

BOROUGH OF HAMBURG
LAND USE BOARD AGENDA
Regular Meeting
December 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:
 - November 13, 2023 Meeting Minutes
- 6) Motion for approval of Bills/Vouchers:
 - A. Weiner Law Group - \$204.00 – Daoftre Capital Escrow 195
 - B. Weiner Law Group - \$51.00 – Howell Escrow #200
 - C. Weiner Law Group - \$260.50 – SMS Escrow #198
 - D. Weiner Law Group - \$85.00 – Land Use Board General
 - E. Nelson Consulting Group - \$351.00 – Land Use Board Ordinance Amendments
 - F. Nelson Consulting Group - \$688.50 – SMS Escrow #198
- 7) Correspondence:
 - A. Sussex County Planning Board Minutes - September 11, 2023
 - B. 11/28/2023 correspondence from County of Sussex Department of Engineering and Planning re: Daoftre Capital Group, LLC
 - C. 11/28/2023 correspondence from VanderPloeg, County of Sussex Department of Engineering and Planning re: 49 Gingerbread Castle Road.
 - D. Township of Vernon Ordinance #23-22,... To Clarify Regulations Relative to Permitted Locations for Legal Cannabis Uses..."
 - E. Kinder Morgan - Pipeline and Pipeline Facility Safety Information
 - F. The New Jersey Planner September/October 2023
 - G. Borough of Franklin Planning Board - Notice of Hearing – December 18, 2023 for 597 Route 23, Franklin, NJ
 - H. 11/27/2023 Correspondence from State of New Jersey DOT re: Route 23 & Route 94 Rockfall Mitigation – Notice of Application for NJDEP Freshwater Wetlands Transition Area Waiver
- 8) Chairman's Agenda – Board Planner Proposal for 2024
 - Jessica Caldwell, P.P., A.I.C.P., J. Caldwell & Associates, LLC

9) Resolution:

Harry Howell

Application No. LU 22-05

76, 82 and 84 Gingerbread Castle Road (Block 7 Lots 30, 31 & 32)

Reaffirmation of Minor Subdivision Approval

10) Old Business/New Business:

A. **Cynthia Monico**

Application No. LU 23-01

240 Route 23 (Block 14 Lot 1)

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

- Correspondence will be forthcoming from Dolan and Dolan requesting that the application be carried to the January 10, 2024 meeting.

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

- Correspondence dated December 6, 2023 from Beattie Padovano requesting an adjournment to the January 10, 2024 meeting.

11) Public Portion

12) Adjourn