

Land Use Board Minutes

May 10,
2010

No public comments

Motion to close meeting to the public **made by** Tome Watts **second by** Guy Harby with all in favor

Board Engineer John Ruschke reviews his report with the board and the applicant.

Board Attorney swears in the owner of the property Harry Bootsma

Harry Bootsma comments on Johns concerns.

Chairman Bob Adams asks Mr. Bootsma if at any given time all three (3) retail spaces have been occupied at the same time? He is wondering if parking is adequate when all three businesses are running.

Mr. Bootsma states that there is never any major stress on parking because most of the traffic is come and go and by appointment.

Rich Krasnomowitz states that according to the submitted floor plan it looks like there are a total of 8 chairs. Will there be 8 employees there at any given time?

Board Attorney swears in the business owner Jerel Belcher.

Mr. Belcher states that there are only 5 work stations and 3 dryer stations. There will be 3 employees to start.

Board Engineer asks about the shed that the owners have and if they received a zoning permit.

Mr. Bootsma states that they did receive an approved zoning permit.

Board Engineer recommends that they shed be mentioned in the resolution making it officially approved for future reference. He also questions the macadam that encroaches onto the neighboring property.

Mr. Bootsma states that this was preexisting when he purchased the property. He has his property line clearly marked. He goes onto to state that he moved the dumpsters onto the macadam on his property.

Discussion continues about the macadam, the neighboring property and the location of the dumpster.

Board Engineer asks that the owner get the survey changed to show the current location of the dumpster via an owner certification.

Board Planner Ken Neslon states that all of his concerns were covered by the Engineer.

Chairman Bob Adams asks the business owner what the hours of operation will be and if there is any additional lighting being installed.

Mr. Blecher states that the salon will be open Tuesday – Saturday from 8am – 8pm and there will be no additional lighting being installed.

Motion to open meeting to the public **made by** Guy Harby **second by** Kathy Phipps with all in favor

No public comments

Motion to close meeting to the public **made by** Tome Watts **second by** Jeanette Tempe with all in favor

Land Use Board Minutes | **May 10, 2010**

Motion to allow the application to move forward with the salon **made by** Kathy Phipps **second** by Guy Harby

With the conditions : All of Johns questions are complied with as far as the number of parking spaces, the dumpster, and owner certification that the survey is accurate.

Board Attorney states that this will be approval of a preliminary and final site plan.

Roll Call:

Ayes: Daniel Hall, Guy Harby, Rich Krasnomowitz, Mayor Marino, Kathy Phipps, Jeanette Tempe, Tom Watts, Bob Adams

Nays:

Abstain:

Absent:

Motion to waive the receipt of the resolution so that they can move forward **made by** Rich Krasnomowitz **second by** Mayor Marion with all in favor.

8) Planners Report:

- COAH Update

Planner Ken Nelson reviews COAH and what has been going on in recent months. There have been no final decisions made as to the future of COAH. Right now COAH is still running as normal. No matter what happens there will be a housing obligation that municipalities must meet.

Discussion around COAH continues

9) Chairman's Agenda:

Chairman Bob Adams agrees with Rich Krasnomowitz to make the highway commercial ordinance read the same as the planned development and the borough center.

Board Attorney states that the board planner should make the necessary changes to the ordinance.

10) Public Portion

Motions to open meeting to the public **made by** Kathy Phipps **second by** Tom Watts

Mr. Charlie Titone of property 55 Rt 23 Hamburg would like to rent out a portion of his property and would like to know why he needs to come back before the Land use Board.

Board Attorney lets Mr. Titone know that when he receives an interested tenant to call the board secretary and she will work with him and the board planner to help resolve his concerns.

Motion to close meeting to the public **made by** Mayor Marino **second by** Jeanette Tempe

11) Adjourn

Motion to Adjourn: Mayor Marino **Second:** Kathy Phipps with all in favor.

Respectfully submitted by:

Mary Toscano
Secretary, Land Use Board

Approved:_____