

Elmer Borough Land Use Board  
Minutes of Board Meeting  
Thursday, May 7<sup>th</sup>, 2026

The meeting of the Elmer Borough Land Use Board was held on Thursday, May 7<sup>th</sup>, 2026, 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 Vice-chairman Jay DuBois, David Newkirk, Chairman Lewis Reed, Heather Runyon, and Secretary Dawn Williams. Ernie Buff, Councilwoman Lynda Davis, Linda Herrmann, and Mayor Joseph Stemberger were absent. Attorney Adam Telsey, Engineer Teal Jefferis, and Planner Randall Scheule (zoom) were also present.

Vice-chairman Jay DuBois motioned and Chairman Lewis Reed seconded to approve the Board Minutes from April 2<sup>nd</sup>, 2026. The motion was unanimously carried.

Potential Applicant Ed Freed requested information regarding his potential purchase of Dodge's Market. Many topics were discussed. Informal advice was given by Attorney Adam Telsey and Engineer Teal Jefferis. No action was taken.

Planner Randall Scheule reviewed the draft version of the 2026 Master Plan Reexamination Report. There will be a final subcommittee meeting on Tuesday, May 12<sup>th</sup> to finalize a few details. No action was taken.

Engineer Teal Jefferis offered an update on the Elmer Baptist Church project. Deed restrictions and a deed notice had recently been submitted by the applicant. Secretary Dawn Williams will e-mail resolutions and other applicable files to Attorney Adam Telsey. No action was taken.

Engineer Teal Jefferis commented that Advanced Specialty Products (ASP) has not finalized their project. Secretary Dawn Williams will reach out to the applicant to encourage them to satisfy the conditions of their approval. No action was taken.

Data centers were discussed. All members agreed that data centers would be detrimental to Elmer. Secretary Dawn Williams will report to the Borough Clerk that the Land Use Board would support a prohibition on data centers. No action was taken.

Facebook posts regarding Mill Street were discussed. No action was taken.

The next Land Use Board meeting is scheduled for Thursday, June 4<sup>th</sup>, 2026, at 6:30 p.m., both in-person and virtually via Zoom.

At 7:50 p.m. Chairman Lewis Reed motioned and Vice-chairman Jay DuBois seconded to adjourn the meeting. The motion was unanimously carried.

Respectfully submitted,  
Dawn M. Williams  
Land Use Board Secretary