

Elmer Borough Land Use Board
Minutes of Board Meeting
Thursday, October 2nd, 2025

The meeting of the Elmer Borough Land Use Board was held on Thursday, October 2nd, 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 6:30 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, Vice-chairman Jay DuBois, Linda Herrmann, Chairman Lewis Reed, Heather Runyon (zoom), Mayor Joseph Stemberger, and Secretary Dawn Williams. Councilwoman Lynda Davis, David Newkirk, and Ernie Buff were absent. Conflict Engineer Mike Brown and Attorney Joseph DiNicola Sr. were present.

Vice-chairman Jay DuBois motioned and Linda Herrmann seconded to approve the Board Minutes from August 7th, 2025. The motion was unanimously carried.

Secretary Dawn Williams introduced Bulk Variance #25-1 (Highlands Development Group LLC, 95 Park Avenue). Engineer Mike Brown and Attorney Joseph DiNicola Sr. offered guidance. Vice-chairman Jay DuBois motioned and Linda Herrmann seconded to deem the application complete. Roll call vote was taken. The motion was unanimously carried. The applicant's attorney Adam Telsey presented the application on behalf of his client. The applicant's engineer Greg Simonds testified. The applicant's managing member Steve DeVito testified. Land Use Board Conflict Engineer Mike Brown presented his review letter dated September 30th, 2025. Public comments were made by neighbor Hank Gardner (36 Center Street) regarding his concerns with possible stormwater. Public comments were made by neighbor Ken Newkirk (31 Park Avenue) regarding his concerns with possible stormwater. Vice-chairman Jay DuBois motioned and Linda Herrmann seconded to approve the application as presented, subject to further conditions regarding stormwater drainage. Roll call vote was taken. There were 6 yay and 1 nay votes. The motion carried.

Mayor Stemberger announced our new Housing Officer Dave Elwell. Mayor Stemberger reported that the lead service line inspections are just about complete. No lead piping has been found, mostly galvanized piping has been located. Secretary Dawn Williams requested that Mayor Stemberger contact Salem County Road Department regarding painting yellow curbs along Broad Street intersections. No actions were taken.

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

At 7:45 p.m. Vice Chairman Jay DuBois motioned and Marc Adams seconded to adjourn the meeting. The motion was unanimously carried.

Respectfully submitted,
Dawn M. Williams
Land Use Board Secretary