

Elmer Borough Land Use Board  
Minutes of Board Meeting  
Thursday, November 6<sup>th</sup>, 2025

The meeting of the Elmer Borough Land Use Board was held on Thursday, November 6<sup>th</sup>, 2025, at 6:30 p.m. in the Elmer Borough Hall, Council Chambers and also virtually via Zoom. The meeting was called to order at 6:30 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, Ernie Buff (6:45), Councilwoman Lynda Davis, Vice-chairman Jay DuBois (zoom), Chairman Lewis Reed, Heather Runyon (zoom), Mayor Joseph Stemberger, and Secretary Dawn Williams. Linda Herrmann and David Newkirk were absent. Attorney Joseph DiNicola Sr. was present (zoom). Engineer Teal Jefferis was absent.

Chairman Lewis Reed motioned and Marc Adams seconded to approve the Board Minutes from October 2<sup>nd</sup>, 2025. The motion was unanimously carried.

Councilwoman Lynda Davis and Secretary Dawn Williams seconded to adopt Resolution #25-2 (Application #25-1 Highlands Development Group, LLC). Roll call vote was taken. The motion was unanimously carried.

Secretary Dawn Williams presented the current Contact Sheet for revisions. Only one correction was noted. Secretary Dawn Williams will edit the document and share with all members.

Secretary Dawn Williams presented a suggested 2026 Meeting Dates calendar. It was agreed that the Land Use Board will continue to meet on the first Thursday of each month at 6:30 p.m. The only conflict was for the Reorganization meeting on January 1<sup>st</sup>, 2026. The Reorganization meeting will be held on January 8<sup>th</sup>, 2026 instead. Secretary Dawn Williams will publish the dates in the Elmer Times newspaper prior to the end of 2025, as well as post on the website and on the Elmer Borough Hall doors.

Secretary Dawn Williams suggested that all members complete a water survey provided by the New Jersey Department of Environmental Protection. A link to the survey can be found on the Elmer Borough website, the Elmer Borough Facebook page, and was e-mailed to all members. The deadline for the survey is November 30<sup>th</sup>, 2025.

Mayor Joseph Stemberger shared that he met with the Elmer Borough Engineer to discuss the "Get the Lead Out" water service line inspections. The GLO team will do final inspections on Wednesday, November 12<sup>th</sup>, 2025 between the hours of 10:00 a.m. and 4:00 p.m. Many details of the program were discussed. No action was taken.

Mayor Joseph Stemberger shared that there are at least three or four homes within the Borough that will be foreclosed upon soon. Dodge's Market is under contract for sale. No action was taken.

The next Land Use Board meeting is scheduled for Thursday, December 4<sup>th</sup>, 2025, at 6:30 p.m., both in-person and virtually via Zoom.

At 7:25 p.m. Councilwoman Lynda Davis motioned and Marc Adams seconded to adjourn the meeting. The motion was unanimously carried.

Respectfully submitted,  
Dawn M. Williams  
Land Use Board Secretary