

Borough of Hamburg
Land Use Board Meeting Minutes of May 14, 2018

The Borough of Hamburg Land Use Board meeting was called to order at 6:59 p.m. by Chairman Adams in accordance with the Open Public Meeting Act, with regard to notices.

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

Chairman Adams 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 Chairman Adams, John Haig, Daniel Hall, Guy Harby, Rich Krasnomowitz, Mayor Marino, Jeannette Tempe, Sam Villagomez, Thomas Watts and George Alakpa. Absent: None. Board Attorney Glenn Kienz and Board Planner Ken Nelson were in attendance.

MINUTES:

Haig made a motion to approve the minutes of April 9, 2018. Seconded by Harby. Aye: Hall, Krasnomowitz, Mayor Marino, Tempe, Watts, Alakpa and Chairman Adams. Nay: None.

BILLS/VOUCHERS:

- a. April 30, 2018 Nelson Consulting - \$876.00 – Master Plan Re-Exam
- b. April 30, 2018 Weiner Law Group - \$306.00 – General
- c. April 30, 2018 Weiner Law Group - \$79.20 – Fox (Escrow)

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

CORRESPONDENCE:

Chairman Adams asked the members if they had questions or comments regarding the following correspondence items.

- a. March/April 2018
- b. Correspondence dated April 9, 2018 from Sussex County Soil Conservation to Fairways Development Realty LLC re: Bluffs at Ballyowen
- c. Correspondence dated April 18, 2018 from U. Leo to Mott MacDonald re: 13 Ames Boulevard and 12 Main Street.
- d. Correspondence dated April 20, 2018 from Todd Maino of TCAT Properties LLC requesting return of escrow.
- e. Correspondence dated May 10, 2018 from State of New Jersey re: Highlands Open Space Partnership Funding Program.
- f. Correspondence dated May 10, 2018 from Judith Fairweather requesting that the hearing be carried to September 10, 2018.

The Board questions how many times Diamond Communications can request to be carried. Board Secretary to contact conflict counsel, Richard Valenti, Esq. to discuss.

Board Secretary requests a vote of the Board to release the funds held in escrow for TCAT Properties.

Krasnomowitz made a motion to release the escrow funds held for TCAT Properties. Seconded by Mayor Marino. Aye: Haig, Hall, Harby, Tempe, Villagomez, Watts, and Chairman Adams. Nay: None.

PROFESSIONALS REPORT: Master Plan Reexamination Report

Professionals Report – Master Plan Reexamination Report

- May 1, 2018 memo sent under separate cover

Nelson presents the Land Use map which will need to be revised to reflect the proposed zoning for properties along the Route 23 and Route corridors including the Highway Commercial Zone and Residential Office Zone. Krasnomowitz agrees to continue the discussion on the reexamination report since the revisions required to be made to the Land Use Map are minor,

The proposed Land Use Plan with the inclusion of the R1 and R2 (formerly RR) zones presents a more realistic approach to development of vacant lands that have environmental constraints.

Nelson and Kienz discuss the need for the Borough to adopt the Housing Plan Element and Land Use Plan in order for the Borough to have valid zoning. Since the Housing Plan Element is already in draft form from the recent COAH litigation, the Board agrees to address the Housing Plan Element with the Master Plan Reexamination Report at the June public hearing.

PUBLIC COMMENT

No members of the public were in attendance.

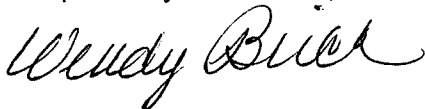
CHAIRMAN'S AGENDA

Chairman Adams informs the Board of the recent meeting with the zoning officer to discuss several properties in the Borough including the former Merry Go Round property.

ADJOURN

A motion was made at 7:20 p.m. by Krasnomowitz, second by Mayor Marino to adjourn the meeting with all other Board members in favor.

Respectfully submitted,

A handwritten signature in black ink, appearing to read "Wendy Brick", written in a cursive style.

Wendy Brick
Secretary to the Land Use Board