

Elmer Borough Land Use Board
Minutes of Board Meeting
Thursday, January 1st, 2015

The regular meeting of the Elmer Borough Land Use Board was held on Thursday, January 1st, at 6:30 p.m. in the Elmer Borough Hall.

Secretary Dawn Williams read the Open Public Meetings Act Statement.

Present at the meeting were Leigh Bostwick, Councilwoman Lynda Davis, Jay DuBois, Linda Herrmann, David Newkirk, Lewis Reed, Mayor Joseph Stemberger, and Dawn Williams. Fred Davis, Tammy Collins, John Hagen, and Scott McDonald were absent. Solicitor Katie B. Coleman was also present.

Solicitor Katie Coleman administered the Oath of Allegiance to Land Use Board Members Dawn Williams (Class 2) and Jay DuBois (Class 4). Members Scott McDonald (Class 4), Fred Davis (Class 4), and John Hagen (Class 4 – Alt. No. 1) were absent.

Jay DuBois motioned and Lynda Davis seconded to nominate Lewis Reed as Board Chairman. The motion was unanimously carried.

Leigh Bostwick motioned and Lewis Reed seconded to nominate Jay DuBois as Board Vice-chairman. The motion was unanimously carried.

Lewis Reed motioned and Leigh Bostwick seconded to nominate Dawn Williams as Board Secretary. The motion was unanimously carried.

Lynda Davis motioned and Linda Herrmann seconded to approve Katie Coleman as Board Attorney. The motion was unanimously carried.

Lewis Reed motioned and Leigh Bostwick seconded to approve Fralinger Engineering (Carl Gaskill) as Board Engineer. The motion was unanimously carried.

Lynda Davis motioned and Leigh Bostwick seconded to adopt the Board Minutes from December 4th, 2014 as presented. The motioned was unanimously carried.

Site Plan Application #15-1 (Dr. Hassan Salah – First Step Pediatrics) was introduced. The following individuals offered testimony on behalf of the applicant: Robert Casella (attorney), Hassan Mageid (engineer), and Ashraf Ragab (architect). Representing the Land Use Board were Engineer Carl Gaskill and Attorney Katie Coleman.

The applicant's attorney Robert Casella offered testimony. The current house on the property will be demolished to make room for the new construction of a pediatric doctor's office. The applicant is not ready to propose plans for signage, and therefore no sign variances are requested at this time. A waiver for soil conservation study is requested. The revised plans will be signed as required. Variances will most probably be necessary for lot width (pre-existing 75' frontage) and impervious coverage (pavement, parking, driveway...), but are not included in the current application.

The applicant's engineer Hassan Mageid offered testimony. A signed survey of the property was submitted to the Board Secretary (signed by Bruce Ewing). The applicant is proposing 40% impervious coverage. The applicant is asking for a waiver

of submitting a storm water management report due to the small lot size (he claims that for properties less than one acre in size the report is not required).

Land Use Board Engineer Carl Gaskill offered comments. The review letter dated 12/20/14 was clarified. It was advised that plans be submitted to the police, ambulance, and county for review.

Applicant Dr. Hassan Salah offered testimony. Dr. Hassan Salah is a pediatrician who has maintained an office in Elmer for the past ten years. He employs between eight and ten employees. His current hours are between 9:00 a.m. and 8:00 p.m., Monday through Friday, with hours offered on Saturday morning. He is aware that he may need to revise his proposal to include plans for trash removal (dumpster).

The applicant's architect Ashraf Ragab offered testimony. The proposed office building will be about 3000 square feet.

Chairman Lewis Reed commented on the storm water management report and the plans for exterior lighting.

Land Use Board Attorney Katie Coleman noted that necessary variances were not included in the submission. Attorney Katie Coleman advised that the hearing be continued to next month (February 5th, 2015). The applicant should re-advertise and re-notify neighbors. The new notices should include variances for impervious coverage, lot width (frontage), and rear setback (odd shaped rear line in back corner).

Land Use Board Engineer Carl Gaskill noted that the proposed plan does not include gutters or down spouts. Engineer Carl Gaskill questioned the reliance upon the hospital's existing reservoir for storm water runoff.

Mayor Joseph Stemberger motioned and Council-woman Lynda Davis seconded to grant the waivers being requested (environment impact statement, soil erosion of sediment control plan, and cross section). Roll Call was taken. The motion was unanimously carried.

Mayor Joseph Stemberger motioned and Vice-chairman Jay DuBois seconded to deem the application incomplete and to continue the hearing on February 5th, 2015. Roll Call was taken. The motion was unanimously carried.

Resident Dan Williams commented that he has concerns that patients may resort to parking on Front Street, making it unsafe for travelers and children in the neighborhood. Off-street parking is proposed in the submission, but Dan Williams is concerned that not enough off-street parking stalls are proposed.

Land Use Board Attorney Katie Coleman will prepare a final version of changes to the existing fence ordinance for the next meeting. No action was taken.

The next Land Use Board meeting is scheduled for Thursday, February 5th, 2015, at 6:30 p.m. in the Elmer Borough Hall.

At 8:40 p.m. Jay DuBois motioned and Leigh Bostwick seconded to adjourn the meeting. The motion was unanimously carried.

Respectfully submitted,
Dawn M. Williams
Land Use Board Secretary