nelson, PP/AICP, The Nelson Consulting Group
  - f) Motion for Engineer appointment: John Ruschke, P.E., Mott MacDonald
- 7) 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 – <i>re-organization</i>	
- 8) Motion for the Land Use Board Official Newspaper:

New Jersey Herald and the Sunday New Jersey Herald
- 9) Motion for approval of the following Resolutions and Agreements:
  - Ratifying and Authorizing the Award of a Contract for Professional Services to Glenn C. Kienz, Esq of the Law Firm Weiner Law Group LLP.
  - Agreement between the Land Use Board of the Borough of Hamburg and Glenn C. Kienz, Esq of the Law Firm Weiner Law Group LLP.

- 10) Motion to approve Annual Report attached.
- 11) Motions for Approval of November 14, 2022 Regular Session Meeting Minutes.
- 12) 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 – Daofree 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
- 13) 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
- 14) Resolution:
  - A. 7-11 Main Street, Hamburg LLC**  
**Application No. LU 22-04**  
**7-11 Main Street (Block 6 Lot 3)**  
*Minor Site Plan*
  - B. Harry Howell**  
**Application No. LU 22-05**  
**76, 82 and 84 Gingerbread Castle Road (Block 7 Lots 30, 31 & 32)**  
*Minor Subdivision*
- 15) Planners Report – Zoning Ordinance Amendments
- 16) Chairman’s Agenda
- 17) Public Portion
- 18) Adjourn