

Elmer Borough Land Use Board

Minutes of Board Meeting

Thursday, April 5th, 2018

The regular meeting of the Elmer Borough Land Use Board was held on Thursday, April 5th, 2018, 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, Robert McWilliams, David Newkirk, Chairman Lewis Reed, Mayor Joseph Stemberger, and Secretary Dawn Williams. John Dailyda and Heather Runyon were absent. Board Attorney Katie Coleman and Board Engineer Corey Gaskill were also present.

Secretary Dawn Williams announced a conflict of interest regarding the application filed by Dr. Adjari and Dr. Monter, as she is a current patient at the Foot Care Centers. Secretary Dawn Williams will abstain from voting on the application.

Robert McWilliams motioned and Vice-chairman Jay DuBois seconded to approve the Board Minutes from March 1st, 2018 as presented. The motion was unanimously carried.

Robert McWilliams motioned and Fred Davis seconded to approve Resolution #18-1 (Preliminary Site Plan & Variance Application #18-1) for the Foot Care Centers. Secretary Dawn Williams abstained from the vote. The motion carried.

Final Site Plan & Variance #18-1 for the Foot Care Centers was introduced. Board Engineer Corey Gaskill testified that the revised plans for the Foot Care Centers are satisfactory. Secretary Dawn Williams confirmed that the applicants obtained approvals from the Salem County Planning Board, the Salem County Health Department, and the Cumberland-Salem Soil Conservation District. The applicants agree to have property markers set along State Street where they do not currently exist. The applicants also agree to provide buffering landscape as requested. The Land Use Board agreed that a performance bond is not necessary. Mayor Joseph Stemberger motioned and Robert McWilliams seconded to waive the performance bond requirement for the project. Secretary Dawn Williams abstained from the vote. The motion carried. Vice-chairman Jay DuBois motioned and Linda Herrmann seconded to grant Final Approval. Secretary Dawn Williams abstained from the vote. The motion carried.

Boroughs (Burry) Timberman informally presented a project to the Board. Burry owns 20 North Main Street and 12 North Main Street (the former Nick's Pizzeria and Colonial News Agency). He questioned the feasibility of creating a "health and wellness center" and parking lot on the properties. Janet Waterhouse explained the "health and wellness center" as a facility to practice yoga, hold community events, and serve the neighboring communities. Burry would like to renovate the existing barn on the property with a porch area in order to accommodate such a business. Board Attorney Katie Coleman advised that if he builds onto the existing barn, a site plan would be required. A bulk variance may also be required to address any setback issues on the narrow lot. Also, an access easement would need to be created in order to utilize the adjoining lot solely as a parking lot for the business. No action was taken.

Board Attorney Katie Coleman advised that Edgar Hathway's subdivision has been finalized. No action was taken.

The Zoning Office Report was presented. No action was taken.

Revisions to the Land Use Board applications were discussed. The Board agreed that the applications should be revised to require applicants to submit only 3 full plans, 15 miniature plans (11" X 17"), and 1 digital copy. Secretary Dawn Williams will share this information with the Borough Clerk. No action was taken.

Secretary Dawn Williams shared the deadline for the Annual Financial Disclosure Statement is April 30th, 2018.

The next Land Use Board meeting is scheduled for Thursday, May 3rd, 2018, at 6:30 p.m. in the Elmer Borough Hall.

At 7:50 p.m. Robert McWilliams 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