

BOROUGH OF HAMBURG
LAND USE BOARD Minutes – Reorganization and Regular
January 12, 2015, 7:30 p.m.

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.

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

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.

Chairman leads Oaths of Allegiance for the following members:

John Haig – II Member exp 12/31/15
Mayor Paul Marino – I Member exp 12/31/18

Roll call: Those present were Wendy Brick, John Haig, Daniel Hall, Guy Harby, Mayor Marino, Jeanette Tempe, Thomas Watts, and Robert Adams. Absent was Richard Krasnomowitz. Also present were Glenn C. Kienz, Esq, and John Ruschke, PE.

Reorganization:

Chairman: Robert Adams

Motion: **Mr. Watts**

Second: **Mayor Marino**

Aye: Brick, Haig, Hall, Harby, Mayor Marino, Tempe, Watts, Adams.

Nay: None Abstain: Adams

Vice Chair: Thomas Watts

Motion: **Mr. Adams**

Second: **Ms. Tempe**

Aye: Brick, Haig, Hall, Harby, Mayor Marino, Tempe, Watts, Adams.

Nay: None Abstain: Watts

Secretary: Marguerite L. Nemeth

Motion: **Mr. Adams**

Second: **Mr. Harby**

All were in favor.

Attorney: Glenn Kienz, Weiner Lesniak

Motion: **Mr. Adams**

Second: **Mayor Marino**

All were in favor.

Planner: Ken Nelson, Nelson Consulting Group

Motion: **Mr. Adams**

Second: **Mr. Hall**

All were in favor.

Engineer: John Ruschke, Hatch Mott MacDonald

Motion: **Mr. Adams**

Second: **Mayor Marino**

All were in favor.

Advertising: New Jersey Herald and Sunday Herald

Motion: **Mr. Adams**

Second: **Mr. Watts**

All were in favor.

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Meeting Dates and time:

Motion: **Mayor Marino**

Second: **Mr. Watts**

All were in favor

Ms. Brick motioned to amend the meeting start time from 7:30 pm to 7:00pm. Seconded by **Mr. Watts**. Aye: Brick, Haig, Hall, Harby, Mayor Marino, Tempe, Watts, Adams. Nay: None Abstain: None

Meetings will start at 7:00pm

Monday 1/12/15

Monday 2/09/15

Monday 3/09/15

Monday 4/13/15

Monday 5/11/15

Monday 6/08/15

Monday 7/13/15

Monday 8/10/15

Monday 9/14/15

Monday 10/12/15

Tuesday 11/09/15

Monday 12/14/15

Monday 1/11/16 – re-organization

Approval of Annual Report

Applicant	Block & Lot	Type of application	
Grey Elephant & Historic Hamburg	Blk 11, Lot 27, 33, 34, 36	Concept Hearing	LU01-14
Patel	Blk 14, Lot 13	Concept Hearing	LU02-14
Ramage	Blk 20, Lots 39, 39.01 and 39.02	Minor Sub. Lot Line Adj.	LU 03-14
Grey Elephant	Blk 11, Lots 27, 33, 34 and 36	Minor Sub. Lot Line Adj.	LU 04-14

Motion: Mr. Adams

Second: Mr. Krasnomowitz

All were in favor

Approval of Minutes: December 8, 2014

Motion to approve minutes made by **Ms. Tempe** and Seconded by **Mr. Harby**.

Aye: Brick, Haig, Hall, Harby, Mayor Marino, Tempe, Watts, Adams. Nay: None Abstain: Haig, Watts

Mr. Adams discussed that Application KP Kit and Jay LLC will be heard February 9, 2015. LU02-15 - KP Kit and Jay LLC- Block 14, Lots 9, 10, 11, 12 & 13 – PSP, FSP and C variances

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Bills/Vouchers:

NJPO Land Use Board membership - \$315.00

Weiner Lesniak, LLP for KP Kit and Jay, LLC \$102.00; for General \$340.00; for Hamburg Farms, LLC \$102.00; for Ramage \$170.00;

The Nelson Consulting Group for Grey Elephant \$322.00.

