

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

The meeting of the Elmer Borough Land Use Board was held on Thursday, November 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 6:45 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, Chairman Lewis Reed, Heather Runyon (Zoom), Mayor Joseph Stemberger, and Secretary Dawn Williams. Linda Herrmann and David Newkirk were absent. Land Use Board Engineer Teal Jefferis and Attorney Joseph DiNicola were also present.

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 Chairman Lewis Reed seconded to approve the Board Minutes from October 3rd, 2024. The motion was unanimously carried.

Secretary Dawn Williams introduced Site Plan Waiver and Use Variance Application #24-2 for Krise Services. Applicant Attorney Frank Hoerst requested a continuance due to only five (5) voting members present. No new notices would be necessary for a December 5th hearing date. The Board agreed to move the hearing for Application #24-2 to December 5th, 2024 at 6:30 p.m. Land Use Board Attorney Joseph DiNicola announced the continuance. No public was present. No further action was taken.

Secretary Dawn Williams proposed a 2025 Meeting Dates Calendar wherein all Land Use Board Meetings will meet on the first Thursday of each month at 6:30 p.m. The proposed calendar was agreed upon by all members. Secretary Dawn Williams will publish and post the calendar on the website, in the Borough Hall, and in The Elmer Times newspaper. No further action was taken.

Secretary Dawn Williams shared a request for a possible use variance at 13 North Main Street, in order to permit a residential unit in a General Business District. No action was taken.

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. Chairman Lewis Reed commented that he completed the online training in approximately 30 minutes. No action was taken.

Resident Lauren Guy requested an update on the Mill Street property known as White's Garage and Trucking. Mayor Joseph Stemberger offered an update. Land Use Board Attorney Joseph DiNicola suggested different strategies to remedy the situation. No action was taken.

The next Land Use Board meeting is scheduled for Thursday, December 5th, 2024, at 6:30 p.m., both in-person and virtually via Zoom.

At 7:30 p.m. Vice-chairman Jay DuBois motioned and Chairman Lewis Reed seconded to adjourn the meeting. The motion was unanimously carried.

Respectfully submitted,
Dawn M. Williams
Land Use Board Secretary