

Elmer Borough Land Use Board  
Minutes of Board Meeting  
Thursday, September 7<sup>th</sup>, 2023

The meeting of the Elmer Borough Land Use Board was held on Thursday, September 7<sup>th</sup>, 2023, at 6:30 p.m. in the Elmer Borough Hall, Council Chambers and also virtually via Zoom. The meeting was called to order at 6:30 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 Marc Adams (Zoom), Vice-chairman Jay DuBois, Linda Herrmann, Chairman Lewis Reed, Heather Runyon (Zoom), Mayor Joseph Stemberger, and Secretary Dawn Williams. Councilwoman Lynda Davis, Pamela Grenier, and David Newkirk were absent. Attorney Joseph DiNicola and Engineer Teal Jefferis were present.

Vice-chairman Jay DuBois announced a conflict of interest with several upcoming applications located within 200' of his residence. No action was taken.

Linda Herrmann motioned and Vice-chairman Jay DuBois seconded to approve the Board Minutes from August 3<sup>rd</sup>, 2023. The motion was unanimously carried.

The Elmer Baptist Church of Elmer (329 Front Street) questioned the Board about the conditions of their approved Site Plan Application #23-1 (Resolution #23-1) and the required lot consolidation. After a discussion of the hardship of consolidation, Secretary Dawn Williams motioned and Linda Herrmann seconded to remove the condition of lot consolidation with the condition that a deed restriction be filed on Block 12 Lot 2.12 in order to prevent it from being considered a "stand alone lot". Roll Call vote was taken. Vice-chairman Jay DuBois abstained. The motion carried.

Secretary Dawn Williams offered an update on a possible upcoming application by Southwick Properties, LLC at 399 Front Street. No action was taken.

Secretary Dawn Williams offered an update on a possible upcoming application by Sukhdev Singh at 406 State Street. No action was taken.

Secretary Dawn Williams offered an update on a possible upcoming application by Krise Services at 30 State Street. No action was taken.

Secretary Dawn Williams offered an update on a possible upcoming application by Advanced Specialty Products at 424 Broad Street. No action was taken.

Secretary Dawn Williams offered an update on a possible upcoming application by Mary Dean on Front Street. No action was taken.

Mayor Joseph Stemberger offered an update on possibly amending the ordinance to allow cutters to maintain the grass along the curb line within the right-of-way areas. It was determined that such an amendment would not be needed. No action was taken.

The next Land Use Board meeting is scheduled for Thursday, October 5<sup>th</sup>, 2023, at 6:30 p.m., both in-person and virtually via Zoom.

At 7:30 p.m. Vice-chairman Jay DuBois motioned and Linda Herrmann seconded to adjourn the meeting. The motion was unanimously carried.

Respectfully submitted,  
Dawn M. Williams  
Land Use Board Secretary