Hatch Mott MacDonald for Ramage \$163.75, Grey Elephant for \$420.00, General for \$130.00, Hamburg Farms for \$180.00.

Motion to approve bills/vouchers made by: **Mr. Watts** Seconded by **Ms. Tempe**

Aye: Brick, Haig, Hall, Harby, Mayor Marino, Tempe, Watts, Adams. Nay: None

Correspondence:

County of Sussex dated 12/8/14 RE: Hamburg Farms, LLC.

County of Sussex dated 12/17/14 RE: Hamburg Farms, LLC

Eikon Planning and Design dated 12/30/14 RE: Accurate Forming

Meyner and Landis LLP dated 12/10/14 RE: Accurate Forming

Resolutions:

Mr. Adams motioned to approve the Resolution Ratifying and Authorizing the Award of a Contract for Professional Services to Glenn C. Kienz, Esq of the Law Firm Weiner Lesniak, LLP and Agreement between the Land Use Board of the Borough of Hamburg and Glenn C. Kienz, Esq of the Law Firm Weiner Lesniak, LLP.

Seconded by **Ms. Brick**. Aye: Brick, Haig, Hall, Harby, Mayor Marino, Tempe, Watts, Adams. Nay: None

Grey Elephant, LLC – LU04-14, Block 11, Lots 27, 33, 34 &36. **Mr. Hall** motioned to approve the Resolution.

Seconded by **Mr. Harby**. Aye: Brick, Hall, Harby, Mayor Marino, Tempe, Adams. Nay: None Abstain: Haig, Watts

New Business

LU 01-15 Hamburg Farms, LLC – Block 29, Lots 4 & 5 – Minor Subdivision

The applicant was represented by Attorney John K. Fetterly and Thomas Graham of the Dykstra Walker Design Group, PA.

The applicant is proposing to consolidate existing lot 4 and 5 and subdivide off proposed lot 5.02 to create a conforming lot for the existing dwelling also known as 94 Vernon Avenue in the RO Zone. Lot 5 will have frontage along Vernon Avenue.

The applicant is proposing the single family home on a smaller lot and the larger lot will possibly be developed in the future. The bulk of the remaining lot 5 and existing farm buildings are located in the RR Zone. The 2 lots if approved would be lot 5 and 5.02.

There will be an easement for access to lot 5 on the proposed lot 5.02. The existing barns will be part of lot 5 as depicted on exhibit A-1 provided by Mr. Graham.

Mr. Graham reviewed the report of John Ruschke dated 1/6/15.

Mayor Marino and **Mr. Haig** stressed that access to the property will need to be off 94 for the Boroughs emergency vehicles.

Mr. Graham discussed that a portion of the proposed lot 5 will be dedicated to NJDOT for road widening purposes.

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Ken Nelson's report was briefly discussed.

Mr. Graham discussed the deck and patio. They are in disrepair and the future homeowner would need to get a permit for replacing.

Attorney Fetterly discussed that the larger lot will possibly be developed in the future after the Village Center in Hardyston.

Mr. Watts motioned to open the hearing for public comment at 7:54 pm. Seconded by **Ms. Tempe**. All were in favor.

Resident of 7 Mountain View expressed his concern of the development becoming commercial. Attorney Kienz explained that the zoning is residential.

Mayor Marino closed the hearing for public comment at 7:58 pm. Seconded by Ms. Tempe. All were in favor.

Mayor Marino motioned to grant approval based on the resolution and conditions. **Mr. Harby** seconded the motion. Aye: Brick, Haig, Hall, Harby, Mayor Marino, Tempe, Watts, Adams. Nay: None, Abstained: None.

Public Portion – No public wished to speak.

Mr. Adams motioned to adjourn at 8:35 pm. Seconded by Mr. Haig. All were in favor.

Respectfully submitted by:

Marguerite L. Nemeth
Secretary to the Land Use Board