

**BOROUGH OF HAMBURG**  
**LAND USE BOARD AGENDA**  
**Regular Meeting**  
***August 14, 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) Secretary calls the Roll
- 5) Motions for Approval:
  - July 10, 2023 Meeting Minutes
- 6) Motion for approval of Bills/Vouchers:
  - A. Weiner Law Group - \$68.00 – Howell (Escrow #200)
  - B. Weiner Law Group - \$34.00 – Monico (Escrow #203)
  - C. Weiner Law Group - \$45.00 – The Woods at Hamburg/SMS (Escrow #198)
  - D. Mott MacDonald - \$506.75 – Monico (Escrow #203)
  - E. Mott MacDonald - \$81.00– Howell (Escrow #200)
  - F. Mott MacDonald - \$391.38 – The Bluffs at Ballyowen (Escrow #162)
  - G. The Nelson Consulting Group – to be added
- 7) Correspondence:
  - A. 7/29/2023 Correspondence from Borough of Franklin re: Ordinance 07-2023 Amending Chapter 161, B-2 Zone
  - B. 7/20/2023 Correspondence from Borough of Franklin re: Ordinance 07-2023 Amending Chapter 161
  - C. 7/17/2023 Correspondence from Township of Montague re: Delaware Water Gap National Recreation Area
  - D. 7/13/2023 Transmittal from Dykstra Associated, PC re: Final As-Built for DeBoer Auto Repair
  - E. The New Jersey Planner (May/June 2023)
- 8) Old Business/New Business:
  - A. Daofre Capital Group, LLC**  
**Application No. LU 22-01**  
**49 Gingerbread Castle Road (Block 11 Lot 33)**  
*Application for Preliminary and Final Site Plan with variances*
    - 7/5/2022 Correspondence from Brady & Correale LLP
    - Photos
    - Preliminary and Final Site Plan (revised 6/22/2023)
    - Site Safety Plan

- *Renovations – Floor Plans & Egress*
- *Boundary and Topographic Plan 1/8/2022*
- *7/13/2022 Mott MacDonald report*
- *7/19/2022 Correspondence to Brady & Correale LLP*
- *6/22/2023 Correspondence from Brady & Correale LLP*
- *6/28/2023 Correspondence from Brady & Correale LLP*
- *7/16/2023 memo from BPW to Council*
- *7/24/2023 Resolution of Historic Preservation Commission*
- *Legal Notice*

**9)** Chairman's Agenda

**10)** Public Portion

**11)** Adjourn