

**Borough of Hamburg**  
**Land Use Board Meeting Minutes of June 11, 2012**

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The Borough of Hamburg Land Use Board Meeting was call to order at 7:30 pm by **the Chairman** in accordance with the open Public Meeting Act, with regard to notices.

**The Chairman** invited all those present to participate in the flag salute.

**The Chairman** read the Statement of Certification. Adequate notice of the meeting has been provided to the public and press January 29, 2012 by delivering to the press and posting at the Municipal Building a copy pursuant to the provisions of the "Open Public Meeting Act"

Present were John Haig, Daniel Hall, Guy Harby, Wendy Brick, Jeanette Tempe, Ron Garrett and Robert Adams. Also present were: Ken Nelson, Planner; Glenn Kienz, Esquire, and John Ruschke, Engineer. Absent were: Rich Krasnomowitz, Tom Watts, Mayor Marino, and Ron Garrett.

**Approval of May 14, 2012 Land Use Board Minutes:**

**Ms. Tempe** made a motion to approve the minutes of May 14, 2012. Seconded by **Mr. Haig**. Roll vote: Aye: Haig, Hall, Brick, Tempe, and Adams. Nay: None. Abstained: Harby.

**Bills/Vouchers:**

**Ms. Tempe** motioned to approve payment of the following bills/vouchers: Hatch Mott MacDonald for Patel amount \$995.18; Hatch Mott MacDonald for Hamburg Village amount \$256.00; The Nelson Consulting Group for Headley amount \$437.00; Weiner Lesniak LLP for Headley \$153.00; Weiner Lesniak LLP for General \$391.00; Weiner Lesniak LLP for Hamburg Village Condo \$510.00; Seconded by **Mr. Haig**. Roll vote: Aye: Hall, Haig, Harby, Tempe, Brick, and Adams. Nay: None. Abstained: None.

**Correspondence:**

- a. Sussex County Div. of Planning dated May 17, 2012 – RE: 2012 Open Space Applications

**The Chairman** asked the members if they had questions or comments regarding the following Correspondences. The members had no comments.

**Resolutions:**

***LU 12-01 Block 25, Lot 19 Hamburg Village Condominium Association, Inc.***

**Mr. Adams** motioned to approve the resolution for LU 12-01 Block 25, Lot 19 Hamburg Village Condominium Association, Inc. Seconded by **Mr. Haig**. Roll vote: Aye: Hall, Haig, Tempe, Brick, and Adams. Nay: None. Abstained: Harby.

**New Business:**

**LU 12-02 Block 29, Lot 3 Headley, Christopher.**

Representing Mr. Christopher Headley was the applicant's girl friend, Lauren Snook. She was sworn in by Attorney Kienz to give testimony. The applicant is looking for "C" variance relief. She explained that the roof on the garage was originally a pitched roof. The applicant had four witnesses to testify. They were Vincent Busted who lives across the street, Edward Snook, William Headley and Danny Shane who is a neighbor. All were sworn in. Mr. William Headley gave testimony that the roof over the garage was pitched back in approximately the 1950's it was changed in approximately 1966. All the witnesses agreed that the roof was pitched and they had no problems changing the roof from a flat roof back to the original pitched roof. The applicant looked through many photo albums to find a picture of the pitched roof but failed to find a photo.

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Ms. Snook added that the garage is used to store a classic vehicle and there are parts for the vehicle in her kitchen. Vehicle parts will be stored in the pitched roof area when completed. It was determined that the pitched roof was abandoned years ago. The applicant agreed to construct with the plans they provided with their application. The plans show that the pitch roof will overhang by 10 (ten) inches and the foot print does not change. The applicant requested a waiver of receipt of the resolution to start the project as soon as possible.

**The Chairman** asked the Board if they had questions for the applicant. There were no questions. There were no members of the public to open the meeting for public comment on the application.

**Mr. Harby** motioned to grant "C" variance relief to the applicant and the applicant will construct with the plans that were presented to the Land Use Board. Seconded by **Ms. Tempe**. Roll vote: Aye: Hall, Haig, Harby, Tempe, Brick, and Adams. Nay: None. Abstained: Harby.

**Public Comment:** There were no members of the public to open the meeting for public comment.

Planner Report: None

Chairman's Agenda: None

A motion by **Mr. Haig** was made to adjourn at 8:15 PM. Seconded by **Ms. Tempe**. All were in favor.

Respectfully submitted by:

Marguerite L. Nemeth  
Secretary to the Land Use Board