

Elmer Borough Land Use Board
Minutes of Board Meeting
Thursday, October 5th, 2023

The meeting of the Elmer Borough Land Use Board was held on Thursday, October 5th, 2023, 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, Councilwoman Lynda Davis, Vice-chairman Jay DuBois, Pamela Grenier, Linda Herrmann, David Newkirk, Chairman Lewis Reed, and Secretary Dawn Williams. Heather Runyon and Mayor Joseph Stemberger were absent. Attorney Joseph DiNicola and Engineer Teal Jefferis were present.

Vice-chairman Jay DuBois announced a conflict of interest with any action regarding the First Baptist Church of Elmer. Heather Runyon was not present, but would have a conflict of interest with any action regarding the Advanced Specialty Products application. No action was taken.

Vice-chairman Jay DuBois motioned and Linda Herrmann seconded to approve the Board Minutes from September 7th, 2023. The motion was unanimously carried.

Councilwoman Lynda Davis motioned and Chairman Lewis Reed seconded to approve Resolution #23-2 (First Baptist Church of Elmer). Vice-chairman Jay DuBois abstained. Roll call vote was taken. The motioned carried.

Site Plan and Variance Application #23-2 (Advanced Specialty Products – 424 Broad Street) was discussed. Land Use Board Engineer Teal Jefferis presented his engineering review letter dated 10/3/2023. Applicant Attorney Brian Hall offered testimony. Applicant Engineer William Gilmore offered testimony. Applicant Adam Diekewicz offered testimony. Applicant Planner Brian Seidel offered testimony. Marc Adams motioned and Linda Herrmann seconded to deem the application complete (with requested waivers). Roll call vote was taken. Councilwoman Lynda Davis was not eligible to vote. The motion carried. Applicant Engineer William Gilmore and Planner Brian Seidel presented the application. Land Use Engineer Teal Jefferis presented the remainder of his engineering review letter dated 10/3/2023. The hearing was opened for public comment. Neighbor Tammy Hoffman questioned the applicant about fencing, curbing, and shrubbery. Neighbor Dave Nelson questioned the applicant about front windows, loading dock, and the possibility of chemicals stored on-site. The hearing was closed for public comment. Neighbor Steven Schalick identified the location of the existing septic system on the plan. Secretary Dawn Williams motioned and Pamela Grenier seconded to grant preliminary and final site plan approval (with variances). Roll call vote was taken. Councilwoman Lynda Davis was not eligible to vote. The motion carried.

Secretary Dawn Williams reported no updates on the possible application for Southwick Properties. No action was taken.

Secretary Dawn Williams reported no updates on the possible application for Sukhdev Singh. No action was taken.

Secretary Dawn Williams reported that a representative from Krise Services did meet with the Elmer Borough Zoning Officer Edward Ramsay on 9/27/2023. No application has been filed. No action was taken.

Resident Steven Italiano informally asked the Land Use Board about a citation that he received. Steven was advised to contact Zoning Officer Edward Ramsay for clarification. No action was taken.

The next Land Use Board meeting is scheduled for Thursday, November 2nd, 2023, at 6:30 p.m., both in-person and virtually via Zoom.

At 7:45 p.m. Marc Adams motioned and Pamela Grenier seconded to adjourn the meeting. The motion was unanimously carried.

Respectfully submitted,
Dawn M. Williams
Land Use Board Secretary