

BOROUGH OF HAMBURG
LAND USE BOARD AGENDA
Regular Meeting
November 13, 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:
 - October 9, 2023 Meeting Minutes
- 6) Motion for approval of Bills/Vouchers:
 - A. New Jersey Planning Officials Annual Dues – \$370.00 - Land Use Board General
 - B. Weiner Law Group - \$605.43 – Land Use Board General
 - C. Weiner Law Group - \$124.50 – SMS Escrow #198
 - D. Weiner Law Group - \$107.50 – Monico Escrow #203
 - E. Local IQ - \$28.56 – Land Use Board General
- 7) Correspondence:
 - A. 10/31/2023 Correspondence from County of Sussex Division of Planning re: Daoftre Capital Group, LLC
 - B. 10/25/2023 Correspondence from County of Sussex Division of Planning re: Daoftre Capital Group, LLC
 - C. Hardyston Township Ordinance 2023-13: ... Ordinance amending Chapter 185, standards for accessory uses in residential zones based on the comprehensive review of the Township's Land Use chapters.
 - D. Vernon Township Ordinance No. 23-21: ... Ordinance adding Chapter 13, "Cannabis Establishment Licensing and Regulation"... establishing annual cannabis licenses...
 - E. Vernon Township Ordinance No. 23-22:... Ordinance revising and supplementing Chapter 330 ... to clarify locations for legal cannabis uses within the Township of Vernon.
- 8) Old Business/New Business:
 - A. **Harry Howell**
Application No. LU 22-05
76, 82 and 84 Gingerbread Castle Road (Block 7 Lots 30, 31 & 32)
- Correspondence dated 10/19/2023 from Cynthia Collins, Esq. requesting that the Board reaffirm the approval of the application for minor subdivision memorialized December 12, 2022

- B. 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
- 10/31/2023 Correspondence from Hardyston Township Fire Marshall
** Petition of residents in opposition to this development will be provided by email upon receipt.*

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

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