

**Borough of Hamburg  
Land Use Board Meeting Minutes  
of April 13, 2026 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.

**ROLL CALL:** Pattie Brown, George Endres, Daniel Hall, Mayor Richard Krasnomowitz, William Oehler, Davey Roberts, Jeannette Tempe and Sam Villagomez. Glenn Kienz, Esq. and Paul Ferriero, PE were in attendance.

**MINUTES:** Motion by Tempe, second by Brown with all eligible Board members in favor of approving the January 12, 2026 meeting minutes. Mayor Krasnomowitz abstained.

**BILLS/VOUCHERS:**

- A. Boswell Engineering - \$877.50 – Wallkill Holdings Escrow #209
- B. Weiner Law Group - \$51.00 – Land Use Board General
- C. Weiner Law Group - \$221.00 – SMS Hamburg Escrow #198
- D. Weiner Law Group - \$68.00 – Land Use Board General

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

**CORRESPONDENCE:** There are no comments from the Board on the correspondence:

- A. Franklin Adoption of Housing Element and Fair Share Plan
- B. N.J.P.O. November/December 2025
- C. Ordinance Franklin 02-2026 Amending Chapter 16 HMF Hospitality Multifamily Zone
- D. Ordinance Franklin 03-2026 Amending Chapter 161 Affordable Housing
- E. Ordinance Franklin 04-2026 Redevelopment Plan
- F. Ordinance Hardyston 2026-04 Amending Affordable Housing
- G. Ordinance Hardyston 2026-05 Affordable Housing Overlay
- H. Ordinance Hardyston 2026-06 Affordable Housing Overlay
- I. Ordinance Hardyston 2026-07 Redevelopment Plan
- J. Ordinance Vernon 26-07 Amending McAfee Village Commercial Resort Redevelopment Plan
- K. Minutes – Sussex County Solid Water Advisry Council 4/8/2025
- L. Minutes revised – Sussex County Water Quality Management Policy Advisory Committee  
12/1/2025

- M. Minutes – Sussex County Planning Board 12/1/2025
- N. Minutes – Sussex County Water Quality Management 12/4/2025
- O. Minutes – Sussex County Agricultural Development Board Minutes 12/15/2025

At 7:02 p.m., Mayor Krasnomowitz and George Endres left the meeting.

**OLD BUSINESS/NEW BUSINESS:**

- A. SMS Hamburg**  
**98 Route 23 North (Block 36, Lot 2)**  
*Amended Final Site Plan – Temporary Trailer*

Sam Diaz of SMS Hamburg is sworn in by Attorney Kienz. Discussion on the proposed trailer which will be used on the job site until the end of the project (24-36 months) or until an apartment unit is completed that can be used for a temporary office. The trailer will not be used for storage.

Ferriero is sworn in as Board Engineer. He is also the Borough Engineer. Ferriero informs the Board and applicant that the trailer location on the plan is set whether a building is proposed. He suggests moving it closer to Route 23 so that it could remain in place throughout the project. He questions the phasing of the project.

Diaz adds that he will have his engineer correct the plans and resubmit. He has water and temporary electric for the trailer. He will have a Porto John on the premises. Ferriero suggests setting tank into the ground. As to the phasing, the buildings located in Hardyston will be built first since he has water and sewer allocation. The Hardyston building will be the last to be built. His engineer will be seeking approvals for the Water Quality Management Plan while Diaz his working on the Hamburg buildings. He explained the loans in place for the project.

Oehler asks about the parking lots and the location of the trailer.

Diaz indicates that all infrastructure will go in first. The buildings will be last. He plans to reduce the mounds in the front of the property by Route 23 to correct site distance issues.

Tempe asks about a silt fence. Diaz has knocked down the home on the property and has installed a safety fence. Since he has not done any ground removal, a silt fence is not required at this time.

A motion is made by Brown, second by Oehler to open to the public at 7:24 p.m. with all in favor. No public comment.

A motion is made by Brown, second by Tempe to close to the public at 7:24 p.m. with all in favor.

A motion is made by Oehler, second by Brown to approve the minor site plan subject to the terms and conditions with all other eligible members in favor including Roberts, Tempe, Villagomez and Chairman Hall. The trailer will be used for up to thirty (30) months). The applicant can then use one of the constructed units and remove the trailer. A plan will be submitted showing relocation of trailer, setback lines, utilities, parking and grading. The applicant waived receipt of the resolution.

**ADJOURN:** Motion by Brown, second by Tempe to adjourn the meeting at 7:38 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