

**BOROUGH OF HAMBURG  
LAND USE BOARD  
MEETING MINUTES  
JULY 10, 2023**

The Borough of Hamburg Land Use Board meeting was called to order at 7:00 p.m. by Chairman Dan Hall in accordance with the Open Public Meeting Act, with regard to notices.

Chairman Hall invited all those present to participate in the flag salute.

Chairman Hall 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 Pattie Brown, George Endres, Christopher Feliciano, Chairman Dan Hall, Mayor Richard Krasnomowitz, William Oehler, Glenn David Roberts, Vice Chair Jeannette Tempe and Sam Villagomez.

**MINUTES:** Brown made a motion to approve the minutes of Minutes of May 8, 2023 and May 31, 2023, second by Tempe with all others in favor, including Endres, Feliciano, Hall, Krasnomowitz, Roberts and Villagomez. Tempe abstained as to the May 8, 2023 meeting minutes.

**BILLS/VOUCHERS:** Brown made a motion to approve the bills/vouchers for payment, second by Roberts with all others in favor including Endres, Feliciano, Hall, Krasnomowitz, Oehler and Roberts. Tempe abstained as to the May 8, 2023 meeting minutes.

- A. Weiner Law Group - \$493.00 – Land Use Board Zoning Ordinance
- B. Weiner Law Group - \$102.00 – Howell (Escrow #102)
- C. Weiner Law Group - \$45.00 – Monico (Escrow #203)
- D. Mott MacDonald - \$190.00 – 55 Gingerbread Castle (Escrow #190)
- E. Mott MacDonald - \$121.50 – Howell (Escrow #102)
- F. Mott MacDonald - \$380.00 – The Bluffs at Ballyowen (Escrow #162)
- G. The Nelson Consulting Group - \$486.00 – Monico (Escrow #203)
- H. The Nelson Consulting Group - \$756.00 – Zoning Ordinance
- I. The Nelson Consulting Group - \$580.50 – SMS LLC (Escrow #198)

**CORRESPONDENCE:**

- A. 6/29/2023 Correspondence from Borough of Franklin re: Ordinance Amending Chapter 161, B-2 Zone
- B. The New Jersey Planner (March/April 2023)

## **OLD BUSINESS/NEW BUSINESS:**

### **A. The Woods at Hamburg, 98 Route 23 (Block 36, Lot 2) Completeness Hearing**

Applicant was not in attendance. Nelson discusses the project and reviews completeness. Applicant has requested a waiver of the submission of the Environmental Impact Statement. An abbreviated statement could be considered or testimony to address the wooded area, environmental impact, visual impact and traffic. The DOT would dictate traffic and ingress and egress due to the location. Architectural plans will need to be submitted. The applicant has been granted the requested EDUs. Nelson suggests applicant can contact him to discuss. This application will involve a use variance.

## **ORDINANCE AMENDMENTS:**

Board discussion continues on the proposed amendments to the ordinance. Nelson indicates that the zoning map will be revised to reflect RR and the R2 zone will be labeled appropriately.

Reference is made to the updated memo which will be sent to Council.

Page 3: Chapter 215, Article III – Definitions, a revision will be made to “Airport” as reflected.

Page 5: §215-22.1(A) the Housing of Large Animals needs to be revised as reflected. A revision needs to be made to remove “and” and on line 7, “are kept” needs to be added after “domesticated animals”.

Page 6 and 7: Revisions as shown §215-26 C(2) regarding home occupations and home businesses.

Page 7: §215-27(D) Temporary storage containers are discussed including the length of time on the property with a recommendation for ninety (90) days with a zoning permit. Storage containers are not to be located on the street.

Page 7: §215-27(E) allows home office as an accessory use. Board discussion and a recommendation is made by Mayor Krasnomowitz to remove this section.

Page 15: §215-36(G) additional description is needed for utilities.

Pages 23 and 24: Article XVI – LO – Limited Industrial Zone Regulations, revision to §215-90, §215-91, §215-93.

Article XXI – Non-conforming Uses, add §215-114 regarding houses of worship.

Article XXII – Commercial Vehicles in Residential Zones, add §215-119 (5)  
Remove “Monday through Friday” in (a).

A motion is made by Tempe, second by Oehler to send the proposed amendments to Council with all in favor including Brown, Chairman Hall, Mayor Krasnomowitz, Endres, Feliciano, Roberts and Villagomez.

**PUBLIC:**

A motion is made to open to the public at 7:40 p.m. by Brown and Tempe with all in favor.

Russell Brown mentions the chicken ordinance. The Board has addressed the keeping of backyard chickens within the ordinance.

A motion is made by Chairman Hall, second by Tempe at 7:40 p.m. to close the meeting to the public.

**ADJOURN:**

Brief mention of the property management office in Falcon Ridge. Russell Brown recalls at sales office on the property in the 1980s. This use is different and will require an application.

A motion is made by Brown, second by Tempe at 7:44 p.m. to adjourn with all in favor.

Respectfully submitted,



Wendy Brick  
Secretary to the Land Use Board