

Elmer Borough Land Use Board  
Minutes of Board Meeting  
Thursday, March 4<sup>th</sup>, 2021

The meeting of the Elmer Borough Land Use Board was held virtually on Thursday, March 4<sup>th</sup>, 2021, at 6:30 p.m. via Zoom. The meeting was called to order around 6:30 p.m., after all participants were able to join.

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

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

Mayor Joseph Stemberger will abstain from voting on all variance applications (Adam's Funeral Home, Brent Stephens, and Shelly Frio) due to the variances included. Councilwoman Lynda Davis will abstain from voting on all variance applications (Adam's Funeral Home, Brent Stephens, and Shelly Frio) due to the variances included. Linda Herrmann will abstain from voting on Marc Adam's application by due to a conflict of interest as she resides within 200' of the properties involved. David Newkirk will abstain from voting on Marc Adam's application by due to a conflict of interest as he resides within 200' of the properties involved. Fred Davis will abstain from voting on Shelly Frio's variance application as he is related to the applicant and also resides within 200' of the property involved.

Vice-chairman Jay DuBois motioned and Jennifer Lloyd seconded to approve the Board Minutes from February 4<sup>th</sup>, 2021. The motion was unanimously carried.

Secretary Dawn Williams introduced Subdivision and Variance application #20-4 on behalf of Cambre Investment LLC. Attorney Marla Gaglione swore in the applicant Marc Adams. Applicant Marc Adams offered testimony regarding the application. Engineer Teal Jefferis offered testimony regarding the application. The engineer's review later dated January 5<sup>th</sup>, 2021 was presented. Secretary Dawn Williams motioned and Vice-chairman Jay DuBois seconded to deem the application complete conditioned upon all submissions of outstanding items and waivers requested. Roll call vote was taken. The motion carried. Secretary Dawn Williams motioned and Chairman Lewis Reed seconded to approve the application conditioned upon satisfying all outstanding items referenced on the engineer's review letter dated January 5<sup>th</sup>, 2021. Roll call vote was taken. The motion carried.

Secretary Dawn Williams introduced Use Variance #21-1 on behalf of Stephen's Contracting LLC. Secretary Dawn Williams announced that she "may" need to abstain if it is determined that her property is listed on the Official 200' List. Attorney Marla Gaglione offered testimony regarding the application, specifically completeness. Engineer Teal Jefferis offered testimony, referencing his review letter dated March 1<sup>st</sup>,

2021. Attorney Marla Gaglione swore in the applicant Brent Stephens. Applicant Brent Stephens offered testimony regarding his tax payments. Vice-chairman Jay DuBois motioned and Chairman Lewis Reed seconded to deem the application incomplete. Roll call was taken. The motion carried.

Secretary Dawn Williams introduced Bulk Variance #21-2 on behalf of William and Shelly Frio. Attorney Marla Gaglione swore in the applicant Shelly Frio. Applicant Shelly Frio offered testimony regarding the application. Engineer Teal Jefferis offered testimony, referencing his review letter dated February 23<sup>rd</sup>, 2021. Vice-chairman Jay DuBois motioned and Jennifer Lloyd to deem the application complete conditioned upon satisfying all outstanding items referenced on the engineer's review letter dated February 23<sup>rd</sup>, 2021. Roll call was taken. The motion carried. Jennifer Lloyd motioned and Secretary Dawn Williams seconded to approve the variances for lot area, lot width, and lot depth as well as a variance to increase the allowed total impervious coverage (for home, driveway, sidewalk, patio...) from 10% to 21%. Roll call was taken. The motion carried. For clarification purposes, the two building lots (49 and 50.02) will be consolidated by deed at the time of sale from Shelly Frio to the new owner David Nelson.

Secretary Dawn Williams introduced the New Jersey Regulatory, Enforcement Assistance, and Marketplace Modernization Act regarding the recent legalization of marijuana. Mayor Joseph Stemberger will discuss the state's recommendation at the next Borough Council hearing. No action was taken.

Mayor Joseph Stemberger shared an update on the possible microbrewery project. The interest party will attend next week's Borough Council hearing. No action was taken.

Mayor Joseph Stemberger shared an update on the properties on Main Street needing improvements. No action was taken.

Councilwoman Lynda Davis shared that the owner of Dodge's Market may be applying to the Land Use Board in order to replace the building (barn) on the property. Secretary Dawn Williams will return his telephone call. No action was taken.

Fred Davis shared that the state of New Jersey will start taxing hospitals. This new taxation bill will generate over \$100,000 in tax revenue for the Borough of Elmer. No action was taken.

The next Land Use Board meeting is scheduled for Thursday, April 1<sup>st</sup>, 2021, at 6:30 p.m., held virtually via Zoom.

At 8:39 p.m. Secretary Dawn Williams 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