

Elmer Borough Land Use Board
Minutes of Board Meeting
Tuesday, June 23rd, 2015

A special meeting of the Elmer Borough Land Use Board was held on Tuesday, June 23rd, 2015, at 6:45 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, Linda Herrmann, Scott McDonald, Chairman Lewis Reed, Mayor Joseph Stemberger, and Secretary Dawn Williams. Leigh Bostwick, Tammy Collins, Vice-chairman Jay DuBois, John Hagen, and David Newkirk were absent. Solicitor Katie Coleman was also present.

Mayor Joseph Stemberger motioned and Councilwoman Lynda Davis seconded to adopt the Board Minutes from June 4th, 2015 as presented. The motion was unanimously carried.

Secretary Dawn Williams introduced Variance Application #15-2 on behalf of applicants Roger Anderson and Tina Fithian-Anderson. Solicitor Katie Coleman swore in both applicants. Applicant Roger Anderson presented his application to the Board. Secretary Dawn Williams motioned and Fred Davis seconded to grant the requested site plan waiver. Roll call vote was taken. The motion was unanimously carried. Secretary Dawn Williams motioned and Fred Davis seconded to deem the application complete. Roll call vote was taken. The motion was unanimously carried. Secretary Dawn Williams noted that the tax record for the property still has some discrepancies that the applicant should address. Applicant Roger Anderson is aware of the credit due to attorney fees and will contact the tax office to adjust the account. Cynthia Strang, representing neighboring Elmer Presbyterian Church testified that there are some shared driveways and some shared parking areas, but not all adjoining land areas are "shared" by the applicants and the church. The proposed narrative (checklist schedule G, item #3) was edited to add "engineering|drafting" to the proposed professional office. There are currently ten (10) employees with an intention to hire another three (3) employees. There will be a maximum of 20 employees (20 desks) in the applicants' business. Normal business hours will be from 9:00 a.m. until 6:00 p.m. Monday through Friday. The business may occasionally open on the weekends when necessary for operation. The proposed professional office will not offer retail services, therefore no walk-in customers will visit the business. The applicant will maintain the existing signage in terms of size, type, and location. No new signs will be installed on the property. Fred Davis motioned and Linda Herrmann seconded to approve the application as presented, subject to the record. Roll call vote was taken. The motion was unanimously carried.

The next Land Use Board meeting is scheduled for Thursday, July 2nd, 2015, at 6:30 p.m. in the Elmer Borough Hall.

At 7:05 p.m. Fred Davis motioned and Linda Herrmann seconded to adjourn the meeting. The motion was unanimously carried.

Respectfully submitted,
Dawn M. Williams
Land Use Board Secretary