

Elmer Borough Land Use Board
Minutes of Board Meeting
Thursday, February 4th, 2021

The meeting of the Elmer Borough Land Use Board was held virtually on Thursday, February 4th, 2021, at 6:30 p.m. via Zoom. The meeting was called to order around 6:35 p.m., after all participants were able to join.

Secretary Dawn Williams read the Open Public Meetings Act Statement. Secretary Dawn Williams also read a statement regarding the manner in which the meeting would be held virtually. No action was taken.

Present at the meeting were Fred Davis, Vice-chairman Jay DuBois, Linda Herrmann, Chairman Lewis Reed, Heather Runyon, Mayor Joseph Stemberger (arrived late), and Secretary Dawn Williams. Councilwoman Lynda Davis, Jennifer Lloyd, and David Newkirk were absent. Attorney Marla Gaglione and Engineer Teal Jefferis were present.

Mayor Joseph Stemberger will abstain from voting on all variance applications (Adam's Funeral Home and Shelly Frio) due to the variances included. Linda Herrmann will abstain from voting on Marc Adam's application by due to a conflict of interest as she resides within 200' of the properties involved. Fred Davis will abstain from voting on Shelly Frio's variance application as he is related to the applicant and also resides within 200' of the property involved.

Vice-chairman Jay DuBois motioned and Chairman Lewis Reed seconded to approve the Board Minutes from January 7th, 2021. The motion was unanimously carried.

Subdivision with Variances Application #20-4 (Cambre Investment LLC) was discussed. Applicant Marc Adams asked Attorney Gaglione for additional advice in order to finalize all preparations for a March hearing. Attorney Gaglione advised the applicant to obtain the Official 200' List, create neighbor notices and a public notice for the newspaper, and also to request to appear at the March Land Use Board Meeting. Chairman Lewis Reed reminded Applicant Marc Adams that any revisions to the original plan should be submitted ten days prior to the hearing. No action was taken.

Tom Mellon introduced himself, his fiancé, and her mother|realtor. Tom is considering purchasing a property within the Borough in order to use that property for a nano brewery as well as a yoga studio. Many topics were discussed, including but not limited to changes to the Borough Ordinance, obtaining a use variance for dual purposes, obtaining bulk variances if applicable, obtaining site plan approval, and reviewing capacity of the current septic system. Current owner Burry Timberman and his wife Tanya commented on the present use of the property as a yoga studio. No action was taken.

The Elmer Borough Stormwater Ordinance (Chapter 23) and revisions to it were discussed. The State has provided an ordinance for municipalities to adopt. It is believed that the Borough's Stormwater Ordinance had already been revised to

accommodate all of the suggested revisions. In order to “be on the safe side” the Board will recommend that Borough Council adopts the State Ordinance. Chairman Lewis Reed motioned and Secretary Dawn Williams seconded to recommend that Borough Council adopts the State Model as proposed. Roll Call was taken. Mayor Joseph Stemberger abstained. The motion was carried. Attorney Marla Gaglione will contact Council Solicitor Brian Duffield to convey that the Land Use Board believes the Stormwater Ordinance had previously been updated to State guidelines.

Secretary Dawn Williams updated the Board on an upcoming application for Stephen’s Contracting. A March 4th hearing is expected. No action was taken.

Secretary Dawn Williams updated the Board on an upcoming application for Shelly Frio. A March 4th hearing is expected. No action was taken.

Heather Runyon shared a concern that she has about a possible illegal living situation close to her own backyard. Heather will contact Pittsgrove Township to see if there are possible violations taking place on that property. No action was taken.

Mayor Joseph Stemberger offered an update on two vacant properties on South Main Street with multiple violations. No action was taken.

The next Land Use Board meeting is scheduled for Thursday, March 4th, 2021, at 6:30 p.m., held virtually via Zoom.

At 7:40 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