

**Borough of Hamburg
Land Use Board Meeting Minutes of April 8, 2019**

The Borough of Hamburg Land Use Board meeting was called to order at 7:00 p.m. by Vice Chairman Thomas Watts in accordance with the Open Public Meeting Act, with regard to notices then delayed by an issue with the recording device.

Mr. Watts invited all those present to participate in the flag salute.

Mr. Watts read the 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.

Those in attendance were George Alakpa, Dan Hall, Guy Harby, Rich Krasnomowitz, Mayor Marino, Jeannette Tempe, Sam Villagomez and Thomas Watts. Absent: Chairman Adams and John Haig. Board professionals in attendance: none.

MINUTES:

Mayor Marino made a motion to approve the minutes of February 11, 2019. Seconded by Tempe. Aye: Alakpa, Harby, Krasnomowitz, Mayor Marino, Tempe, Villagomez and Watts. Nay: None.

BILLS/VOUCHERS:

- a. Mott MacDonald - \$316.50 – Vallila escrow
- b. Nelson Consulting - \$587.50 – Hamburg Outdoor escrow
- c. Weiner Law Group - \$70.10 - General

Mayor Marino made a motion to approve payment of the following bills/vouchers. Seconded by Hall. Aye: Hall, Harby, Krasnomowitz, Mayor Marino, Tempe, Villagomez, Watts, and Alakpa. Nay: None.

CORRESPONDENCE:

- a. 2/13/19 Correspondence from Zoning Officer to WD Business Associates, LLC re 77 Route 23 North
- b. 2/15/19 Correspondence from Burns McDonnell re: 30 Route 94, Public Notice of Freshwater Wetlands Letter of Interpretation Submittal
- c. 2/27/19 Correspondence from Franklin Clerk to Sussex County Planning Board
- d. New Jersey Planner – January/February 2019
- e. 3/6/19 Correspondence from BPW to Vallila re EDU approval
- f. 4/2/19 Correspondence from Board Secretary to U. Leo, Esq. re: escrow request for Comet Management application
- g. Township of Hardyston Ordinance 2019-01 – Amend and supplement Chapter 185, Zoning...

There are no comments from the Board on the correspondence.

UNFINISHED BUSINESS:

- A. **Comet Management, LLC**
Application LU 18-01
13 & 15 Ames Boulevard and 12 Main Street

Block 7, Lots 3, 4 & 17

- 4/6/19 Email from Scott Rothamel forwarding renovation plans.

A motion is made by Mayor Marino, second by Krasnomowitz to accept the revisions to the approved plans to the renovation as approved by Board Engineer with all in favor including Hall, Harby, Krasnomowitz, Mayor Marino, Tempe, Villagomez, Watts and Alakpa.

A motion is made by Mayor Marino, second my Watts to open the meeting to the public at 7:03 p.m. with all others in favor.

Bill Deboer, Sr. and Bill Deboer, Jr. are in attendance in order to address the correspondence sent to them by the Zoning Officer. Mayor Marino discusses that the change of use that occurred with this property was brought up by a Board member at the prior meeting. Mayor Marino discussed this matter with the Zoning Officer. This property is not required to submit an application for change of use since the prior property owner had a similar business use with trucks in the parking lot.

Bill DeBoer, Sr. discusses the property and its use under the prior property owner which operated Technical Airflow out of the building and had service trucks in the parking lot on premises.

Tempe addresses the trailers parked on the lawn and the concerns about the snow removal.

Deboer indicates that this has been addressed.

Mayor Marino indicated that there is no issue with this property and its use. He further indicates that the Borough needs to continue to work with our businesses. In general, property owners should submit an application for a zoning permit prior to any changes to clarify that their use in compliance.

A motion is made by Hall to close to the public, second by Tempe at 7:11 p.m. with all others in favor.

A motion is made by Mayor Marino, second by Hall that there is no change of use for the property owned by WD Business Associates. Further, the property is being utilized similarly to the prior property owner and as such, the property owner is in compliance with Borough ordinance.

ADJOURN:

A motion is made to close to the public at 7:11 p.m. by Villagomez, second by Watts with all others in favor.

Respectfully submitted,



Wendy Brick
Secretary to the Land Use Board