

**BOROUGH OF HAMBURG**  
**LAND USE BOARD AGENDA**  
*September 9, 2019 at 7:00 p.m.*

- 1) **Call to Order:** In accordance with the Open Public Meetings 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 Compliance:** 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) **Roll Call**
- 5) **Chairman Watts leads Oaths of Allegiance for the following member:**
  - a. *Glen David Roberts– Class IV, Alternate #1 Member*
- 6) **Approval of Minutes:** Minutes of July 8, 2019
- 7) **Bills/Vouchers:**
  - a. Weiner Law Group - \$400.00 – General
  - b. Weiner Law Group - \$323.00 – 55 Gingerbread Castle Rd. escrow #190
  - c. Weiner Law Group - \$147.00 – Falcon Ridge Homeowners Assn. escrow #191
  - d. Mott MacDonald - \$413.75 – Falcon Ridge Homeowners Assn. escrow #191
  - e. Mott MacDonald - \$211.50 – 55 Gingerbread Castle Rd. escrow #190
  - f. Mott MacDonald - \$282.00 – North Jersey Advertising escrow #189
  - g. Mott MacDonald - \$244.00 – General
  - h. Mott MacDonald - \$61.00 – Vallila escrow #188
  - i. Mott MacDonald - \$61.00 – North Jersey Advertising escrow #189
  - j. Nelson Consulting Group - \$325.00 – Hamburg Outdoor escrow #189
  - k. Nelson Consulting Group - \$662.50 – Vallila escrow #188
  - l. Weiner Law Group - \$102.00 – Vallila escrow #188
  - m. Weiner Law Group - \$51.00 – North Jersey Advertising escrow #189
  - n. Weiner Law Group - \$400.00 - General
- 8) **Correspondence:**
  - a. The New Jersey Planner – May/June 2019
  - b. 8/6/19 – Correspondence from Borough Clerk re: appointment of Glen David Roberts as Class IV Alternate 1.
  - c. 8/5/19 – Correspondence from U. Leo, Esq. re: Comet Management
- 9) **Resolution: Authorizing the Disbursement of the funds held in escrow for A & M Skyhigh, LLC.**

- 8/17/19 – Correspondence from Odeh re: return of escrow for A & M Skyhigh LLC

10) **Unfinished Business:**

A. **North Jersey Advertising**  
**151 Route 23 (Block 22 Lot 28.01)**  
**Application No. LU 19-01**  
*Application for Site Plan and Use Variance*  
*- 8/27/19 Correspondence from Bernd E. Hefele, Esq. re: revised plans*

B. **James Vallila**  
**130 Route 23 (Block 12, Lot 6)**  
**Application No. LU 19-03**  
*Application for "C" and "D" Variances*  
*Request to carry to October 16, 2019 meeting*

11) **New Business:**

A. **55 Gingerbread Castle Rd., LLC**  
**55 Gingerbread Castle Road (Block 11 Lot 31)**  
**Application No. LU 19-02**  
*Amended Application for "D" Use Variance for the pre-existing non-conforming use and Preliminary and Final Site Plan approval*  
*- 8/19/19 Mott MacDonald report*

12) **Professionals Report**

13) **Public Comment**

14) **Chairman's Agenda**

15) **Adjourn**