

BOROUGH OF HAMBURG
LAND USE BOARD AGENDA
Regular Meeting
October 9, 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:
 - September 11, 2023 Meeting Minutes
- 6) Motion for approval of Bills/Vouchers:
 - 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
- 7) Correspondence:
 - A. 7/10/2023 County of Sussex Planning Board minutes
 - B. The New Jersey Planner July/August 2023
- 8) 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 10/9/2023 meeting.**
- **Correspondence dated 9/29/2023 from Dykstra Walker re: Preliminary and Final Site Plan last revised 9/25/2023 and Stormwater Management Report dated 9/25/2023.**
- **Nelson Consulting Group report dated 10/6/2023**
- **Correspondence dated 10/6/2023 from Beattie Padovano requesting that the application be carried to November 13, 2023.**

B. Cynthia Monico

Application No. Lu 23-01

240 Route 23 (Block 14 Lot 1)

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

- **Correspondence from Dolan and Dolan requesting that the application be carried without further notice.**

C. Hamburg OEM

- 9) Chairman's Agenda**
- 10) Public Portion**
- 11) Adjourn**