

Borough of Hamburg
Joint Land Use Board Hearing with the Township of Hardyston
and Borough of Hamburg Land Use Board Regular Meeting Minutes
of April 14, 2025 Regular Meeting

CALL TO ORDER and STATEMENT OF CERTIFICATION: In accordance with the open Public Meeting Act, the Joint Land Use Board hearing with the Township of Hardyston was called to order by the Board Chairman of the Joint Land Use Board for the Township of Hardyston was called to order at 7:00 p.m.

The Boards participated in the flag salute.

ROLL CALL: Pattie Brown, George Endres, Daniel Hall, Mayor Richard Krasnomowitz, William Oehler, Davey Roberts, Jeannette Tempe and Sam Villagomez. Alison Kopsco, PP of J. Caldwell & Associates and Erica Vigliorolo, PE of Mott MacDonald were in attendance for the Borough of Hamburg.

A transcript will be prepared for the remainder of the joint hearing related to the Whispering Woods hearing for SMS Hamburg, LLC v. Hardyston Township Joint Land Use Board and the Borough of Hamburg Land Use Board (Docket No. SSX-L-000384-24).

The Borough of Hamburg Land Use Board commenced their regular meeting at 8:05 p.m.

MINUTES: Motion by Brown, second by Villagomez with all Board members in favor of approving the March 10, 2025 meeting minutes.

BILLS/VOUCHERS:

- A. J. Caldwell & Associates – JitaCam (Escrow #207) - \$240.00
- B. J. Caldwell & Associates – JitaCam (Escrow #207) - \$675.00
- C. J. Caldwell & Associates – SMS Hamburg (Escrow #198) - \$1,590.00
- D. J. Caldwell & Associates – General - \$620.00
- E. Weiner Law Group – JitaCam (Escrow #207) - \$45.00
- F. Weiner Law Group – COAH - \$85.00
- G. Weiner Law Group – SMS Hamburg (Escrow #198) - \$442.00
- H. Weiner Law Group – General - \$570.00
- I. Weiner Law Group – JitaCam (Escrow #207) - \$102.00
- J. Weiner Law Group – SMS Hamburg (Escrow #198) - \$1,054.00

Motion by Villagomez, second by Roberts to approve the bills/vouchers as presented for payment with the exception of the Weiner Law Group invoice in the amount of \$570 with all others in favor.

CORRESPONDENCE: None.

OLD BUSINESS/NEW BUSINESS:

A. JitaCam, Inc. – 76 Gingerbread Road (Block 7 Lot 30)

Notice was published carrying application due to the SMS Hamburg application. Motion by Oehler, second by Villagomez with all others in favor of carrying the application without further notice to the May 12, 2025 meeting.

B. State of New Jersey Department of Planning – Preliminary State Development and Redevelopment Plan and the Cross Acceptance Process

Alison Kopsco, PE discusses the process. The last goal review and update by the State was in 2021. She is working on completing the template. The Board will need to discuss at the May 12, 2025 regular meeting since the submission deadline is May 15, 2025.

Motion by Chairman Hall, second by Villagomez with all Board members in favor of recommending that the Borough move forward with the representation of the County for the process.

PUBLIC PORTION: A motion is made at 8:08 p.m. by Tempe, second by Villagomez to open to the public with all others in favor.

Motion by Oehler, second by Roberts with all others in favor of closing to the public at 8:08 p.m.

ADJOURN: Motion by Brown, second by Tempe to adjourn the meeting at 8:08 p.m. with all others in favor.

Respectfully submitted by:

A handwritten signature in cursive script that reads "Wendy Brick".

Wendy Brick
Secretary to the Land Use Board