

Elmer Borough Land Use Board
Minutes of Board Meeting
Thursday, October 1st, 2020

The meeting of the Elmer Borough Land Use Board was held virtually on Thursday, October 1st, 2020, at 6:30 p.m. using 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.

Present at the meeting were Fred Davis, Vice-chairman Jay DuBois, Linda Herrmann, Chairman Lewis Reed, Heather Runyon, and Secretary Dawn Williams. Councilwoman Lynda Davis, Jennifer Lloyd, David Newkirk, and Mayor Joseph Stemberger were absent. Solicitor Marla Gaglione and Engineer Teal Jefferis were also present. James Garrison and Julia Jensen were also in attendance.

Linda Herrmann motioned and Vice-chairman Jay DuBois seconded to approve the Board Minutes from July 2nd, 2020. The motion was unanimously carried.

Secretary Dawn Williams read a prepared statement setting forth the guidelines for a virtual hearing. No action was taken.

Mr. James Garrison (300 North Main Street) shared his current zoning situation to the Land Use Board. Mr. Garrison was denied a zoning permit necessary to replace his existing 6 foot privacy fence with a new 6 foot privacy fence. The zoning permit was not issued due to the non-conforming nature of the existing fence with regard to yard setbacks. Mr. Garrison was advised to apply for a variance in order to complete his fencing project. After much discussion, it was informally decided that Mr. Garrison's preexisting nonconforming condition predated the current zoning ordinance and should therefore be allowed to continue without the need for bulk variances. Attorney Marla Gaglione volunteered to discuss the issue with the zoning officer. No action was taken.

Secretary Dawn Williams shared an e-mail inquiry from a realtor regarding a possible brewery|distillery within the Borough. No action was taken.

Secretary Dawn Williams suggested that the Land Use Board should continue to meet on the first Thursday of each month at 6:30 p.m. in the Elmer Borough Hall, Council Chambers. No one objected. Secretary Dawn Williams will prepare notices for the Borough Hall, the Elmer Times Newspaper, and the Elmer Borough Website. No action was taken.

The next Land Use Board meeting is scheduled for Thursday, November 5th, 2020, at 6:30 p.m., tentatively held virtually via Zoom.

At 7:30 p.m. Secretary Dawn Williams motioned and Fred Davis seconded to adjourn the meeting. The motion was unanimously carried.

Respectfully submitted,
Dawn M. Williams
Land Use Board Secretary