

**BOROUGH OF HAMBURG  
LAND USE BOARD MEETING MINUTES  
SEPTEMBER 9, 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, William Oehler, Vice Chair Jeannette Tempe and Sam Villagomez. Glenn David Roberts was not in attendance. The Board professionals were not in attendance.

**MINUTES:** Tempe made a motion to approve the minutes of Minutes of June 10, 2024, second by Brown with all others in favor, including Endres, Hall, Mayor Krasnomowitz, Oehler and Villagomez.

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

- A. J. Caldwell & Associates LLC - \$232.50 – General
- B. J. Caldwell & Associates LLC - \$1,400.00 – Lutz escrow (#205)
- C. J. Caldwell & Associates LLC - \$1,550.00 – COAH – Affordable Housing
- D. J. Caldwell & Associates LLC - \$232.50 – Silver Fox / Falcon Ridge escrow (#206)
- E. J. Caldwell & Associates LLC - \$310.00 – COAH – Affordable Housing
- F. J. Caldwell & Associates LLC - \$155.00 – Lutz escrow (#205)
- G. Weiner Law Group - \$147.00 – Lutz escrow (#205)
- H. Weiner Law Group - \$34.00 - General
- I. Weiner Law Group - \$340.00 – General
- J. Weiner Law Group - \$51.00 – SMS escrow (#198)
- K. Mott MacDonald - \$139.50
- L. J. Caldwell & Associates LLC - \$652.00 – Housing Element and Fair Share Plan

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

- A. The New Jersey Planner – May/June 2024
- B. Sussex County Planning Board Minutes – April 1, 2024
- C. Sussex County Board of Chosen Freeholders – Amendments to Sussex County Resolution Establishing County Roads As Through Streets – May 24, 2024
- D. July 8, 2024 Letter and Resolution from Mayor of Montvale re: Affordable Housing Mandates
- E. Sussex County Agricultural Board – May 20, 2024
- F. Sussex County Agricultural Board – June 17, 2024, 2024

- G. Sussex County Open Space Committee – April 25, 2024
- H. Sussex County Open Space Committee – June 27, 2024
- I. Borough of Franklin Borough of Ordinance 14-2024
- J. NJPO training – Planning: Beyond Basics
- K. August 1, 2024 Correspondence from Mayor to Ambrosio (Silver Fox)
- L. August 27, 2024 Correspondence to L. Lutz re: escrow account
- M. September 3, 2024 Correspondence to Del Vecchio re: SMS escrow account
- N. New Jersey Planner July / August 2024

**OLD BUSINESS/NEW BUSINESS:**

- A. Ordinance Amending Chapter 215 – Zoning Board review required pursuant to N.J.S.A. 40:55D-26

A motion is made by Tempe, second by Brown to send a memo to the governing body indicating that the Board accepts the amendments as written with all others in favor including Endres, Mayor Krasnomowitz, Oehler, Villagomez and Chairman Hall.

**RESOLUTION:**

A motion is made by Mayor Krasnomowitz, second by Villagomez to release the escrow account of Comet Management with all Board members in favor including Brown, Endres, Oehler, Tempe and Chairman Hall.

**CHAIRMAN'S AGENDA:** No items for discussion.

**PUBLIC PORTION:**

At 7:03 p.m., a motion is made by Oehler, second by Tempe with all others in favor to open the meeting to the public.

No public comment.

At 7:03 p.m., a motion is made by Villagomez, second by Tempe with all others in favor to close the meeting to the public.

**ADJOURN:**

At 7:04 p.m., a motion is made by Brown, second by Mayor Krasnomowitz to adjourn with all members in favor.

Respectfully submitted,



Wendy Brick  
Secretary to the Land Use Board