

Elmer Borough Land Use Board
Minutes of Board Meeting
Thursday, December 3rd, 2020

The meeting of the Elmer Borough Land Use Board was held both in-person and virtually on Thursday, December 3rd, 2020, at 6:30 p.m. in the Elmer Borough Elections Room and via Zoom. The meeting was called to order around 6:40 p.m., after all participants were able to join.

Secretary Dawn Williams read the Open Public Meetings Act Statement.

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

No member had any conflict of interest with any item on the proposed agenda. The Mayor and Councilwoman will abstain from voting on the subdivision with variances application.

Vice-chairman Jay DuBois motioned and Linda Herrmann seconded to approve the Board Minutes from November 5th, 2020. The motion was unanimously carried.

Secretary Dawn Williams read a statement regarding the manner in which the meeting would be held both in-person and virtually. No action was taken.

Attorneys Mati Jarve and Frank Hoerst presented Subdivision Application #20-3 on behalf of their clients Christian and Marva Jarve. Secretary Dawn Williams motioned and Vice-chairman Jay DuBois seconded to deem the application complete. Waivers for drawing sheet size and spot elevations and topographic information were also granted. Mayor Joseph Stemberger and Councilwoman Lynda Davis abstained from the vote. The motion carried. Attorney Frank Hurst and Applicant Christian Jarve offered testimony regarding the proposed subdivision. The applicant agreed to revise the plan to reflect all of the concerns raised by the Land Use Board Engineer Teal Jefferis (letter dated 10/30/2020). Land Use Board Engineer Teal Jefferis summarized all points needing revision. Chairman Lewis Reed opened and closed the public portion with no one commenting on the application. Secretary Dawn Williams motioned and Vice-chairman Jay DuBois seconded to approve the application conditioned upon the applicant submitting revised plans. Mayor Joseph Stemberger and Councilwoman Lynda Davis abstained from the vote. The motion carried.

Brent Stephens (Stephen's Contracting) informally presented his current land use hardship to the Board. He stated that he should not have to file for a Use Variance. He provided a handout which included NJ Executive Order No. 122 which he referenced. Solicitor Marla Gaglione advised that a Use Variance would be necessary. No action was taken.

Fred Davis reported that a large coach style motor home is parked on Union Street, between Broad and Center Streets. Storing this type of vehicle on Borough streets is not permitted. Mayor Joseph Stemberger will report this violation to the police, in order to determine the owner of the vehicle. No action was taken.

Mayor Joseph Stemberger announced that future Land Use Board meetings will take place virtually. No action was taken.

The next Land Use Board meeting is scheduled for Thursday, January 7th, 2021, at 6:30 p.m., held virtually via Zoom.

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

Respectfully submitted,
Dawn M. Williams
Land Use Board Secretary