

Elmer Borough Land Use Board
Minutes of Board Meeting
Thursday, May 7th, 2020

The meeting of the Elmer Borough Land Use Board was held virtually on Thursday, March 7th, 2020, at 6:30 p.m. using Zoom. The meeting was called to order at 6:39 p.m., after all participants were able to join.

Secretary Dawn Williams read the Open Public Meetings Act Statement.

Present at the meeting were Vice-chairman Jay DuBois, Linda Herrmann, Jennifer Lloyd, David Newkirk, Chairman Lewis Reed, Heather Runyon, Mayor Joseph Stemberger, and Secretary Dawn Williams. Fred Davis and Councilwoman Lynda Davis were absent. Solicitor Marla Gaglione and Engineer Teal Jefferis were also present.

Vice-chairman Jay DuBois motioned and Heather Runyon seconded to approve the Board Minutes from March 5th, 2020 as presented. The motion was unanimously carried.

Secretary Dawn Williams read a prepared statement setting forth the guidelines for interacting on the virtual platform. No action was taken.

Secretary Dawn Williams shared that due to a family emergency, Minor Subdivision|Variance Application #20-1 will be carried from tonight until a future meeting date, yet to be determined. No action was taken.

Secretary Dawn Williams introduced Minor Subdivision|Variance Application #20-2. Land Use Board Attorney Marla Gaglione swore in the applicant Raymond Hitchner. Attorney for the Applicant Adam Telsey presented on behalf of his client Raymond Hitchner. Land Use Board Engineer Teal Jefferis presented his review letter dated 4/7/2020. The Attorney for the Applicant agreed to consolidate lots 14, 31, and 32.02 and to show dimensions for all existing buildings from lot lines (items #11 and #1d). The Attorney for the Applicant requested waivers for showing improvements within 25 feet of the property and location of trees greater than 6" caliper, as well as a photograph of the property (items #1a, #1b, and #2). The applicant additionally requested a waiver regarding providing topography for the property (item #17). Secretary Dawn Williams motioned and David Newkirk seconded to deem the application complete conditioned upon the agreed upon waivers and revisions. Roll call vote was taken. The motion was unanimously carried. Neighbor Andy Wyenandt (119 Elmer Street, Elmer, NJ : Block 24 Lot 15) testified that he had no objections to the application as presented. Vice-chairman Jay DuBois motioned and Linda Herrmann seconded to approve the application conditioned upon all revisions agreed upon by the Attorney of the Applicant and the Land Use Board Engineer. Roll call vote was taken. The motion was unanimously carried.

The next Land Use Board meeting is scheduled for Thursday, June 4th, 2020, at 6:30 p.m., tentatively held in the Elmer Borough Hall.

At 7:14 p.m. David Newkirk 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