

**Borough of Hamburg
Land Use Board Meeting Minutes
of June 8, 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., Paul Ferriero, PE and Joe Drossel, Zoning Officer were in attendance.

MINUTES: Motion by Brown, second by Tempe with all eligible Board members in favor of approving the April 13, 2026 meeting minutes. Mayor Krasnomowitz abstained.

BILLS/VOUCHERS:

- A. Boswell Engineering - \$243.75 – SMS Hamburg escrow #198
- B. Weiner Law Group - \$662.50 – SMS Hamburg escrow #198
- C. Weiner Law Group - \$400.00.00 – Land Use Board General

Motion by Tempe, 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. 2026 Affordable Housing Regional Income Limits
- B. Correspondence dated April 28, 2026 from Zoning Officer to William DeBoer.
- C. Minutes – Sussex County Planning Board 2/2/2026
- D. Minutes – Sussex County Solid Waste Advisory Council 2/10/2026
- E. Minutes – Sussex County Agricultural Development Board 3/16/2026
- F. Minutes – Sussex County Open Space Committee 3/26/2026
- G. Minutes – Sussex County Planning Board 4/6/2026
- H. Minutes – Sussex County Agricultural Development Board

RESOLUTION:

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

A motion is made by Oehler, second by Tempe to memorialize the resolution with all eligible in favor including Brown, Oehler, Roberts, Tempe, Villagomez and Chairman Hall.

Brief discussion by Board Engineer regarding the developer's need to seek sewer permits which could take up to four months.

OLD BUSINESS / NEW BUSINESS:

A. William DeBoer, 83 State Route 23 N (Block 1 Lot 28, former Block 1 Lot 22)

Informal

William DeBoer, Sr. and William DeBoer, Jr. are sworn in for the record. DeBoer, Sr. discusses the previous owner's approval for a used car dealership which he considered when purchasing the property in the 1980s. He had used cars on the lot when he operated the business. The family-owned business has been operating for forty years.

DeBoer, Jr. indicates that we would like to renew his license for used car sales should demand for his current auto repair business ever decline in the future.

Zoning Officer Joe Drossel discusses the reasons he had not signed the license application for DeBoer's Auto including the current parking issue associated with the daily business operations and the need to clarify the previous approval allowing four used vehicles with the business owner indicating nine vehicles were permitted. Drossel does not want to add more vehicles to the lot if the current employees are parking daily in the street.

Discussion regarding the application and process, the prior approval and the employee vehicles currently parked daily on the road. Based on the discussion, it was determined that the Zoning Officer should sign the application and remove the four-vehicle restriction on the application.

PUBLIC: A motion is made by Brown, second by Oehler to open to the public at 7:40 p.m., with all in favor. No public comment.

A motion is made by Brown, second by Villagomez to close to the public at 7:40 p.m. with all in favor.

ADJOURN: Motion by Tempe, second by Roberts to adjourn the meeting at 7:41 p.m. with all others in favor.

Respectfully submitted by:



Wendy Brick
Secretary to the Land Use Board