

Elmer Borough Land Use Board
Minutes of Board Meeting
Thursday, March 7th, 2024

The meeting of the Elmer Borough Land Use Board was held on Thursday, March 7th, 2024, at 6:30 p.m. in the Elmer Borough Hall, Council Chambers and also virtually via Zoom. The meeting was called to order at 6:35 p.m., after all participants were able to join.

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

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

Vice-chairman Jay DuBois announced a conflict of interest with the First Baptist Church of Elmer, as he resides within 200 feet of the proposed project.

Chairman Lewis Reed motioned and Vice-chairman Jay DuBois seconded to approve the Board Minutes from February 1st, 2024. The motion was unanimously carried.

Bulk Variance Application #24-1 (Block 20, Lot 19, 239 Broad Street) was introduced. Attorney Joseph DiNicola swore in Applicant Jonathan Forsythe and his builder Ryan Clark. Applicant Jonathan Forsythe offered testimony. Engineer Teal Jefferis presented his review letter dated 3/1/2024. It was agreed that after the sale of the property, the applicant would provide a copy of the settlement sheet to show that all tax liens were satisfied. Chairman Lewis Reed motioned and Councilwoman Lynda Davis seconded to deem the application complete. Roll call vote was taken. The motion was unanimously carried. During the public portion, neighbor Mike Kulig asked about the proposed plans showing the location of the "future garage". Secretary Dawn Williams motioned and Pamela Grenier seconded to approve the application as presented. Roll call vote was taken. The motion was unanimously carried.

Engineer Teal Jefferis offered an update on the already approved application of the First Baptist Church of Elmer (329 Front Street). No action was taken.

Engineer Teal Jefferis offered an update on the already approved application of Richard and Karen Stevens (620 Salem Street). No action was taken.

Mayor Joseph Stemberger offered an update on upcoming Ordinance #2024-4 (Tree Removal and Replacement). Engineer Teal Jefferis will share examples from other municipalities for further understanding. No action was taken.

Mayor Joseph Stemberger offered an update on ordinances on accessory dwellings. No action was taken.

There was a discussion on a food truck set up in Pittsgrove Township. Attorney Joseph DiNicola will share examples from other municipalities for further understanding. No action was taken.

Mayor Joseph Stemberger offered an update on the housing office. Housing Officer Chris Digneo will present to Borough Council at the next meeting. No action was taken.

The next Land Use Board meeting is scheduled for Thursday, April 4th, 2024, at 6:30 p.m., both in-person and virtually via Zoom.

At 7:55 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