

Elmer Borough Land Use Board  
Minutes of Board Meeting  
Thursday, June 6<sup>th</sup>, 2019

The meeting of the Elmer Borough Land Use Board was held on Thursday, June 6<sup>th</sup>, 2019, at 6:30 p.m. in the Elmer Borough Hall.

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, Mayor Joseph Stemberger, and Secretary Dawn Williams. Jennifer Lloyd, David Newkirk, and Heather Runyon were absent. Board Attorney Katie Coleman and Board Engineer Corey Gaskill were also present.

Vice-chairman Jay DuBois motioned and Linda Herrmann seconded to approve the Board Minutes from May 2<sup>nd</sup>, 2019 as presented. The motion was unanimously carried.

The Subdivision and Site Plan approved for Al Foote Truck Repair will be extended next month by resolution. No action was taken.

Applicants Roger and Tina Anderson, along with their representatives Attorney Howard Melincove and Engineer James Clancy, were present to discuss their recreational facility site plan and bulk variance application #18-4. Land Use Board Engineer Corey Gaskill was also present to address his latest review letter dated 4/18/19. Each of the 38 comments was addressed individually. For each item discussed, agreements were made as to how the item would be satisfied. In the end, the Land Use Board agreed to grant two waivers as requested by the applicants. Item #8 "The lighting pattern for the proposed light pole adjacent to Lot 31 near Rt. 40 projects onto Lot 31. Plans should be revised to eliminate illumination projecting on to Lot 31 or a partial waiver to §25-29.4.b must be requested" will be waived. Item #26 "A trash rack conforming to §23-8.2 should be provided at the basin outfall FES and a detail shown on the plans" will be waived. Vice-chairman Jay DuBois motioned and Linda Herrmann seconded to grant waivers to items #8 and #26 as agreed. The motion was unanimously carried. Applicant Roger Anderson requested the Land Use Board Engineer Corey Gaskill consider reducing his charges. Land Use Board Engineer Corey Gaskill will address charges with Fralinger Engineering. Applicant Roger Anderson submitted an additional \$2000 to Secretary Dawn Williams in order to replenish his depleted escrow account.

Mayor Joseph Stemberger shared that there are no borough ordinances addressing solar field installations. It was advised that the Land Use Board suggest the creation of a solar field ordinance to Borough Council. Using examples from Upper Pittsgrove and Monroe Townships, the discussion included details such as the following: restrictions applicable to only free-standing units (not roof-top installations), no front yard installations, height limitations to 15 feet or less, side and rear yard setbacks of 10 feet. Mayor Joseph Stemberger motioned and Vice-chairman Jay DuBois seconded to recommend the details of the solar field installation ordinance to Borough Council. The motion was unanimously carried.

The next Land Use Board meeting is scheduled for Thursday, July 11<sup>th</sup>, 2019, at 6:30 p.m. in the Elmer Borough Hall.

At 8:00 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