

Elmer Borough Land Use Board
Minutes of Board Meeting
Thursday, April 6th, 2023

The meeting of the Elmer Borough Land Use Board was held on Thursday, April 6th, 2023, at 6:30 p.m. in the Elmer Borough Hall, Council Chambers and also virtually via Zoom. The meeting was called to order around 6:40 p.m., after all participants were able to join.

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

Mayor Joseph Stemberger administered the Oath of Allegiance to Marc Adams (Class 4, Alternate #1).

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

Vice-chairman Jay DuBois declared a conflict of interest with the application for the Elmer Baptist Church, as he resides within 200 feet of the proposed site. Linda Herrmann declared a conflict of interest with the informal application for Janet Waterhouse, as she would be the landlord of the proposed site.

Vice-chairman Jay DuBois motioned and Councilwoman Lynda Davis seconded to approve the Board Minutes from March 2nd, 2023. The motion was unanimously carried.

Janet Waterhouse introduced herself and questioned whether she would be able to open a yoga studio and wellness consulting business at the property owned by Linda and Raymond Herrmann (Block 27 Lot 9). The board discussed many topics, including but not limited to a change of use, dual use, signage, and current zoning. Janet Waterhouse was advised to apply for a zoning permit. No action was taken.

Site Plan Application #23-1 was introduced (First Baptist Church of Elmer). Land Use Board Attorney Joseph DiNicola swore in Engineer William Gilmore and Building Committee Chairman Daniel Williams. Land Use Board Engineer Teal Jefferis shared his review letter dated 2/28/2023. Attorney Tara Vargo addressed some concerns. Building Committee Chairman Daniel Williams offered testimony. Councilwoman Lynda Davis motioned and Linda Herrmann seconded to deem the application complete, subject to conditions of new survey and architectural plans. Vice-chairman Jay DuBois abstained. Roll call vote was taken, the motion passed. Attorney Tara Vargo presented the proposed plan, with testimony from Building Committee Chairman Daniel Williams. Engineer William Gilmore offered testimony. Land Use Board Engineer Teal Jefferis continued presenting his review letter dated 2/28/2023. Secretary Dawn Williams motioned and Councilwoman Lynda Davis seconded to open the hearing to the public. Neighbor Steven Richards had questions regarding lighting. The pastor of the church shared his excitement and gratitude for the opportunity for such a project. Neighbor Jay DuBois shared supportive comments. Bob Wozunk offered a "good neighbors" promise to the community. Secretary Dawn Williams motioned and Councilwoman Lynda Davis seconded to close the hearing to the public. Secretary Dawn Williams motioned and Councilwoman Lynda Davis seconded to grant preliminary and final site plan approval for block 12 lots 2.10 and 2.12, also known as 329 Front Street for a two phase project (phase 1 storage unit and pavilion and phase 2 youth center and church) subject to waivers, conditioned upon compliance to height requirements, 200 seats maximum, consolidated lots, and compliance to all points made both at the hearing and in the engineer's review letter. Vice-chairman Jay DuBois abstained. Roll call vote was taken, the motion passed.

Mayor Joseph Stemberger invited all members to attend the grand opening of the Elephant Brewery Company on Friday, April 14th, 2023. No action was taken.

The next Land Use Board meeting is scheduled for Thursday, May 4th, 2023, at 6:30 p.m., both in-person and virtually via Zoom.

At 8:15 p.m. Councilwoman Lynda Davis motioned and Linda Herrmann seconded to adjourn the meeting. The motion was unanimously carried.

Respectfully submitted,
Dawn M. Williams
Land Use Board Secretary