

**BOROUGH OF HAMBURG
LAND USE BOARD
MEETING MINUTES
OCTOBER 9, 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. Board professionals were not in attendance.

MINUTES: Brown made a motion to approve the minutes of Minutes of September 11, 2023, second by Tempe with all others in favor, including Endres, Feliciano, Hall, Krasnomowitz, Oehler, Roberts and Villagomez.

BILLS/VOUCHERS: Tempe made a motion to approve the bills/vouchers for payment, second by Brown with all others in favor including Endres, Feliciano, Hall, Krasnomowitz, Oehler, Roberts and Villagomez.

- A. Weiner Law Group – \$340.00 – Land Use Board General
- B. Weiner Law Group - \$872.50 – Daofre Capital escrow #195
- C. Mott MacDonald – \$659.22 – Bluffs escrow #162
- D. Mott MacDonald - \$2,526.00 – SMS (The Woods) escrow #198
- E. Mott MacDonald - \$1,179.92 – Daofre Capital escrow #194
- F. The Nelson Consulting Group – \$243.00 – Monico escrow #203
- G. The Nelson Consulting Group - \$337.50 – SMS (The Woods) escrow #198

CORRESPONDENCE: No Board comment on the correspondence.

- A. 7/10/2023 County of Sussex Planning Board minutes
- B. The New Jersey Planner July/August 2023

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

A motion was made by Mayor Krasnomowitz, second by Endres with all others in favor including Brown, Feliciano, Hall, Oehler, Roberts, Tempe and Villagomez to carry the application to the November 13, 2023 with no further notice required.

B. Cynthia Monico
Application No. Lu 23-01
240 Route 23 (Block 14 Lot 1)
Application for "D" (Use) and "C" (Bulk) variances

A motion was made by Oehler, second by Tempe with all others in favor including Brown, Endres, Feliciano, Hall, Krasnomowitz, Roberts and Villagomez to carry the application to the November 13, 2023 with no further notice required.

C. Hamburg OEM

At 7:03 p.m., Keith Sukenikoff, Hamburg Emergency Management Coordinator addresses the Board regarding the Hazardous Mitigation Plan and the information required to complete the plan before the submission date. He discusses the \$178,000 in funding available for preparedness which will be used for portable backup generators for water and other items. He requested clarification for a property shown on the list from the State as "Hardystonville". Chairman Hall indicates that road now known as Quarry Road was considered Hardystonville. Information is needed for Sukenikoff to submit in Section 9, Table 9.112 regarding future development. Mayor Krasnomowitz informs him that the only known proposed development at this time is the property on Route 23 where 40 residential units are proposed. Brief discussion on portable generators for the pump station.

At 7:15 p.m., a motion is made by Tempe, second by Oehler with all others in favor to open to the public.

No public comment.

At 7:15 p.m., a motion is made by Roberts, second by Roberts to close the meeting to the public with all others in favor.

CHAIRMAN'S AGENDA:

- Board Planner

Mayor Krasnomowitz informs the Board that he recently met with Jessica Caldwell, Planner and she will be submitting a letter of interest to the Borough.

ADJOURN:

A motion is made by Chairman Hall, second by Brown at 7:15 p.m. to adjourn with all in favor.

Respectfully submitted,



Wendy Brick
Secretary to the Land Use Board