

Elmer Borough Land Use Board  
Minutes of Board Meeting  
Thursday, January 7<sup>th</sup>, 2021

The meeting of the Elmer Borough Land Use Board was held virtually on Thursday, January 7<sup>th</sup>, 2021, at 6:30 p.m. via Zoom. The meeting was called to order around 6:35 p.m., after all participants were able to join.

Secretary Dawn Williams read the Open Public Meetings Act Statement. Secretary Dawn Williams read a statement regarding the manner in which the meeting would be held virtually. No action was taken.

Present at the meeting were Councilwoman Lynda Davis, Jay DuBois, Linda Herrmann, Jennifer Lloyd, David Newkirk, Lewis Reed, Heather Runyon, Mayor Joseph Stemberger, and Dawn Williams. Fred Davis was absent. Attorney Marla Gaglione and Engineer Teal Jefferis were also present.

Mayor Joseph Stemberger and Councilwoman Lynda Davis will abstain from voting on the subdivision with variances applications (Jarve and Adam's Funeral Home) due to the variances included. Linda Herrmann and David Newkirk will abstain from voting on the subdivision with variances application (Adam's Funeral Home) due to a conflict of interest as they both reside within 200' of the properties involved.

Secretary Dawn Williams, Councilwoman Lynda Davis, David Newkirk, and Jennifer Lloyd all took the Oath of Allegiance.

Jay DuBois motioned and David Newkirk seconded to nominate Lewis Reed as Land Use Board Chairman. Roll call vote was recorded. The motion was unanimously carried.

Chairman Lewis Reed motioned and Linda Herrmann seconded to nominate Jay DuBois as Land Use Board Vice-chairman. Roll call vote was recorded. The motion was unanimously carried.

Chairman Lewis Reed motioned and Vice-chairman Jay DuBois seconded to nominate Dawn Williams as Land Use Board Secretary. Roll call vote was recorded. The motion was unanimously carried.

Chairman Lewis Reed motioned and Secretary Dawn Williams seconded to approve Marla Gaglione as Land Use Board Attorney. Roll call vote was recorded. The motion was unanimously carried.

Chairman Lewis Reed motioned and Vice-chairman Jay DuBois seconded to approve Teal Jefferis as Land Use Board Engineer. Roll call vote was recorded. The motion was unanimously carried.

Vice-chairman Jay DuBois motioned and Chairman Lewis Reed seconded to approve the Board Minutes from December 3<sup>rd</sup>, 2020. The motion was unanimously carried.

Secretary Dawn Williams motioned and David Newkirk seconded to approve Resolution #21-1 to memorialize Subdivision with Variance Application #20-3

(Christian and Marva Jarve). Mayor Joseph Stemberger and Councilwoman Lynda Davis abstained from the vote. The motion carried.

Vice-chairman Jay DuBois motioned and Jennifer Lloyd seconded to dismiss Subdivision with Variances Application #20-4 (Adam's Funeral Home) without prejudice, for failure to appear and notify. Mayor Joseph Stemberger, Councilwoman Lynda Davis, Linda Herrmann, and David Newkirk abstained from the vote. The motion carried. The applicant can request to re-apply within 30 days. Secretary Dawn Williams will e-mail the applicant to offer guidance on re-applying.

Mayor Joseph Stemberger announced that upcoming Applicant Brent Stephens (Stephen's Contracting) has been given a new court date of March 11<sup>th</sup>, 2021, regarding his current property violations. No action was taken.

The Zoning Office Report was discussed. No action was taken.

An upcoming variance application was discussed. A property owner wishes to have a non-conforming lot approved as a "buildable" lot. It was suggested that the property owner apply for a variance with a fake home design on the property. Another suggestion was that the property owner and buyer apply together with the actual home design plan. Secretary Dawn Williams will e-mail the property owner to offer guidance on applying. No action was taken.

A possible variance application was discussed. An interested party had previously inquired about the possibility of utilizing the property located at 20 North Main Street as a nano brewery. The process would require Borough Council to first address the possibility of a brewery within the Borough. The next steps would require the applicant to apply to the Land Use Board for consideration for a use variance (possible dual uses), possible bulk variances, and site plan. Secretary Dawn Williams will e-mail the interested party and invite them to attend the next Borough Council and Land Use Board meetings for further discussion. No action was taken.

The next Land Use Board meeting is scheduled for Thursday, February 4<sup>th</sup>, 2021, at 6:30 p.m., held virtually via Zoom.

At 7:20 p.m. Jennifer Lloyd 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