

Elmer Borough Land Use Board
Minutes of Board Meeting
Thursday, August 4th, 2016

The regular meeting of the Elmer Borough Land Use Board was held on Thursday, August 4th, 2016, 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 Tammy Collins, Fred Davis, Councilwoman Lynda Davis, Chairman Lewis Reed, Heather Runyon, Mayor Joseph Stemberger, and Secretary Dawn Williams. Vice-chairman Jay DuBois, Linda Herrmann, and David Newkirk were absent. Board Attorney Katie Coleman was also present (arrived 7:00).

Mayor Joseph Stemberger motioned and Fred Davis seconded to adopt the Board Minutes from July 7th, 2016 as presented. The motion was unanimously carried.

The July Zoning Office Report was reviewed. No action was taken.

Edgar Hathaway informally questioned the board about a possible property sale. He owns a landlocked property adjacent to Pittsgrove Township. He wishes to sell the Elmer property with the Pittsgrove property. Attorney Katie Coleman explained the Merger Doctrine, which applies in this case. The Elmer property had been combined to the adjoining Elmer properties. In order to sell one of those Elmer properties, a subdivision would need to take place, in order to "un-merge" the properties. No action was taken.

Secretary Dawn Williams shared a possible up-coming site plan with the board. Blaze Basich is considering purchasing the property next to his Lakeside Garage on Main Street (Block 35 Lot 48). He would like to demolish the house, merge the two properties, and utilize the new lot as an extension of the business. It was discussed that a site plan and variances would be required, and the DEP would have to approve any development of the property as it is adjacent to the Elmer Lake. No action was taken.

Secretary Dawn Williams shared a possible up-coming site plan with the board. A possible buyer of the Schalick Mills property has inquired about Elmer's Historical District Designation and how it would affect development of the property. The Borough Council solicitor will clarify restrictions on the development based on the designation. No action was taken.

The board discussed the roadside stand at 206 Chestnut Street. The board will ask Zoning Officer Derek Leary if the owner was granted permission to have such a business at their home. No action was taken.

John Dailyda will join the Land Use Board, filling a vacant alternate position. He will take the Oath of Allegiance next month. No action was taken.

Mayor Joseph Stemberger reported that there many sidewalks throughout the town in need of repair. A company surveyed the town and found 202 sidewalk pads in need of replacement and 837 sidewalks that could be shaved down to repair the uneven joints. Homeowners will be notified in the next month or so of their responsibilities with regard to their sidewalks. No action was taken.

The next Land Use Board meeting is scheduled for Thursday, September 1st, 2016, at 6:30 p.m. in the Elmer Borough Hall.

At 8:05 p.m. Mayor Joseph Stemberger motioned and Fred Davis seconded to adjourn the meeting. The motion was unanimously carried.

Respectfully submitted,
Dawn M. Williams
Land Use Board Secretary