

**Borough of Hamburg
Land Use Board Meeting Minutes
September 8, 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 July 14, 2025 Land Use Board Minutes with all eligible members in favor. Oehler abstained.

BILLS/VOUCHERS:

- A. Boswell Engineering - \$466.00 – Wallkill Holdings escrow #209
- B. J. Caldwell & Associates, LLC - \$160.00 – Land Use Board General ordinance
- C. Mott MacDonald - \$208.55 – Bluffs escrow #162
- D. Weiner Law Group - \$153.00 – Land Use Board (Litigation SMS)
- E. Weiner Law Group - \$136.00 – **SMS Hamburg escrow #198 ** Escrow account is deficient. ****
- F. Weiner Law Group - \$85.00 – Wallkill Holdings escrow #209

Brief discussion of the requests to SMS for additional escrow to provide payment for professional invoices submitted to date.

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

CORRESPONDENCE:

- A. 3/17/2025 Sussex County Agricultural Development Board Minutes
- B. 6/2/2025 Sussex County Planning Board Minutes
- C. 6/16/2025 Sussex County Agricultural Development Board Minutes
- D. 6/26/2025 Sussex County Open Space Minutes
- E. 8/27/2025 Chan Law to Richard Clemack, Esq. – Bluffs at Ballyowen Request for Release of Performance Bond
- F. 8/27/2025 Chan Law to Paul Ferriero, P.E. – Bluffs at Ballyowen Request for Release of Performance Bond
- G. 9/2/2025 Boswell Engineering to Clerk – Bluffs at Ballyowen Request for Release of Performance Bond
- H. The New Jersey Planner – May/June 2025

No comments on the correspondence.

OLD BUSINESS/NEW BUSINESS: None.

RESOLUTION: Authorizing the Disbursement of the funds held in escrow – Harry Howell Escrow Account No. 200.

A motion was made by Oehler, second by Roberts with all in favor of disbursing the funds held in escrow.

PUBLIC PORTION:

A motion is made at 7:08 p.m. to open the meeting to the public by Oehler, second by Roberts with all others in favor. A motion is made at 7:08 p.m. to close the meeting to the public by Brown, second by Mayor Krasnomowitz with all others in favor.

ADJOURN: A motion is made to adjourn at 7:08 p.m. by Endres, second by Roberts with all in favor.

Respectfully submitted by:



Wendy Brick
Secretary to the Land Use Board