

**Borough of Hamburg
Land Use Board Meeting Minutes
July 14, 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, Mayor Rich Krasnomowitz, Chairman Daniel Hall, Davey Roberts, Jeannette Tempe and Sam Villagomez. William Oehler and the Board professionals were not in attendance.

MINUTES: A motion was made by Tempe, second by Brown to approve the April 14, 2025 Joint Board Hearing Minutes – Hamburg Land Use Board Regular Meeting portion and the June 9, 2025 Land Use Board Minutes with all eligible members in favor.

BILLS/VOUCHERS:

- A. J. Caldwell & Associates, LLC - \$470.00 – Walkkill Holdings escrow #209
- B. J. Caldwell & Associates, LLC - \$320.00 – JitaCam escrow #207
- C. J. Caldwell & Associates, LLC - \$1,200.00 – Walkkill Holdings escrow #209
- D. J. Caldwell & Associates, LLC - \$160.00 – Mountain View Investment Group #208
- E. Mott MacDonald - \$3,851.24 – SMS Hamburg escrow #198 **
- F. Mott MacDonald – \$249.00 – JitaCam escrow #207
- G. Mott MacDonald - \$2,915.38 – Bluffs escrow #162
- H. Weiner Law Group - \$400.00 – Land Use Board General
- I. Weiner Law Group - \$51.00 – COAH
- J. Weiner Law Group - \$85.00 – SMS Hamburg escrow #198 **
- K. Weiner Law Group - \$68.00 – Land Use Board – SMS Hamburg LLC v. Township of Hardyston Litigation
- L. Weiner Law Group - \$362.50 – JitaCam escrow #207
- M. Weiner Law Group - \$96.00 – Walkkill Holdings escrow #209

** Escrow account is deficient.

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

CORRESPONDENCE:

- A. 6/11/2025 Township of Hardyston Joint Land Use Board Notice of Public Hearing – Adoption of 2025 Hardyston Township Housing Element and Fair Share Plan...
- B. 6/9/2025 Correspondence State of New Jersey DCA re: 2025 Governor's conference on Housing and Economic Development (9/16/2025 – 9/17/2025)
- C. 6/6/2025 Correspondence from County of Sussex re: JitaCam Inc. (Block 7 Lot 30)
- D. 6/2/2025 Sussex County Planning Board Minutes
- E. 5/19/2025 Sussex County Agricultural Development Board Minutes

- F. 5/19/2025 Sussex County Development Review Committee Meeting Minutes
- G. 5/5/2025 Sussex County Planning Board Minutes
- H. 3/27/2025 Sussex County Open Space Committee Minutes
- I. NJHomes Roadshow Events

No comments on the correspondence.

OLD BUSINESS/NEW BUSINESS:

Discussion on the ordinance addressing nuisance lighting. Light would need to be intruding upon another property to be considered nuisance and enforced by this ordinance.

A motion was made by Tempe, second by Brown with all eligible in favor of sending a Board resolution to the Mayor Council endorsing the ordinance prohibiting nuisance outdoor lighting

PUBLIC PORTION:

No public comment in attendance.

ADJOURN: A motion is made to adjourn at 7:10 p.m. by Brown, second by Roberts with all in favor.

Respectfully submitted by:



Wendy Brick
Secretary to the Land Use Board