

Elmer Borough Land Use Board  
Minutes of Board Meeting  
Thursday, April 1<sup>st</sup>, 2021

The meeting of the Elmer Borough Land Use Board was held virtually on Thursday, April 1<sup>st</sup>, 2021, at 6:30 p.m. via Zoom. The meeting was called to order around 6:30 p.m., after all participants were able to join.

Secretary Dawn Williams read the Open Public Meetings Act Statement. Secretary Dawn Williams also read a statement regarding the manner in which the meeting would be held virtually. No action was taken.

Pamela Grenier accepted the position of Land Use Board Member Alternate #2 and took the Oath Allegiance.

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

Mayor Joseph Stemberger will abstain from voting on all resolutions (Adam's Funeral Home and Shelly Frio) due to the variances included. Councilwoman Lynda Davis will abstain from voting on all resolutions (Adam's Funeral Home and Shelly Frio) due to the variances included. Linda Herrmann will abstain from voting on Marc Adam's resolution due to a conflict of interest as she resides within 200' of the properties involved. Fred Davis will abstain from voting on Shelly Frio's resolution as he is related to the applicant and also resides within 200' of the property involved. Pamela Grenier will abstain from voting on all resolutions as she was not on the Land Use Board prior to this evening.

Chairman Lewis Reed motioned and Councilwoman Lynda Davis seconded to approve the Board Minutes from March 4<sup>th</sup>, 2021. The motion was unanimously carried.

Vice-chairman Jay DuBois motioned and Chairman Lewis Reed seconded to adopt Resolution #21-2 to memorialize the approval of Application #20-4 on behalf of Cambre Investment, LLC. Roll call vote was taken. Mayor Joseph Stemberger, Councilwoman Lynda Davis, Linda Herrmann, and Pamela Grenier abstained. The motion carried.

Secretary Dawn Williams motioned and Vice-chairman Jay DuBois seconded to adopt Resolution #21-3 to memorialize the approval of Application #21-1 on behalf of William and Shelly Frio. Roll call vote was taken. Mayor Joseph Stemberger, Councilwoman Lynda Davis, Fred Davis, and Pamela Grenier abstained. The motion carried.

Resident Scott Edmonds informally presented his plans for the New Dodge's Market. His proposed plans would require a minor site plan with several variances and/or waivers as necessary. No action was taken.

Secretary Dawn Williams shared an e-mail from Inspira Hospital regarding the installation of a solar field on their properties within Elmer Borough and Upper Pittsgrove Township. Secretary Dawn Williams will reply with suggestions from the Land Use Board. No action was taken.

Mayor Joseph Stemberger shared that Tom Mellon will present his plans for a nanobrewery to the Borough Council at their April 14<sup>th</sup> meeting. No action was taken.

The next Land Use Board meeting is scheduled for Thursday, May 6<sup>th</sup>, 2021, at 6:30 p.m., held virtually via Zoom.

At 7:25 p.m. Secretary Dawn Williams 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