

Elmer Borough Land Use Board
Minutes of Board Meeting
Thursday, October 7th, 2021

The meeting of the Elmer Borough Land Use Board was held on Thursday, October 7th, 2021, at 6:30 p.m. in the Elmer Borough Hall, Council Chambers.

Secretary Dawn Williams read the Open Public Meetings Act Statement. No action was taken.

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

Linda Herrmann announced a conflict of interest regarding Application #21-2 (Adam's Funeral Home).

Vice-chairman Jay DuBois motioned and Linda Herrmann seconded to approve the Board Minutes from September 2nd, 2021. The motion was unanimously carried.

Robert McFetters, on behalf of his client Brent Stephens (Stephen's Contracting LLC), requested that Application #21-1 be adjourned to next month, without having to re-notify the public. The reason for the request was so that a hybrid hearing (in-person and Zoom) could take place with more Land Use Board members in attendance. Secretary Dawn Williams motioned and Vice-chairman Jay DuBois seconded to grant the request to adjourn the hearing to the next regularly schedule meeting (November 4, 2021) as a hybrid hearing. Roll call vote was taken. The motion was unanimously carried.

Secretary Dawn Williams asked Engineer Teal Jefferis on the status of Application #21-2 (Adam's Funeral Home). There are just a few details to complete in order to finalize the application. Proof of County Planning Board Waiver|Approval needs to be submitted to Secretary Dawn Williams. Final drawings need to be submitted to Engineer Teal Jefferis for signatures. Deeds need to be submitted to Attorney Marla Gaglione for approval. Secretary Dawn Williams will reach out to owner Marc Adams with more direction. No action was taken.

Future Applicant Tom Mellon (nano brewery on Main Street) informally asked for guidance on moving forward with his project. Many suggestions were provided by the Board Members, Attorney Marla Gaglione, and Engineer Teal Jefferis. No action was taken.

Mayor Joseph Stemberger shared Borough Ordinances #2021-9 and #2021-10. Ordinance #2021-9 would amend Chapter 25-16.1b to include "No person or entity shall use, or permit to be used, a portable storage container or construction trailer in any zoning district except as permitted by Chapter 8 of the Code of the Borough of Elmer entitled "Portable Storage Containers". Ordinance #2021-10 would create new Chapter 8 entitled "Trailers and Portable Storage Containers" of the Code of the Borough of Elmer. No action was taken.

Chairman Lewis Reed questioned the status of Application #18-4 (Roger Anderson and Tina Fithian-Anderson: Recreation Facility). No new information was provided. No action was taken.

The next Land Use Board meeting is scheduled for Thursday, November 4th, 2021, at 6:30 p.m., held both in-person in the Elmer Borough Hall, Council Chambers and online utilizing Zoom.

At 7:45 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