

Elmer Borough Land Use Board  
Minutes of Board Meeting  
Thursday, February 5<sup>th</sup>, 2015

The regular meeting of the Elmer Borough Land Use Board was held on Thursday, February 5<sup>th</sup>, 2015, at 6:30 p.m. in the Elmer Borough Hall.

Secretary Dawn Williams read the Open Public Meetings Act Statement.

Present at the meeting were Tammy Collins, Councilwoman Lynda Davis, John Hagen, Linda Herrmann, Scott McDonald, Chairman Lewis Reed, Mayor Joseph Stemberger, and Secretary Dawn Williams. Leigh Bostwick, Fred Davis, Vice-chairman Jay DuBois, and David Newkirk were absent. Solicitor Katie Coleman was also present.

Solicitor Katie Coleman administered the Oath of Allegiance to Land Use Board Members Scott McDonald (Class 4) and John Hagan (Class 4 – Alt. No. 1). Member Fred Davis (Class 4) was absent.

Councilwoman Lynda Davis motioned and Chairman Lewis Reed seconded to adopt the Board Minutes from January 1<sup>st</sup>, 2015 as presented (edited with Katie Coleman present at the January meeting). The motion was unanimously carried.

Secretary Dawn Williams motioned and Linda Herrmann seconded to adopt Resolution #15-1 to grant a second time extension to the Elmer Presbyterian Church (Application #13-5, Resolutions #14-1 and #14-3). The motion was unanimously carried.

Site Plan Application #15-1 (Dr. Hassan Salah – First Step Pediatrics) was introduced. The following individuals offered testimony: Dr. Hassan Salah (applicant) and Robert Casella (attorney). Representing the Land Use Board were Engineer Corey Gaskill and Solicitor Katie Coleman.

Solicitor Katie Coleman commented that the revised public notice was satisfactory. No action was taken.

The applicant's attorney Robert Casella commented that the revised plan will address issues noted in the initial engineer's review letter, including trees, landscaping, curbing, stop sign, and sidewalks. A storm water management report will not be provided, as it is not required by law due to lot size.

Engineer Corey Gaskill commented that though a storm water management report may not be required by law, he would suggest the addition of features that would help with drainage.

The applicant's attorney Robert Casella requested that the Board consider the applicant's variance requests for impervious coverage, lot frontage, and rear yard setback.

Mayor Joseph Stemberger motioned and Scott McDonald seconded to deem Site Plan Application #15-1 conditionally complete based on engineering review. Roll call vote was taken. The motion was unanimously carried.

Tammy Collins motioned and Chairman Lewis Reed seconded to grant the requested variance for impervious coverage. Roll call vote was taken. Mayor Joseph

Stemberger and Councilwoman Lynda Davis were not eligible to vote. The motion was unanimously carried.

Chairman Lewis Reed motioned and Secretary Dawn Williams seconded to grant the requested variance for rear yard setback. Roll call vote was taken. Mayor Joseph Stemberger and Councilwoman Lynda Davis were not eligible to vote. The motion was unanimously carried.

Tammy Collins motioned and Linda Herrmann seconded to grant the requested variance for lot frontage. Roll call vote was taken. Mayor Joseph Stemberger and Councilwoman Lynda Davis were not eligible to vote. The motion was unanimously carried.

Secretary Dawn Williams motioned and Scott McDonald seconded to approve Site Plan Application #15-1 subject to the satisfaction of the Land Use Board Engineer. Roll call vote was taken. The motion was unanimously carried.

Solicitor Katie Coleman will prepare a final version of changes to the existing fence ordinance for the next meeting. No action was taken.

Chairman Lewis Reed commented that the current ordinance regarding parking seems to be in need of revision. Engineer Corey Gaskill will research parking requirements in neighboring towns and offer his suggestions to the Board. No action was taken.

Mayor Joseph Stemberger commented that there is still a vacancy on the Land Use Board and he would appreciate each member asking friends and neighbors about their interest on serving. No action was taken.

The next Land Use Board meeting is scheduled for Thursday, March 5<sup>th</sup>, 2015, at 6:30 p.m. in the Elmer Borough Hall.

At 7:40 p.m. Secretary Dawn Williams motioned and Tammy Collins seconded to adjourn the meeting. The motion was unanimously carried.

Respectfully submitted,  
Dawn M. Williams  
Land Use Board Secretary