

Elmer Borough Land Use Board
Minutes of Board Meeting
Thursday, February 3rd, 2022

The meeting of the Elmer Borough Land Use Board was held on Thursday, February 3rd, 2022, at 6:30 p.m. in the Elmer Borough Hall, Council Chambers and also virtually 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. No action was taken.

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

No board members announced any conflicts of interest with any portion of the agenda.

Secretary Dawn Williams motioned and Vice-chairman Jay DuBois seconded to approve Joseph M. DiNicola Jr. as Land Use Board Solicitor. The motion was unanimously carried.

Secretary Dawn Williams motioned and Councilwoman Lynda Davis seconded to approve Michael R. Brown (Consulting Engineer Services) as Land Use Board Conflict Engineer. The motion was unanimously carried.

Vice-chairman Jay DuBois motioned and Councilwoman Lynda Davis seconded to approve the Board Minutes from January 6th, 2022. The motion was unanimously carried.

Secretary Dawn Williams introduced Site Plan Waiver #22-1 on behalf of Applicants Roger Anderson and Tina Fithian-Anderson. Attorney for the applicant Michael Lario introduced himself and offered a summary of the application. Land Use Board Attorney Joseph DiNicola swore in Applicant Roger Anderson and Project Engineer James A. Clancy. Applicant Roger Anderson, with assistance from his attorney, offered testimony. No new development of the property is proposed at this time. The proposed use is sales and limited service of automobiles. Three to six employees are proposed, with limited hours between 8:00 am and 8:00 pm Monday through Saturday (perhaps limited hours on Sunday if permitted by New Jersey law). Signage, or construction of a sign, was not proposed. Vinyl lettering on the windows will be utilized now. If and when the company requires a sign, the Applicant will comply with all sign requirements. There are no proposed changes to the landscaping of the property. The Applicant agrees to walk the site with the Land Use Board Engineer to confirm that all current lighting conforms. Trash and recyclables will be picked up curbside by municipal service. Disposal of oil and gas will be arranged with other local garages. The current service door will be maintained. An anticipated opening date is planned for April 2022. Sales will include the sale of used automobiles and motorcycles, all makes and models. The Applicant may or may not repaint the exterior of the building. Septic system certification was provided to the Land Use Board. Land Use Board Engineer Teal Jefferis referred to his review letter dated January 31st, 2022. Engineer Teal Jefferis confirmed that water and property taxes have been paid for the property. Engineer Teal Jefferis shared Resolution #18-6 with the Board, as it was not provided with the application submission. Chairman Lewis Reed motioned and Councilwoman Lynda Davis seconded to deem the application complete. Roll call vote was taken. The motion was unanimously carried. Engineer Teal Jefferis continued to present his review letter, point by point, to the Board. Applicant Roger Anderson confirmed that no business will take place on the portions of the property zoned as Medium Density Residential. No outside public address speakers will be utilized. Possible sales could include cars, trucks, motorcycles, motor homes, golf carts, ATVs, UTVs, and any other titled vehicle. Handicapped access will be provided in order to comply with all ADA requirements. The Applicant agrees to make the Fourth Street entrance a one-way entrance, including appropriate signage. Engineer Teal Jefferis and Applicant Roger Anderson will arrange a light study. Should modifications

need to be made, the Applicant agrees to comply with all requests by the Board Engineer. The Application had no environmental reports to present. Chairman Lewis Reed clarified that the lighting onto the Johnson property will be appropriate. Mayor Joseph Stemberger asked about the large mound of dirt on the rear of the property. The Applicant has no plan for the dirt at this point. Secretary Dawn Williams motioned and Vice-chairman Jay DuBois seconded to open the Public Portion. No one from the public wished to comment. Secretary Dawn Williams and Councilwoman Lynda Davis seconded to close the Public Portion. Councilwoman Lynda Davis motioned and Secretary Dawn Williams seconded to approve the Waiver of Site Plan for the property known as 415 Chestnut Street, Block 3, Lot 31, for the operation of an automobile sales and service center, subject to the conditions that they meet all ADA requirements, that the Fourth Street driveway become a one-way entrance, address lighting to the Board Engineer's satisfaction, all signage meet the ordinance requirements, as well as all testimony provided this evening and comments provided in the Engineer's review letter dated January 31, 2022. Roll call vote was taken. The motion was unanimously carried. Secretary Dawn Williams will e-mail or call the Borough Clerk at the conclusion of the meeting to inform her of the Land Use Board approval.

Mayor Joseph Stemberger updated the Board of Zoning and Housing Department changes. The new Zoning Officer will be Edward Ramsay. The new Housing Officer will be Christina Digneo. No action was taken.

The upcoming micro brewery has obtained necessary state permits. If the Zoning Officer recommends a Waiver of Site Plan, the Land Use Board may consider a change of use on the property. A dual use variance may be needed for two "different" uses on the property. No action was taken.

The next Land Use Board meeting is scheduled for Thursday, March 3rd, 2022, at 6:30 p.m., both in-person and virtually via Zoom.

At 7:35 p.m. Secretary Dawn Williams motioned and Councilwoman Lynda Davis seconded to adjourn the meeting. The motion was unanimously carried.

Respectfully submitted,
Dawn M. Williams
Land Use Board Secretary