

Elmer Borough Land Use Board  
Minutes of Board Meeting  
Thursday, December 5<sup>th</sup>, 2024

The meeting of the Elmer Borough Land Use Board was held on Thursday, December 5<sup>th</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 6:35 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, Vice-chairman Jay DuBois, Linda Herrmann, Chairman Lewis Reed, Heather Runyon (Zoom), and Secretary Dawn Williams. Councilwoman Lynda Davis, David Newkirk, and Mayor Joseph Stemberger were absent. Land Use Board Engineer Teal Jefferis and Attorney Joseph DiNicola Sr. were also present.

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 November 7<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 Joseph DiNicola Sr. explained the rules for granting a use variance and offered advice to members regarding criteria needed to grant a use variance. Approval would require five out of six "yes" votes in order to be successful. The applicant's attorney agreed to proceed with only six voting board members present. Land Use Board Engineer Teal Jefferis presented his review letter dated 11/7/2024. Vice-chairman Jay DuBois motioned and Linda Herrmann seconded to deem the application complete. Roll call vote was taken. The motion was unanimously carried. Land Use Board Attorney Joseph DiNicola Sr. swore in Applicant James Parks. Applicant Attorney Frank Hoerst offered testimony on behalf of his applicant. Applicant James Parks offered testimony. Land Use Board members engaged in discussion with the applicant and his attorney. Land Use Board Engineer Teal Jefferis continued to present his review letter dated 11/7/2024. No one in the public was present. Vice-chairman Jay DuBois motioned and Linda Herrmann seconded to approve the application conditioned upon the agreed upon details listed below. Roll call vote was taken. The motion was unanimously carried.

Conditions Agreed Upon:

- Applicant will obtain a "letter of no interest" from Salem County Planning Board.
- Applicant will obtain an e-mail or letter from fire code official regarding the safety of the containers near the existing building.
- Applicant will position all five (5) standard-sized containers alongside the building (not more than five (5) feet from the building), and not in the open space as originally proposed.
- Applicant will paint all six (6) containers the same color, probably gray.
- Applicant will not rent any of the containers to other people or businesses.
- Applicant will only store items within the containers related to the business.
- Applicant will remove all excess clutter (vehicles and debris) from the property.
- Applicant will only replace containers in-kind with the same size, color, and in the same location, with board approval.
- Applicant will not use electricity, plumbing, or heating in the containers.
- Applicant will maintain, secure, and lock containers at all times.
- Applicant will submit revised plans showing updated placement of all six (6) containers as well as any other revisions requested by the Land Use Board Engineer.

Secretary Dawn Williams reminded members to complete the Borough of Elmer MS4 Online Training prior to the 12/31/2024 deadline. No action was taken.

Chairman Lewis Reed shared an update of the Mill Street property (Steven and Paul Italiano). Discussion followed. No action was taken.

Land Use Board Engineer Teal Jefferis shared an update on the Subdivision #22-2 (Rich and Karen Stevens). No action was taken.

Land Use Board Engineer Teal Jefferis shared an update on Site Plan #23-2 (Advanced Specialty Products). No action was taken.

The next Land Use Board meeting is scheduled for Thursday, January 2<sup>nd</sup>, 2025, at 6:30 p.m., both in-person and virtually via Zoom.

At 8:40 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