

Elmer Borough Land Use Board

Minutes of Board Meeting Wednesday, December 5th, 2012

The regular monthly meeting of the Elmer Borough Land Use Board was held on Wednesday, December 5th, 2012 at 7:30 p.m. in the Elmer Borough Hall.

Secretary Dawn Williams read the Open Public Meetings Act Statement.

Present at the meeting were Blinn Bostwick, Leigh Bostwick, Fred Davis, Vice-chairman Jay DuBois, Linda Herrmann, Scott McDonald (left prior to adjournment), Lewis Reed, Chairman Robert Richards, Councilman Steven Schalick, Mayor Joseph Stemberger, and Secretary Dawn Williams. Denny Hardman was absent. Solicitor Kenneth Miller Jr. was present. Engineer Carl Gaskill was also present. Zoning Officer Tom Krwawecz was absent.

Vice-chairman Jay DuBois announced that he would abstain from the Southwick Properties application, as he resides within 200' of the property.

Lewis Reed motioned and Linda Herrmann seconded to adopt the Board Minutes from November 11th, 2012 as presented. The motion was unanimously carried.

Mitchell Kizner, representing his clients Dr. Warmuth and her husband Dr. Mason, introduced Site Plan and Variance Application #12-2 (Southwick Properties). Land Use Board Engineer Carl Gaskill offered testimony regarding completeness of the application. The applicants' engineer Gary White offered his testimony on the proposed plan. From the public, neighboring business owner Christopher LaBree (Hoffman Day Care) offered his opinion of the project.

Secretary Dawn Williams motioned and Councilman Steven Schalick seconded to deem Application #12-2 complete. Vice-chairman Jay DuBois abstained from the vote. The motion carried.

Secretary Dawn Williams motioned and Leigh Bostwick seconded to approve the use variance portion of the application. Vice-chairman Jay DuBois abstained from the vote. Mayor Joseph Stemberger and Councilman Steven Schalick were not eligible to vote on the variance portion of the application. The motion carried.

The applicants' engineer James Mellett offered testimony regarding impervious coverage, the sign variances, and the stormwater plan. Land Use Board Engineer Carl Gaskill offered his technical review of the details presented. From the public, neighbor Steve Richards asked about site elevation. Neighboring business owner Briana Valente-LaBree (Hoffman Day Care) asked about street parking. Secretary Dawn Williams motioned and Linda Herrmann seconded to approve all bulk variances as presented. Vice-chairman Jay DuBois abstained from the vote. Mayor Joseph Stemberger and Councilman Steven Schalick were not eligible to vote on the variance portion of the application. The motion carried.

The applicants' engineer agreed with Land Use Board Engineer Carl Gaskill to provide buffering|screening along the front of the property and around the basin for esthetic and safety purposes. The engineers also agreed to the construction of a short

fence around the drainage basin. Mayor Joseph Stemberger motioned and Secretary Dawn Williams seconded to approve all design waivers. Vice-chairman Jay DuBois abstained from the vote. The motion carried.

The applicants' engineer confirmed that the identification sign would be illuminated with interior lights. The engineers agreed that the parking lot lighting should match the lighting currently used across the street at the parking lot there. The proposed hours of operation will be 8:00 a.m. to 8:00 p.m. Secretary Dawn Williams motioned and Linda Herrmann seconded to approve the preliminary and final site plan as presented. Vice-chairman Jay DuBois abstained from the vote. The motion carried.

Mayor Joseph Stemberger motioned and Leigh Bostwick seconded to approve the sign variance as presented. Vice-chairman Jay DuBois abstained from the vote. The motion carried.

Chairman Robert Richards offered testimony regarding a letter submitted by the Elmer United Methodist Church and its use of its residential property for Video Ministries. Mayor Joseph Stemberger also offered testimony regarding the letter. Mayor Joseph Stemberger motioned and Linda Herrmann seconded to authorize Secretary Dawn Williams to file the letter for future reference. The motion was unanimously carried.

Chairman Robert Richards offered testimony regarding an upcoming application. A potential business (Behavioral Crossroads) wishes to move into a former car dealership (Country Ford). No action was taken.

The next Land Use Board meeting is scheduled for Thursday, January 3rd, 2013, at 7:30 p.m. in the Elmer Borough Hall.

At 9:30 p.m. Blinn Bostwick motioned and Leigh Bostwick seconded to adjourn the meeting. The motion was unanimously carried.

Respectfully submitted,
Dawn M. Williams
Land Use Board Secretary