

**BOROUGH OF HAMBURG
LAND USE BOARD MEETING MINUTES
MAY 13, 2024**

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

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

Chairman Hall 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, Chairman Dan Hall, Mayor Richard Krasnomowitz, Glenn David Roberts, Vice Chair Jeannette Tempe and Sam Villagomez. Allison Kopsco, P.P. William Oehler, Glenn Kienz, Esq. and John Ruschke, PE were not in attendance.

MINUTES: Tempe made a motion to approve the minutes of Minutes of March 11, 2024, second by Villagomez with all eligible others in favor, including Brown, Endres, Hall, Mayor Krasnomowitz and Roberts.

BILLS/VOUCHERS: Tempe made a motion to approve the bills/vouchers for payment, second by Brown with all eligible others in favor, including Endres, Hall, Mayor Krasnomowitz, Roberts and Villagomez.

- A. Mott MacDonald - \$2,176.73 – Escrow #198 The Woods
- B. Mott MacDonald - \$108.25 – Escrow #198 The Woods
- C. J. Caldwell & Associates LLC – \$3,222.50 – Escrow #198 The Woods at Hamburg
- D. Weiner Law Group - \$1,382.50 – Escrow #198 The Woods at Hamburg
- E. Mott MacDonald - \$320.00 – Escrow #203 Monico
- F. J. Caldwell & Associates LLC - \$2,302.50 – Escrow #203 Monico
- G. Weiner Law Group - \$668.50 – Escrow #203 Monico
- H. Mott MacDonald - \$703.02 – Escrow #162 The Bluffs at Ballyowen
- I. Mott MacDonald - \$647.50 – Escrow #162 The Bluffs at Ballyowen
- J. J. Caldwell & Associates LLC - \$620.00 – Ordinance Amendments – Master Plan Consistency Review
- K. J. Caldwell & Associates LLC - \$155.00 - Ordinance Amendments – Master Plan Consistency Review
- L. Weiner Law Group - \$621.00 – General
- M. Weiner Law Group - \$553.00 - General

CORRESPONDENCE: No Board comment on the correspondence.

- A. 2024.05.05 ltr Kirit Patel re: KP Kit & Jay LLC escrow request
- B. 2024.05.02 ltr from DelVecchio requesting escrow account information
- C. 2024.04.30 ltr Del Vecchio re: The Woods at Hamburg
- D. 2024.04.30 ltr Haggerty re: Monico escrow request and Monico request for account

information

- E. 2024.04.24 ltr from Beattie Padovano re: SMS Hamburg LLC
- F. 2024.03.20 Correspondence from General Code
- G. 2024.03.18 Sussex County Agriculture Development Board Minutes
- H. 2024.03.04 Sussex County Planning Board Minutes
- I. 2024.02.22 Sussex County Open Space Committee Minutes
- J. February 2024 Highlands Council Monthly Report
- K. 2023.11.14 Sussex County Solid Waste Advisory Council Minutes
- L. The New Jersey Planner January / February 2024

RESOLUTION:

A. Authorizing the Release of Escrow

Motion made by Villagomez, second by Tempe with all others in favor including Brown, Endres, Hall, Mayor Krasnomowitz and Roberts, to memorialize the resolution releasing the funds held in escrow account number 133 for Walkkill Holdings, LLC for Application No. LU 06-004.

OLD BUSINESS/NEW BUSINESS: None.

PLANNER'S REPORT:

Kopsco discusses the April 30, 2024 memo regarding New Affordable Housing Legislation and Recommendations. The Borough's numbers will be published in the Fall. The Borough will determine if a response or an appeal will be filed by January 31, 2025.

Mayor mentions the group homes in the Borough which could be counted as credits.

A subcommittee consisting of Brown, Endres, Oehler and Tempe is formed to discuss the Borough's affordable housing. Subcommittee meetings will be scheduled prior to the regularly scheduled Land Use Board meetings when possible.

PUBLIC PORTION:

At 7:09 p.m., a motion is made by Roberts, second by Tempe with all in favor to open the meeting to the public.

Leslie Lutz of 76 Gingerbread Castle Road discusses her interest in using a building on her property formerly used as her husband's woodworking shop as a storage unit. The woodworking shop was approved in 1987. She would like to rent out the space since the woodworking shop is not a use that is currently in demand.

Mayor indicates that an application will need to be submitted for the change of use.

At 7:19 p.m., a motion is made by Brown, second by Villagomez with all others in favor to close the meeting to the public.

CHAIRMAN'S AGENDA: No items for discussion.

ADJOURN:

At 7:19 p.m., a motion is made by Chairman Hall, second by Brown to adjourn with all others in favor.

Respectfully submitted,



Wendy Brick
Secretary to the Land Use Board