

Elmer Borough Land Use Board
Minutes of Board Meeting
Thursday, November 3rd, 2016

The regular meeting of the Elmer Borough Land Use Board was held on Thursday, November 3rd, 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 Tammy Collins, John Dailyda, Fred Davis, Councilwoman Lynda Davis, Vice-chairman Jay DuBois, Linda Herrmann, Chairman Lewis Reed, Heather Runyon, Mayor Joseph Stemberger, and Secretary Dawn Williams. David Newkirk was absent. Board Attorney Katie Coleman and Zoning Officer Derek Leary were also present.

Mayor Joseph Stemberger and Councilwoman Lynda Davis announced that they would abstain from voting on the Schalick Mills | Dollar General application, as council members are not eligible to vote on applications that contain variances.

Mayor Joseph Stemberger motioned and Vice-chairman Jay DuBois seconded to adopt the Board Minutes from October 6th, 2016 as presented. The motion was unanimously carried.

Attorney Katie Coleman administered the Oath of Allegiance to new Land Use Board Member Robert McWilliams.

Secretary Dawn Williams introduced Subdivision|SitePlan|Variance Application #16-1 on behalf of applicant Dollar General|Schalick Mills (100 Front Street, Block 15, Lot 6).

Dollar General Corporation's attorney, Jason Tuvel, presented the proposed plan for subdivision, site plan, and variances.

Land Use Board Engineer Carl Gaskill shared his review letter for completeness. He also commented that two additional reports were submitted after the initial submission.

The applicant's attorney, Jason Tuvel, testified that the applicant will comply with all items of the review letter. The plans will be revised to incorporate all suggestions made by the Board's Engineer. After all approvals, all liens and delinquent taxes will be satisfied. The plan is for all buildings (except the store) to be demolished within six months.

Dollar General Corporation's engineer, Daniel Dougherty, offered testimony.

Dollar General Corporation's Planner, Creigh Rahenkamp, offered testimony.

Steven Schalick, the owner|applicant's family representative, offered testimony. He stated that his family intends to demolish all structures on Lot B (the lot retained by the Schalick family) within six (6) months. The Schalick family will continue to own Lot B, clear the property (including the mill), and sell the lot in the future.

Zoning Officer Derek Leary testified that there are no violations regarding the property and the current permit is good.

The meeting paused for a ten minute recess.

The Board entertained the requested waivers detailed on the completeness review letter as follows:

John Dailyda motioned and Linda Herrmann seconded to grant waivers #1 (The plan must be prepared under the supervision of, and signed and sealed, by a licensed New Jersey Land Surveyor.) and #4 (A certification or receipt from the Tax Collector confirming at all real estate taxes have been paid in full through the quarter in which the application is files.), conditioned upon all taxes and liens being satisfied prior to any

certificate of occupancy being issued for the property. The motion was unanimously carried.

Linda Herrmann motioned and Fred Davis seconded to grant waivers #10 (All existing structures and wooded areas within the lot to be subdivided and within two hundred feet thereof.) and #17 (Spot elevations on lot corners and sufficient topographic information for a proper determination of applicable requirements.) The motion was unanimously carried.

Councilwoman Lynda Davis motioned and Tammy Collins seconded to grant waiver #19 (Sidewalks, curbs, gutters and other improvements as required by Ordinance or in the Residential Site Improvement Standards.) The motion was unanimously carried.

Mayor Joseph Stemberger motioned and Councilwoman Lynda Davis seconded to approve all waivers. The motion was unanimously carried.

Mayor Joseph Stemberger motioned and Councilwoman Lynda Davis seconded to deem the application complete. The motion was unanimously carried.

Chairman Lewis Reed opened the meeting to the public.

Lew Schneider commented that he is concerned that the mill will not be demolished and become a burden to the town. Dollar General Corporation's attorney testified that Lot B (the mill) does not affect the development of Lot A (Dollar General store). Mayor Joseph Stemberger also commented that he is concerned that if the mill is not demolished, it could become a liability to the town.

Tanya Timberman commented that the proposed Dollar General is a good opportunity for the town, regardless of what occurs with the mill property.

Tony Digneo commented on the possible affect on IGA that the Dollar General may have. He is neither for nor against the proposed Dollar General, he just wanted to bring up that point. He also questioned if during Phase One of Environmental Assessment any concerns were raised with the septic system, septic tanks, and railroad. Dollar General's Engineer testified that there was no evidence of contamination to the septic system or ground.

Lew Schneider questioned whether or not the Land Use Board had authority to mandate that the Schalick family use the proceeds from the subdivision and sale to pay for the demolition of the mill.

Sarah Walker questioned where new sidewalks would be constructed. Dollar General's Engineer confirmed that there would be sidewalk along Front Street and also along the eastern property line to the store's front.

Chairman Lewis Reed questioned if the driveway between Front and State Streets would be accessible to everyone. Dollar General Corporation's Attorney confirmed that they would NOT block the driveway to the public.

Tina Fithian commented that she is concerned that the Schalick family will lose motivation to demolish the mill if the subdivision is granted. She is concerned that the mill is a dangerous and unattractive structure in the town.

Mayor Joseph Stemberger welcomed Dollar General to the town, but does have concerns regarding the future of the mill.

Tammy Collins motioned and Vice-chairman Jay DuBois seconded to close the public portion. The motion was unanimously carried.

Land Use Board Engineer Carl Gaskill made additional recommendations regarding the proposed site plan. Two-way traffic signs on the driveway between Front and State Streets should be posted. The pavement of the parking and driveway should be improved; new lines painted, patch some parts of the blacktop, consider seal coat the entire parking lot to enhance the overall appearance. Dollar General's Engineer agreed to applying a seal coat to the parking lot.

Mayor Joseph Stemberger motioned and Secretary Dawn Williams seconded to approve the entire subdivision, site plan, and variance application as presented, conditioned upon changes agreed to through testimony. The motion was unanimously carried.

Secretary Dawn Williams announced that the Zoning Office has not issued any new violations. There have been no recent court appearances. Open violations are at the same status as last month. No action was taken.

Mayor Joseph Stemberger announced that Zoning Officer Derek Leary has resigned. Our new Zoning Officer will start on January 1st, 2017. The new Zoning Officer currently works in Gloucester City and has 37 years experience. No action was taken.

Mayor Joseph Stemberger shared that 23 volunteers assisted Walter Voeckler in cleaning up his property on Park Avenue. No action was taken.

The Board agreed to continue meeting on the first Thursday of each month at 6:30 p.m. in Council Chambers. Secretary Dawn Williams will post the 2017 Meeting Dates in the Borough Hall and publish in The Elmer Times.

Land Use Board Member Tammy Collins announced that she will resign from the Board. Mayor Joseph Stemberger thanked her for her service and wished her well. No action was taken.

Secretary Dawn Williams will investigate current fee schedules for neighboring townships in order to guide the Board when adjusting the fee schedule next year. No action was taken.

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

At 9:25 p.m. Mayor Joseph Stemberger 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