

**Borough of Hamburg
Land Use Board Meeting Minutes
May 12, 2025**

CALL TO ORDER and STATEMENT OF CERTIFICATION: In accordance with the open Public Meeting Act, the Land Use was called to order by the Chairman Hall at 7:00 p.m.

The Board participated in the flag salute.

ROLL CALL: Pattie Brown, George Endres, Daniel Hall, William Oehler, Jeannette Tempe and Sam Villagomez. Glenn Kienz, Esq. of Weiner Law Group, Alison Kopsco, PP of J. Caldwell & Associates and John Ruschke, PE of Mott MacDonald were in attendance. Davey Roberts and Mayor Richard Krasnomowitz were not in attendance.

MINUTES: No minutes to approve. Transcript of April 14, 2025 Joint Board Hearing with Hardyston will be available for the June 9, 2025 meeting.

BILLS/VOUCHERS:

- A. Mott MacDonald – Bluffs at Ballyowen (Escrow #162) - \$21.14
- B. Mott MacDonald – Woods at Hamburg (Escrow #198) - \$37.34
- C. Weiner Law Group – General - \$119.00
- D. Weiner Law Group – General - \$453.00
- E. Weiner Law Group – COAH - \$493.00
- F. Weiner Law Group – JitaCam (Escrow #207) - \$102.00
- G. Weiner Law Group – SMS Hamburg (Escrow #198) - \$255.00
- H. Weiner Law Group – SMS Hamburg (Escrow #198) - \$51.00

Motion by Brown, second by Tempe to approve the bills/vouchers with all others in favor.

CORRESPONDENCE:

- A. The New Jersey Planner – January/February 2025
- B. 4/29/2025 Correspondence to Schenck Price Smith & King re: escrow request JitaCam
- C. 4/22/2025 Correspondence from Zoning Officer to S & B Estates LLC re: 35 Route 23 Block 3, Lot 8)
- D. 4/15/2025 Correspondence to Beattie Padovano re: escrow request SMS Hamburg/The Woods at Hamburg
- E. 4/1/2025 Correspondence to Fairway Development Realty re: escrow request Bluffs at Ballyowen
- F. 3/17/2025 Sussex County Agricultural Development Board Minutes
- G. 2/27/2025 Sussex County Open Space Committee Minutes
- H. 2/3/2025 Sussex County Planning Board
- I. 1/21/2025 Sussex County Agricultural Development Board
- J. Habitat for Humanity
- K. G & S Solar re: Notification of Intent to Construction Community Solar Project and Community Engagement Plan

No comments on the correspondence.

OLD BUSINESS/NEW BUSINESS:

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

Application for “C” Variance

- **2/26/2025 Mott MacDonald Report**
- **3/5/2025 J. Caldwell & Associates, LLC Report**

Madison Hooker, Esq. of Schenck, Price, Smith & King, LLP appears on behalf of the applicant, JitaCam, Inc. She provides a history of the property and prior approval as a woodshop and discusses the nature of JitaCam’s business and the change of use variance requested.

Kenneth Wentink, PE and Land Surveyor of Kenneth A. Wentink & Associates discusses the prior lot line adjustment application.

John Pry, President and Owner of JitaCam (“Pry”) discusses his business which provides production support gear for movies and show productions including cameras, remote controls, lighting grids. He has operated the business since 2008. A milling machine is used ten percent of the time. The remainder of the business operations at this location will be administrative. There will be two employees on site. No customers will be on site. Ninety percent of the metal used is aluminum. Some welding will be performed.

Tempe questions the type of vehicles used for the business. Pry indicates that vans or box trucks are used to transport gear. Large vehicles will not be stored on the property. There will be one van stored.

Villagomez questions whether metals used for the business will be made on the property. Pry will have one licensed welder and the metal parts are ordered then assembled. He sends parts out for painting. The hours of operation will be 9 a.m. to 5 p.m.

Board Engineer John Ruschke asks whether there will be any items stored outside. Pry has a metal shelf outside. Board Attorney Glenn Kienz informs Pry that no outdoor storage is permitted so the shelf will need to be moved indoors. Ruschke asks whether a dumpster is proposed. Pry adds that the owner of the property keeps a dumpster for her own use. Ruschke adds that the dumpster will need to be covered. Ruschke asks whether there will be work performed at night and whether lighting is proposed. Pry adds that there will not be business at night. There are motion sensing lights but they are not on the area occupied by the business. Ruschke questions whether the residential property will be used with this business. Pry responds that the property owner resides in the residence and that it is unrelated to his business.

Board Planner Alison Kopsco questions the frequency of the vans coming and going. Pry responds that there would be vans once or twice a week. Kopsco discusses parking. Pry anticipates rubber curbing and four parking spots.

Kienz questions whether they applicant has applied for County Board approval. Madison Hooker indicates that they have not applied but will submit an application.

At 7:25 p.m., a motion is made to open to the public by Tempe, second by Villagomez with all others in favor.

At 7:25 p.m., a motion is made to close to the public by Oehler, second by Villagomez with all others in favor.

Ruschke has no issue with the waivers requested. Kienz adds that Pry can apply for a zoning permit for the signage prior to the memorialization of the resolution.

A motion is made by Tempe, second by Villagomez to approve the "C" variance for JitaCam, Inc. with all other Board members in favor.

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

Kopsco discusses the existing and proposed plan. A subcommittee is needed for this process. Subcommittee members would receive email communications on behalf of Hamburg regarding the process. Bill Oehler and George Endres offered to be on the subcommittee.

**C. Borough Ordinance § 215-22.1. Housing of large animals.
- Zoning Officer request to review and amend ordinance**

Board discussion on the Borough Ordinance. A motion is made by Tempe, second by Villagomez to recommend to the Mayor and Council an amendment to the ordinance increasing the lot acreage for the keeping of large animals from three acres to five acres and removing fifty poultry as animals that can be kept. Brown, Oehler, Tempe and Villagomez approved. Chairman Hall opposed. Endres abstained.

Brief discussion on the correspondence related to the solar project notification.

PUBLIC PORTION: There are no members of the public in attendance.

ADJOURN: A motion is made to adjourn at 7:55 p.m. by Chairman Hall with all in favor.

Respectfully submitted by:

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

Wendy Brick
Secretary to the Land Use Board