

Elmer Borough Land Use Board
Minutes of Board Meeting
Thursday, January 8th, 2026

The meeting of the Elmer Borough Land Use Board was held on Thursday, January 8th, 2026, 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 Ernie Buff, Jay DuBois, Linda Herrmann, Lewis Reed, Heather Runyon (zoom), Mayor Joseph Stemberger, and Dawn Williams. Councilwoman Lynda Davis and David Newkirk were absent. Attorney Adam Telsey and Engineer Teal Jefferis were also absent.

Mayor Joseph Stemberger administered the Oath of Allegiance to the following Land Use Board Members: Ernie Buff, Linda Herrmann, Lewis Reed, and Dawn Williams. Councilwoman Lynda Davis was absent and will take her Oath of Allegiance next month.

Jay DuBois motioned and Ernie Buff seconded to nominate Lewis Reed as Chairman. The motion was unanimously carried.

Chairman Lewis Reed motioned and Ernie Buff seconded to nominate Jay DuBois as Vice-chairman. The motion was unanimously carried.

Vice-chairman Jay DuBois motioned and Linda Herrmann seconded to nominate Dawn Williams as Secretary. The motion was unanimously carried.

Chairman Lewis Reed motioned and Vice-chairman Jay DuBois seconded to approve Adam Telsey as Board Attorney. The motion was unanimously carried.

Chairman Lewis Reed motioned and Vice-chairman Jay DuBois seconded to approve Teal Jefferis as Board Engineer. The motion was unanimously carried.

Chairman Lewis Reed motioned and Vice-chairman Jay DuBois seconded to approve Randall Scheule as Board Planner. The motion was unanimously carried.

Vice-chairman Jay DuBois motioned and Linda Herrmann seconded to approve the Board Minutes from December 4th, 2025. The motion was unanimously carried.

In preparation for reviewing the Master Plan, the following members volunteered to serve on a subcommittee to assist during the re-examination process: Chairman Lewis Reed, Vice-chairman Jay DuBois, Linda Herrmann, and Secretary Dawn Williams. Planner Randall Scheule will present at the February meeting to offer further direction. No action was taken.

Dawn Williams will create and share an annual report with Planner Randall Scheule and other interested parties. No action was taken.

The Mill Street situation was discussed. No action was taken.

The new Zoning and Housing Officer David Elwell will work on Thursdays. Secretary Dawn Williams will invite him to the February meeting. No action was taken.

A discussion about storm water and lead|galvanized water service lines was had. No action was taken.

Borough Council is considering a name for the new "ball park" area (pickle ball court and walking trail). No action was taken.

The next Land Use Board meeting is scheduled for Thursday, February 5th, 2026, at 6:30 p.m., both in-person and virtually via Zoom.

At 7:30 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