

**Thursday, May 18, 2023**  
**Minutes of Combined Land Use Meeting**  
**Chairman Eric Hafer presiding**

OPEN MEETING – Chairman Hafer announced that adequate notice of this meeting was given by emailing the Courier Post and The Retrospect on January 10, 2023 and posting on the Bulletin Board in the Borough Hall.

FLAG SALUTE – Chairman Hafer lead the meeting in the Pledge of Allegiance and flag salute.

ROLL CALL – recorded as present were Hafer, Kane, Weidler, O’Keefe, lerley, Lippincott, Nasuti, Weiss, Barbera and Redstreak. None absent. Planning Board Solicitor Greg DeMichele was also present.

NEW BUSINESS - none

OLD BUSINESS

- Approval of Minutes of April 20, 2023 – the motion by lerley to approve, was seconded by Nasuti, with all in favor none opposed and no abstentions.
- Review of Ordinance 875-2023 – Chairman Hafer explained that the ordinance had been properly sent out to the Board for review. Previously it was noted that there was no Parking Schedule in the Zoning Ordinance. There was discussion telling how the matter of revising the Zoning Ordinance has been referred to the Ordinance Review Committee by Borough Council and they have come back with the requested schedule. Chairman Hafer had no objections as it appears in line with most municipalities. Chairman Hafer opened the discussion to the Board for questions and comments. Mayor Barbera commented that the work of the Committee received a terrific grade, thanking Chairman Hafer for noting that the parking schedule was needed and as an architect he is a knowledgeable professional in these matters. There were no other comments from the Board.
- The motion to approve and recommend adoption to Borough Council by Mr. Kane, was seconded by Mr. Lippincott, with Hafer, Kane, Weidler, O’Keefe, lerley, Lippincott, Nasuti and Weiss in favor, none opposed and no abstentions.

CORRESPONDENCE/OTHER MATTERS

- Financial Disclosure Statements – the Board previously reviewed the Local Finance Notice emphasizing that despite the delay in opening the registration site, they were still due on April 30, and an email was received May 8 that they intend to issue Notices of Violation at their meeting on June 14, 2023. A violation of the Local Government Ethics Law carries with it a fine in an amount between \$100 and \$500.
- 415 White Horse Pike – Boris and Leo, the owners, called saying they entered into a five-year lease in May. There was explanation of the site plan requirement and he understood. He will submit, understanding what to do and why he must do it. He will need to contact an engineer or surveyor. There was discussion of whether he could work instead with a plan sealed and accurate. Grocery store was renovated into a deli with cookery, and they are approved for takeout. They did contact Borough Administration, and the daughter was very helpful. Only take-out is allowed. The have not been approved for restaurant will be taking one the process fully in the next couple months. It does not appear to have parking problem.
- One White Horse Pike – nothing has been heard. They are cleaning up the bank lot. There was discussion of an email from 1 White Horse pike.

PUBLIC PORTION – Chairman Hafer opened the meeting to the public for questions or comment, hearing none he closed the meeting to the public.

ANNOUNCEMENT - The next meeting of the Laurel Springs Combined Land Use Board is scheduled for Thursday, June 15, 2023, at 7:00 p.m. in the Laurel Springs Recreation Center.

ADJOURNMENT – the motion to adjourn by Redstreak, was seconded by lerley at 7:11 pm, with all in favor and none opposed.

Respectfully submitted,

Dawn T. Amadio, Secretary