

Elmer Borough Land Use Board  
Minutes of Board Meeting  
Thursday, October 3<sup>rd</sup>, 2024

The meeting of the Elmer Borough Land Use Board was held on Thursday, October 3<sup>rd</sup>, 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 6:51 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, Councilwoman Lynda Davis, Vice-chairman Jay DuBois, Linda Herrmann, David Newkirk (Zoom), Chairman Lewis Reed, Heather Runyon (Zoom), Mayor Joseph Stemberger, and Secretary Dawn Williams. Engineer Teal Jefferis and Attorney Adam Telsey were also present. Land Use Board Attorney Joseph DiNicola was absent.

Mayor Joseph Stemberger and Councilwoman Lynda Davis will not be eligible to vote on Site Plan Waiver and Use Variance #24-2. No members announced a conflict of interest with the application.

Vice-chairman Jay DuBois motioned and Linda Herrmann seconded to approve the Board Minutes from September 5<sup>th</sup>, 2024. The motion was unanimously carried.

Secretary Dawn Williams introduced Site Plan Waiver and Use Variance Application #24-2 for Krise Services. Land Use Board Attorney Adam Telsey swore in Applicants Jim Parks and Ron Cuff. Applicant Attorney Frank Hoerst offered testimony. Land Use Board Engineer Teal Jefferis presented his review letter dated 9/3/2024. Applicant Jim Park clarified that the property is owned by Eric M. Krise Properties, LLC. The Applicant is High Point Home Services dba Krise Services, LLC. Applicant Jim Park prepared the sketch based on tax maps and the physical layout of the property based on locating one existing property marker. The properties on which the storage containers are located are Block 18, Lots 10, 11, 12, and 16. Specifically, the large container is on Lot 10 while the other containers are on Lot 11. No official survey was prepared, and a lengthy discussion was had about the need for a survey to clarify the location of the building, property lines, container placement, and related dimensions. The applicant agreed to order a survey and perhaps consolidate lots if necessary, and re-notice for a future hearing based on the 200 foot list on ALL applicable lots. Vice-chairman Jay DuBois motioned and Marc Adams seconded to deem the application incomplete as presented, conditioned upon the applicant providing a survey of the properties. Roll call vote was taken. Mayor Joseph Stemberger and Councilwoman Lynda Davis abstained. The motion carried.

Secretary Dawn Williams urged all members to complete online training on stormwater before 12/31/2024. A form was provided to members to sign and submit to the Borough Clerk after completing the training. No action was taken.

The next Land Use Board meeting is scheduled for Thursday, November 7<sup>th</sup>, 2024, at 6:30 p.m., both in-person and virtually via Zoom.

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

Respectfully submitted,  
Dawn M. Williams  
Land Use Board Secretary