

Elmer Borough Land Use Board
Minutes of Board Meeting
Thursday, January 9th, 2025

The meeting of the Elmer Borough Land Use Board was held on Thursday, January 9th, 2025, at 6:30 p.m. in the Elmer Borough Hall, Council Chambers and also virtually via Zoom. The meeting was called to order at 6:35 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, Jay DuBois, Linda Herrmann, Lewis Reed, Heather Runyon (Zoom), and Dawn Williams. David Newkirk and Mayor Joseph Stemberger were absent. Engineer Teal Jefferis and Attorney Joseph DiNicola were present.

Land Use Board Attorney Joseph DiNicola administered the Oath of Allegiance to Dawn Williams (Class 2), Councilwoman Lynda Davis (Class 3), and Marc Adams (Class 4). Class 4 Member David Newkirk was absent.

Dawn Williams motioned and Councilwoman Lynda Davis seconded to nominate Lewis Reed as Chairman. The motion was unanimously carried.

Chairman Lewis Reed motioned and Linda Herrmann seconded to nominate Jay DuBois as Vice-chairman. The motion was unanimously carried.

Chairman Lewis Reed motioned and Vice-chairman Jay DuBois seconded to nominate Dawn Williams as Secretary. The motion was unanimously carried.

Chairman Lewis Reed motioned and Secretary Dawn Williams seconded to approve Joseph DiNicola as Board Attorney. The motion was unanimously carried.

Chairman Lewis Reed motioned and Councilwoman Lynda Davis seconded to approve Teal Jefferis as Board Engineer. The motion was unanimously carried.

Vice-chairman Jay DuBois motioned and Chairman Lewis Reed seconded to approve the Board Minutes from December 5th, 2024. The motion was unanimously carried.

Secretary Dawn Williams motioned and Vice-chairman Jay DuBois seconded to adopt Resolution #2025-1 (Site Plan Waiver and Variance #2024-2) for Krise Services. Roll call vote was taken. The motion was unanimously carried. Secretary Dawn Williams will e-mail updates to the zoning officer, applicant, and applicant's attorney.

Secretary Dawn Williams announced that there may be a future bulk variance application for the property located at 95 Park Avenue. No action was taken.

Secretary Dawn Williams shared an e-mail regarding a guarantee letter to rebuild on a non-conforming property. No action was taken.

Chairman Lewis Reed commented on videos of excess trucks parked throughout the town. Chairman Lewis Reed shared information regarding neighbor complaints on Mill Street. Secretary Dawn Williams will e-mail the zoning officer to confirm that he is aware of possible violations with regards to illegal parking of large trucks on various properties. No action was taken.

The next Land Use Board meeting is scheduled for Thursday, February 6th, 2025, at 6:30 p.m., both in-person and virtually via Zoom.

At 7:15 p.m. Secretary Dawn Williams motioned and Marc Adams seconded to adjourn the meeting. The motion was unanimously carried.

Respectfully submitted,
Dawn M. Williams
Land Use Board Secretary