

Elmer Borough Land Use Board  
Minutes of Board Meeting  
Thursday, August 4<sup>th</sup>, 2022

The meeting of the Elmer Borough Land Use Board was held on Thursday, August 4<sup>th</sup>, 2022, at 6:30 p.m. in the Elmer Borough Hall, Council Chambers and also virtually via Zoom. The meeting was called to order at 6:40 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 Vice-chairman Jay DuBois, Pamela Grenier, Linda Herrmann, David Newkirk, Chairman Lewis Reed, Heather Runyon, Mayor Joseph Stemberger, and Secretary Dawn Williams. Councilwoman Lynda Davis was absent. Attorney Joseph DiNicola and Engineer Teal Jefferis were also present.

Vice-chairman Jay DuBois announced a conflict of interest with the Elmer Baptist Church discussion, as he is a neighbor to the Church's property.

Vice-chairman Jay DuBois motioned and Linda Herrmann seconded to approve the Board Minutes from July 7<sup>th</sup>, 2022. The motion was unanimously carried.

The Elmer Baptist Church introduced an upcoming project to the Board. Engineer Bill Gilmore and Church Representative Dan Williams presented their plans for 329 Front Street. The property is within the Residential Professional and Low Density Residential Zoning Districts. The Church plans on creating a youth center|chapel with paved driveways, parking lots, covered pavilion, classrooms, and related uses. They will request waivers for some aspects, such as curbing, acceleration|deceleration lane, and environmental impact study. The Land Use Board and its professionals suggested that the Church apply for a use variance in order to construct accessory uses (driveways, parking, pavilion...) prior to the primary use (youth center|chapel). The site plan should detail the anticipated project phasing. No action was taken.

Secretary Dawn Williams shared that the Lost Elephant Brewery (Main Street) obtained their NJ State License on July 20, 2022. Attorney Joseph DiNicola and Engineer Teal Jefferis clarified their next steps in the process. Attorney Joseph DiNicola will reach out to owner Tom Mellon to instruct him on the steps required in order to obtain a Zoning Permit and Certificate of Occupancy from the Zoning Office.

The next Land Use Board meeting is scheduled for Thursday, September 1<sup>st</sup>, 2022, at 6:30 p.m., both in-person and virtually via Zoom.

At 7:25 p.m. Linda Herrmann motioned and Vice-chairmen Jay DuBois seconded to adjourn the meeting. The motion was unanimously carried.

Respectfully submitted,  
Dawn M. Williams  
Land Use Board Secretary