

**BOROUGH OF HAMBURG
LAND USE BOARD AGENDA
Regular Meeting
September 11, 2023 at 7:00 p.m.
REVISED**

- 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:
 - August 14, 2023 Meeting Minutes
- 6) Motion for approval of Bills/Vouchers:
 - A. Weiner Law Group – to be provided
 - B. Mott MacDonald – to be provided
 - C. The Nelson Consulting Group – \$162.00 – Daofre Capital Group escrow 195
 - D. The Nelson Consulting Group - \$689.00 – Ordinance Amendments
- 7) Correspondence:
 - A. 8/10/2023 County of Sussex Ordinance – Road Opening and Access Permits
 - B. 7/27/2023 County of Sussex Ordinance – Establishing County Roads as Through Streets
- 8) Resolution:
 - **Daofre Capital Group, LLC**
Application No. LU 22-01
49 Gingerbread Castle Road (Block 11 Lot 33)
Memorialize Resolution Granting Preliminary and Final Site Plan with variances
- 9) Old Business/New Business:
 - A. **The Woods at Hamburg**
Application No. LU 23-02
98 Route 23 (Block 36 Lot 2)
Application for Preliminary and Final Site Plan Approval and “C” (bulk) and “D” (Use) Variance approvals
 - Application filed 6/8/2023 by Beattie Padovano LLC
 - Preliminary and Final Site Plan prepared by Dykstra Walker dated 1/18/2023
 - Stormwater Management Calculations prepared by Dykstra Walker dated 1/18/2023
 - 4/18/2023 Correspondence from BPW to Askin & Hooker re: Resolution EDU

- 7/11/2023 Correspondence from Land Use Board to Beattie Padovano
- 7/13/2023 Correspondence from Beattie Padovano re: Architectural Plans prepared by Joseph J. Bruno, A.I.A dated 3/6/2023
- The Nelson Consulting Group report dated 6/28/2023
- Mott MacDonald Report dated 8/17/2023
- Correspondence dated 9/1/2023 from Dykstra Walker re: Limited Environmental Impact Statement
- Correspondence dated 9/1/2023 from Stonefield Engineering and Design re: Traffic And Parking Assessment Report
- **Correspondence dated 9/7/2023 requesting to be carried to October 9, 2023 meeting.**

B. Cynthia Monico

Application No. Lu 23-01

240 Route 23 (Block 14 Lot 1)

Application for "D" (Use) and "C" (Bulk) variances

- Application filed 5/19/2023 by Dolan & Dolan
- Architectural plans (6 sheets) prepared by Lester Katz, NCARB dated 3/14/2023
- Sussex County tax parcel
- Google Earth images of subject property (4 photos)
- Photos of subject property (7 photos)
- Sussex County Planning Board application
- Mott MacDonald report dated 6/22/2023
- Correspondence dated 6/27/2023 from Dolan & Dolan to Mott MacDonald
- Correspondence dated 6/27/2023 from Dolan & Dolan re: Board of Public Works
- The Nelson Consulting Group report dated 6/27/2023
- Memo 7/16/2023 from BPW to Mayor and Council re: EDU
- Correspondence dated 8/28/2023 from Dolan & Dolan re: Affidavit of Service
- **Correspondence dated 9/11/2023 from Dolan and Dolan to Mott MacDonald**

10) Chairman's Agenda

- Board Planner

Correspondence dated 9/6/2023 from The Nelson Consulting Group re: resignation

11) Public Portion

12) Adjourn