

Elmer Borough Land Use Board
Minutes of Board Meeting
Thursday, June 4th, 2015

The regular meeting of the Elmer Borough Land Use Board was held on Thursday, June 4th, 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 Fred Davis, Councilwoman Lynda Davis, Vice-chairman Jay DuBois, Scott McDonald, Chairman Lewis Reed, Mayor Joseph Stemberger, and Secretary Dawn Williams. Leigh Bostwick, Tammy Collins, John Hagen, Linda Herrmann, and David Newkirk were absent. Solicitor Katie Coleman and Zoning Officer Tom Krwawecz were also present.

Lynda Davis motioned and Vice-chairman Jay DuBois seconded to adopt the Board Minutes from May 7th, 2015 as presented. The motion was unanimously carried.

Mayor Joseph Stemberger reported that the proposed fence ordinance was not adopted by Borough Council as a few minor changes need to be made. No action was taken.

The discussion of Off-street Parking Requirement Revisions was postponed until next month. No action was taken.

Secretary Dawn Williams commented that Dr. Salah's Application #15-1 (Resolution #15-2) is still awaiting approvals from various outside government agencies (Soil Conservation, Department of Health, Fire Code Official, and Elmer Borough Police). Mayor Joseph Stemberger contacted the Elmer Borough Police and they were unaware of the application. Mayor Joseph Stemberger will contact the Pittsgrove Construction Office to see if they have any comments on the planned project. No action was taken.

Secretary Dawn Williams commented that "A Cheerful Giver" wishes to install large letters on the façade of their building. In 2009 the business applied to the Land Use Board and was granted a variance to do so, but the installation was never performed. Secretary Dawn Williams will provide the approved application files to the Zoning Officer for advisement. No action was taken.

Residents Roger Anderson and Tina Fithian requested information regarding their upcoming business relocation. Currently, Roger Anderson operates his design company (ARC Design) out of his home at 409 North Main Street. He would like to relocate his business to a new facility at 83 Chestnut Street. The property is located in a Medium Density Residential district and had formerly been used as a car dealership and automotive garage. Since the proposed use is different from the former use, Roger Anderson and Tina Fithian were advised to apply to the Board for a Use Variance. Roger Anderson requested that the Board meet prior to the July 2nd meeting, so that he would have more time to prepare the building for use. The Board agreed to hold a public hearing on Tuesday, June 23rd, 2015 at 6:30 p.m., with any additional Board costs charged to Roger Anderson. Secretary Dawn Williams will notify all members and post public notices in the Borough Hall. No action was taken.

Zoning Officer Tom Krwawecz reported on several issues within the Borough, including the following items: the DEP has identified a shed located within a transition zone; the solar project behind the IGA has been placed on hold; Hometown Pharmacy in IGA is moving out on June 30th, 2015 due to a poor amount of customers; IGA is also reporting a decrease in sales; several new businesses within the Borough have not completed necessary zoning permits. No action was taken.

The next Land Use Board meeting is scheduled for Tuesday, June 23rd, 2015, at 6:30 p.m. in the Elmer Borough Hall. This will be a special meeting to hear the Use Variance Application filed by Roger Anderson and Tina Fithian.

At 8:02 p.m. Vice-chairman Jay DuBois motioned and Councilwoman Lynda Davis seconded to adjourn the meeting. The motion was unanimously carried.

Respectfully submitted,
Dawn M. Williams
Land Use Board Secretary