

**BOROUGH OF HAMBURG
LAND USE BOARD AGENDA
Regular Meeting
February 12, 2024 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 of January 10, 2024 Meeting Minutes.
- 6) Motion for approval of Bills/Vouchers:
 - A. Mott MacDonald - \$978.50 – The Woods at Hamburg (escrow #198)
 - B. Weiner Law Group - \$374.00 – The Woods at Hamburg (escrow #198)
 - C. New Jersey Planning Officials - \$95.00 – Land Use Board General (mandatory training for George Endres)
- 7) Correspondence:
 - A. The New Jersey Planner – November/December 2023
 - B. 1/16/2024 State of New Jersey Planning Commission – Official Notice of Intention to Approve a Preliminary State Development and Redevelopment Plan
 - C. 1/21/2024 Correspondence to Brady requesting escrow - Daofre Capital Group LLC
 - D. 1/29/2024 Notice of Public Hearings for Highlands Counsel Reginal Master Plan Amendments
 - E. 1/30/2024 Sussex County Open Space Committee Minutes 9/28/2023
 - F. 4/3/2023 Sussex County Planning Board Minutes
 - G. 5/1/2023 Sussex County Planning Board Minutes
 - H. 12/4/2023 Sussex County Planning Board Minutes
- 8) Resolution – Authorizing the Disbursement of the funds held in escrow
- 9) 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 dated 1/25/2024 from Dolan and Dolan attaching revised plans dated 12/4/2023
 - 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 2/2/2024 from Dykstra Walker Design Group attaching revised Preliminary and Final site Plan dated 1/24/2024; Line of Site Plans dated 1/24/2024, architectural drawings

C. Zoning Ordinance Amendments

- Revised Ordinance
- 2/6/2024 J Caldwell & Associates review

10) Chairman’s Agenda

11) Public Portion

12) Adjourn