

Elmer Borough Land Use Board  
Minutes of Board Meeting  
Thursday, November 3<sup>rd</sup>, 2022

The meeting of the Elmer Borough Land Use Board was held on Thursday, November 3<sup>rd</sup>, 2022, at 6:30 p.m. in the Elmer Borough Hall, Council Chambers and also virtually via Zoom. The meeting was called to order at 6:35 p.m., after all participants were able to join.

Secretary Dawn Williams read the Open Public Meetings Act Statement. No action was taken.

Present at the meeting were Councilwoman Lynda Davis, Vice-chairman Jay DuBois, Pamela Grenier (zoom), Linda Herrmann, Chairman Lewis Reed, and Secretary Dawn Williams. David Newkirk, Heather Runyon, and Mayor Joseph Stemberger were absent. Attorney Joseph DiNicola and Engineer Teal Jefferis were also present.

Councilwoman Lynda Davis motioned and Vice-chairman Jay DuBois seconded to approve the Board Minutes from October 6<sup>th</sup>, 2022. The motion was unanimously carried.

Minor Subdivision Application #22-2 was discussed. Attorney for the applicant Hance Jaquett introduced the application and offered testimony. Attorney Hance Jaquett explained that they would not request any bulk variances as originally assumed. Engineer for the applicant Matt Doran (Doran Engineering) offered testimony. Land Use Board Engineer Teal Jefferis presented his engineering review letter dated 10/28/2022. Secretary Dawn Williams motioned and Pamela Grenier seconded to deem the application complete as submitted with waivers and conditions as discussed. Roll call vote was taken. The motion was unanimously carried. The public portion was opened and closed by Chairman Lewis Reed, with no member of the public wishing to comment. Secretary Dawn Williams motioned and Vice-chairman Jay DuBois seconded to approved the minor subdivision for Block 31 Lot 1 subject to a waiver for the requirement of showing trees on the plan, a waiver for sidewalk requirement on the frontage of the property, subject to Pittsgrove Township approval of the subdivision, conditioned upon any of the representations made by the applicant, subject to any of the terms and conditions contained in the Land Use Board Engineer's review letter, and conditioned upon the applicant submitting a deed to the Board Engineer and Board Attorney for review and approval limiting the property to not being utilized as a "stand alone lot." Roll call vote was taken. The motion was unanimously carried.

Secretary Dawn Williams presented possible meeting dates for 2023. It was agreed that the Land Use Board will continue to meet on the first Thursday of each month at 6:30 p.m. in the Elmer Borough Hall, Council Chambers.

Secretary Dawn Williams presented the current contact sheet and took note of changes to phone numbers, e-mail addresses, and other information. Revised information will be shared with members.

Engineer Teal Jefferis offered an update on approved application #22-1 (Roger Anderson's car dealership project). There are still a couple "open items" that will be addressed.

Secretary Dawn Williams and Engineer Teal Jefferis shared that several questions have been asked about the Hathaway property for sale on Salem Street.

Secretary Dawn Williams shared that there are still outstanding items regarding approved application #20-4 (Marc Adam's funeral home). Secretary Dawn Williams will advise the Borough Treasurer to keep his escrow account active.

The next Land Use Board meeting is scheduled for Thursday, December 1<sup>st</sup>, 2022, at 6:30 p.m., both in-person and virtually via Zoom.

At 7:25 p.m. Chairman Lewis Reed motioned and Vice-chairman Jay DuBois seconded to adjourn the meeting. The motion was unanimously carried.

Respectfully submitted,  
Dawn M. Williams  
Land Use Board Secretary