

**BOROUGH OF HAMBURG**  
**LAND USE BOARD MEETING MINUTES**  
**DECEMBER 11, 2023**

The Borough of Hamburg Land Use Board meeting was called to order at 7:00 p.m. by Vice Chair Tempe in accordance with the Open Public Meeting Act, with regard to notices.

Vice Chair Tempe invited all those present to participate in the flag salute.

Vice Chair Tempe 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 Pattie Brown, George Endres, Mayor Richard Krasnomowitz, William Oehler, Glenn David Roberts, Vice Chair Jeannette Tempe and Sam Villagomez. Chairman Dan Hall and the Board professionals were not in attendance.

**MINUTES:** Brown made a motion to approve the minutes of Minutes of November 13, 2023, second by Villagomez with all eligible others in favor, including Oehler, Roberts and Tempe. Endres and Mayor Krasnomowitz abstained.

**BILLS/VOUCHERS:** Brown made a motion to approve the bills/vouchers for payment, second by Villagomez with all others in favor.

- A. Weiner Law Group - \$204.00 – Daoftre Capital Escrow 195
- B. Weiner Law Group - \$51.00 – Howell Escrow #200
- C. Weiner Law Group - \$260.50 – SMS Escrow #198
- D. Weiner Law Group - \$85.00 – Land Use Board General
- E. Nelson Consulting Group - \$351.00 – Land Use Board Ordinance Amendments
- F. Nelson Consulting Group - \$688.50 – SMS Escrow #198

**CORRESPONDENCE:** No Board comment on the correspondence.

- A. Sussex County Planning Board Minutes - September 11, 2023
- B. 11/28/2023 correspondence from County of Sussex Department of Engineering and Planning re: Daoftre Capital Group, LLC
- C. 11/28/2023 correspondence from VanderPloeg, County of Sussex Department of Engineering and Planning re: 49 Gingerbread Castle Road.
- D. Township of Vernon Ordinance #23-22,... To Clarify Regulations Relative to Permitted Locations for Legal Cannabis Uses..."
- E. Kinder Morgan - Pipeline and Pipeline Facility Safety Information
- F. The New Jersey Planner September/October 2023
- G. Borough of Franklin Planning Board - Notice of Hearing – December 18, 2023 for 597Route 23, Franklin, NJ
- H. 11/27/2023 Correspondence from State of New Jersey DOT re: Route 23 & Route 94 Rockfall Mitigation – Notice of Application for NJDEP Freshwater Wetlands Transition Area Waiver

**RESOLUTION:**

- A. **Harry Howell**  
**Application No. LU 22-05**  
**76, 82 and 84 Gingerbread Castle Road (Block 7 Lots 30, 31 & 32)**

Motion made by Oehler, second by Roberts with all others in favor including Brown, Endres, Mayor Krasnomowitz, Oehler and Tempe to memorialize the resolution reaffirming the December 12, 2022 minor subdivision approval.

**OLD BUSINESS/NEW BUSINESS:**

A. Cynthia Monico  
Application No. LU 23-01  
240 Route 23 (Block 14 Lot 1)  
Application for "D" (Use) and "C" (Bulk) variances

A motion is made by Oehler, second by Villagomez to carry the application to the January 10, 2024 meeting without further notice with all others in favor.

B. The Woods at Hamburg  
Application No. LU 23-02  
98 Route 23 (Block 36 Lot 2)  
Application for Preliminary and Final Site Plan Approval and "C" (bulk) and "D" (Use) Variance approvals

A motion is made by Brown, second by Villagomez to carry the application to the January 10, 2024 meeting without further notice with all others in favor.

**CHAIRMAN'S AGENDA:**

Mayor Krasnomowitz introduces Jessica Caldwell, P.P., A.I.C.P. of J. Caldwell & Associates, LLC who has submitted a proposal for Board Planner. Ms. Caldwell discusses her credentials. No Board discussion.

**PUBLIC:**


A motion is made by Brown, second by Villagomez with all others in favor to open to the public.

A motion is made by Brown, second by Tempe with all others in favor to close the meeting to the public.

**ADJOURN:**

A motion is made by Brown, second by Villagomez at 7:08 p.m. to adjourn with all in favor.

Respectfully submitted,

  
Wendy Brick  
Secretary to the Land Use Board