

Elmer Borough Land Use Board
Minutes of Board Meeting
Thursday, December 2nd, 2021

The meeting of the Elmer Borough Land Use Board was held on Thursday, December 2nd, 2021, at 6:40 p.m. in the Elmer Borough Hall, Council Chambers. The meeting was also available via Zoom.

Secretary Dawn Williams read the Open Public Meetings Act Statement. No action was taken.

Present at the meeting were Pamela Grenier, Linda Herrmann, David Newkirk, Chairman Lewis Reed, Heather Runyon (Zoom), and Secretary Dawn Williams. Councilwoman Lynda Davis, Vice-chairman Jay DuBois, and Mayor Joseph Stemberger were absent. Attorney Marla Gaglione and Engineer Teal Jefferis were present.

Linda Herrmann motioned and Pamela Grenier seconded to approve the Board Minutes from October 7th, 2021. The motion was unanimously carried.

Secretary Dawn Williams introduced Use Variance Application #21-1 (Stephens' Contracting LLC). Attorney Marla Gaglione swore in Engineer James Clancy and Applicant Brent Stephens. Attorney Robert MacFeeters offered testimony on behalf of his client Brent Stephens. Engineer Teal Jefferis presented his review letter to clarify details regarding completeness. Pamela Grenier motioned and Secretary Dawn Williams seconded to deem the application complete. Roll call vote was taken. The motion was unanimously carried. Applicant Brent Stephens, Attorney Robert MacFeeters, and Engineer James Clancy offered testimony. Engineer Teal Jefferis requested clarification on the number of employees, the number of parking stalls, and the number of sea containers to be stored on the property. Engineer Teal Jefferis offered guidance to the Land Use Board on the criteria (both positive and negative attributes) which must be considered. Chairman Lewis Reed requested clarification on the land disturbance which had been documented by Engineer Teal Jefferis. Linda Herrmann motioned and Pamela Grenier seconded to open the Public Portion. Attorney Marla Gaglione swore in resident Roger Anderson. Roger Anderson spoke in favor of the application. No other members of the audience wished to speak. Pamela Grenier motioned and Linda Herrmann seconded to close the Public Portion. Attorney Marla Gaglione offered her review of the application, clarified the description of the conservation district, and offered the definition of essential services. Pamela Grenier motioned and David Newkirk seconded to approve the use variance application conditioned upon site plan approval. Roll Call vote was taken. Each member offered testimony with their vote. The motion failed to be carried. The application was denied.

Secretary Dawn Williams offered an update on Application #21-1 (Adam's Funeral Home). No action was taken.

Secretary Dawn Williams proposed a 2022 Meeting Dates calendar (first Thursday of each month at 6:30 pm). Chairman Lewis Reed motioned and David Newkirk seconded to approve the proposed meeting dates for next year. Secretary Dawn Williams will publish and post the calendar.

Attorney Marla Gaglione informed the Land Use Board that she applied to the Borough Council for Council Solicitor. If selected for Council Solicitor, Attorney Marla Gaglione will no longer advise the Land Use Board. No action was taken.

The next Land Use Board meeting is scheduled for Thursday, January 6th, 2022, at 6:30 p.m., held both in-person in the Elmer Borough Hall, Council Chambers and online utilizing Zoom.

At 7:50 p.m. Pamela Grenier motioned and David Newkirk seconded to adjourn the meeting. The motion was unanimously carried.

Respectfully submitted,
Dawn M. Williams
Land Use Board Secretary