

**Borough of Hamburg
Land Use Board Meeting Minutes
of September 14, 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. The Board professionals were not in attendance.

MINUTES: Motion by Tempe, second by Brown with all eligible Board members in favor of approving the June 8, 2026 meeting minutes. Mayor Krasnomowitz abstained.

BILLS/VOUCHERS:

- A. Boswell Engineering - \$146.25 – SMS Hamburg escrow #198
- B. Boswell Engineering - \$536.25 – SMS Hamburg escrow #198
- C. Boswell Engineering - \$3,363.75 – SMS Hamburg escrow #198
- D. J. Caldwell & Associates, LLC - \$160.00 – Silver Fox escrow #206
- E. J. Caldwell & Associates, LLC - \$880.00 – Brown escrow #210
- F. Weiner Law Group - \$153.00 – Land Use Board General
- G. Weiner Law Group - \$714.00 – Land Use Board General
- H. Weiner Law Group - \$45.00 – Brown escrow #210

Motion by Brown, second by Tempe 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. SMS – 7/13/2026 Boswell Engineering report re: Treatment Works Approval Application
- B. SMS – 7/15/2026 Boswell Engineering re: documents submitted
- C. SMS – 7/30/2026 Dykstra Walker to Clerk
- D. SMS – 8/11/2026 County of Sussex hearing notice
- E. SMS – 8/31/2026 County of Sussex Preliminary Site Plan review determination
- F. SMS – 9/2/2026 Resolution Mayor and Counsel Endorsing the Treatment Works Approval
- G. Brown – 8/19/2026 J. Caldwell & Associates Report
- H. State Planning Commission Annual Report for 2025
- I. Minutes – Sussex County Agricultural Development Board – 5/18/2026 and 6/15/2026

- J. Minutes – Sussex County Open Space Committee – 5/28/2026
- K. Minutes – Sussex County Planning Board – 6/1/2026 and 7/6/2026
- L. Highlands Council Update July 2026

OLD BUSINESS / NEW BUSINESS:

A. Ordinance discussion:

- Chapter 190. Swimming Pools
- Chapter 215. Zoning. Article XVI LI Light Industrial Zone

The Board reviewed and discussed Borough Ordinance §190-1. Construction standards and regulations for residential pools, specifically the site plan requirement and the Board professionals' comments about it. The Board Planner's August 18, 2026 review report prepared for a recent application submitted for an inground pool installation indicated on Page 3, "Because single-family residential uses are exempt from site plan review per N.J.S.A. 40:55D-37(a), this review provides a basis for Zoning Officer approval subject to conditions." The Board professionals contemplated the intent of the ordinance suggesting a plot plan submitted to the Zoning Officer rather than a site plan submitted to the Board was the intent and that the type of plan could be changed to avoid confusion.

A motion was made by Brown, second by Tempe, accepting the comments of the Board Planner regarding revising the type of plan submitted for an inground pool to be similar in type to what is submitted for with a zoning permit application as determined by the Borough Attorney with all in favor including Brown, Councilman Endres, Chairman Hall, Mayor Krasnomowitz, Oehler, Roberts, Tempe, and Villagomez.

Mayor Krasnomowitz informs the Board that the Council is discussing data centers.

RESOLUTION:

A. Diane Brown (Block 36, Lot 2)

Authorizing Disbursement of Application Fee

Brief discussion regarding the application submission and the Board Planner's comments.

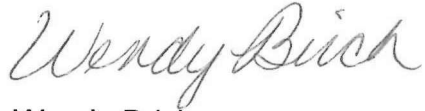
A motion is made by Brown, second by Tempe to memorialize the resolution with all eligible in favor including Brown, Endres, Mayor Krasnomowitz, Oehler, Roberts, Tempe, Villagomez and Chairman Hall.

PUBLIC: A motion is made by Tempe, second by Villagomez to open to the public at 7:21 p.m., with all in favor. No public comment.

A motion is made by Tempe, second by Villagomez to close to the public at 7:21 p.m. with all in favor.

ADJOURN: Motion by Tempe, second by Villagomez to adjourn the meeting at 7:22 p.m. with all others in favor.

Respectfully submitted by:

A handwritten signature in cursive script that reads "Wendy Brick". The ink is dark and the signature is fluid.

Wendy Brick
Secretary to the Land Use Board