

Elmer Borough Land Use Board
Minutes of Board Meeting
Thursday, October 6th, 2016

The regular meeting of the Elmer Borough Land Use Board was held on Thursday, October 6th, 2016, 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, Linda Herrmann, Chairman Lewis Reed, Heather Runyon, Mayor Joseph Stemberger, and Secretary Dawn Williams. Tammy Collins and David Newkirk were absent. Board Attorney Katie Coleman and Zoning Officer Derek Leary were also absent.

Vice-chairman Jay DuBois announced that he would have a conflict of interest with any application put forth by the Elmer Baptist Church as he resides within 200 feet of the church property.

Vice-chairman Jay DuBois motioned and Fred Davis seconded to adopt the Board Minutes from September 1st, 2016 as presented. The motion was unanimously carried.

Mayor Joseph Stemberger administered the Oath of Allegiance to new Land Use Board Member John Dailyda. Secretary Dawn Williams will check with the New Jersey Planning Officials to determine if John Dailyda must complete the mandatory course or if he is exempt, having served over 20 years in a different district.

The August Zoning Office Report was not available. Member Fred Davis updated the Board with his observations. No action was taken.

Dan Williams, representing the Elmer Baptist Church, introduced the church's upcoming site plan. The church owns approximately 33 acres in Elmer and Upper Pittsgrove Township between Front Street and Garrison Road. The church would like to construct a church on the Elmer portion of the property, more than 500 feet from Front Street. A Wetlands Delineation was completed by the State of New Jersey. The church has septic approval from Salem County, which will expire in March of 2017. The church would like to submit a site plan application prior to the expiration of their septic approval from the county. The Land Use Board provided information to Dan Williams and directions for filing. Secretary Dawn Williams will follow up with Dan Williams with specific directions for submitting an application. No action was taken.

Mayor Joseph Stemberger announced that Zoning Officer Derek Leary has resigned, effective December 31st, 2016. Borough Council plans to replace the Zoning Officer by January 2017. No action was taken.

The next Land Use Board meeting is scheduled for Thursday, November 3rd, 2016, at 6:30 p.m. in the Elmer Borough Hall.

At 7:45 p.m. Fred Davis motioned and Vice-chairman Jay DuBois seconded to adjourn the meeting. The motion was unanimously carried.

Respectfully submitted,
Dawn M. Williams
Land Use Board Secretary