

**Borough of Hamburg**  
**Land Use Board Meeting Minutes of January 12, 2026**  
**Reorganization and Regular Meeting**

**Call to Order:** In accordance with the open Public Meeting Act, with regard to notices, the regularly scheduled meeting of the Land Use Board is hereby called to order at 7:00 p.m.

Board Secretary invited all those present to participate in the flag salute.

**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.

Board Secretary leads the Oaths of Allegiance for the following members:

- a. Pattie Brown – Class IV Member
- b. William Oehler – Class II Member
- c. Jeannette Tempe – Class IV Member

**Roll call:** Pattie Brown, George Endres, Daniel Hall, William Oehler, Davey Roberts, Jeannette Tempe and Sam Villagomez. Mayor Richard Krasnomowitz and the Board professionals were not in attendance.

**Reorganization:**

Motion for **Chairman:**

Motion by Villagomez, second by Roberts to nominate Dan Hall as Chairman with all others in favor.

Motion for **Vice Chairman:**

Motion by Villagomez, second by Brown to nominate Jeannette Tempe as Vice Chairperson with all others in favor.

Motion for **Secretary** appointment: Wendy Brick.

Motion by Endres, second Brown with all others in favor.

Motion by **Attorney:** Glenn Kienz, Esq. of Weiner Law Group LLP

Motion by Tempe, second by Villagomez with all others in favor.

Motion for **Planner** appointment: Jessica Caldwell Dykstra, PP, AICP of J. Caldwell & Associates, LLC

Motion by Brown, second by Villagomez with all others in favor.

Motion for **Engineer** appointment: Boswell Engineering

Motion by Oehler, second by Brown with all others in favor.

Motion for Approval of **Meeting Dates and Time:** All Meetings begin at 7:00 pm.

Monday 1/12/2026  
Monday 2/9/2026  
Monday 3/9/2026  
Monday 4/13/2026  
Monday 5/11/2026  
Monday 6/8/2026

Monday 7/13/2026  
Monday 8/10/2026  
Monday 9/14/2026  
Monday 10/12/2026  
Monday 11/9/2026  
Monday 12/14/2026  
Monday 1/11/2027 – re-organization

Motion by Brown, second by Tempe to accept the proposed meeting dates with all others in favor.

Motion for the Land Use Board **Official Newspaper(s)**: New Jersey Herald and the Sunday New Jersey Herald and The Advertiser News-South  
Motion by Tempe, second by Villagomez with all others in favor.

Motion for approval of **2025 Annual Report**.  
Motion by Tempe, second by Oehler with all others in favor.

Motion for Approval of **November 10, 2025 Regular Session Meeting Minutes**.  
Motion was made by Brown, second by Tempe with all eligible in favor. Roberts abstained.

Motion by Brown, second by Tempe approving the appointment of Board Attorney and the Resolutions ratifying same with all others in favor.

Motion for approval of **Bills/Vouchers**:  
A. Weiner Law Group - \$34.00 – Land Use Board General  
B. Weiner Law Group - \$221.00 – Land Use Board General  
C. J. Caldwell & Associates - \$2,055.00 – Wallkill Holdings Escrow Account No. 206

Motion by Tempe, second by Oehler, to approve the bills/vouchers as presented for payment with all others in favor.

There are no comments from the Board on the correspondence:  
A. 10/27/2025 County of Sussex re: Demolition of single-family home (98 Route 23 North)  
B. The New Jersey Planner September/October 2025  
C. Hardyston Township Redevelopment Plan for Block 63 Lot 1.01 and Block 75 Lot 55  
D. Hardyston Township Ordinance No. 2025-10 Adopting an amendment to the 2022 Hardyston Vacant Land and Landfill Redevelopment Plan...  
E. Sussex County Water Quality Management Policy Advisory Committee August 14, 2025 Meeting Minutes  
F. Sussex County Planning Board Minutes November 3, 2025  
G. Sussex County Planning Board Meeting Cancellation Notice January 2, 2026

**Old Business/New Business:**  
A. Wallkill Holdings, LLC (Block 1 Lot 1, 11 Wallkill Avenue) - Use Variance Application

Board Secretary indicates that there was an issue with the year included on the notice. A motion was made by Oehler, second by Tempe to carry the application to the February 9, 2026 Board meeting pending receipt of the perfected notice.

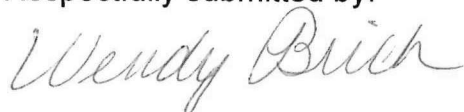
**Public Portion:** A motion is made at 7:08 p.m. by Oehler, second by Brown to open to the public with all others in favor.

Public in attendance had no comment.

A motion is made at 7:08 p.m. by Brown, second by Villagomez to close to the public with all others in favor.

**Adjourn:** A motion is made by Brown, second by Oehler to adjourn at 7:08 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