

**THURSDAY, June 20, 2019**  
**MEETING OF COMBINED LAND USE BOARD**  
**BOROUGH OF LAUREL SPRINGS**  
**Chairman Eric Hafer presiding**  
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OPEN MEETING – Chairman Hafer announced that the meeting had been properly posted and advertised pursuant to the Municipal Land Use Law and Open Public Meetings Act by emailing the Courier Post and The Retrospect on January 8, 2019 and posting on the website and bulletin board in the Borough Hall. Chairman Hafer led in the Pledge of Allegiance.

ROLL CALL - Present: Mr. Hafer, Mr. Kane, Ms. Ierley, Mr. Lippincott, Ms. Nasuti, Mr. Ierley, Mr. Weiss, Mayor Barbera and Councilman Redstreak; Absent: Weidler and O'Keefe

**NEW BUSINESS**

- Request for Interpretation by Zoning Officer Albert Hallworth with regard to Zoning Permit Application #13-2019, Applicant Name: K. C. Sign Company, Property Location: Laurel Springs School, 623 Grand Avenue, Block: 29, Lot: 1  
Laurel Springs School is replacing their existing business-type sign with a new business-type sign. The Zoning Ordinance is very vague, the school lot being in the Residential Zone, but listed as an exception to site standards. The proposed sign is under 32 square feet and conforms to a business-type sign allowable previously and in the B-I district.
- School Principal Ryan Mahlmann was sworn in along with a representative, Steve, from KC Sign who testified that there would be no additional lighting. It is an internally lit sign requiring the normal cement footing. Mr. Mahlmann testified that the display is email controlled and by him in his office, but is remote and could be set from home on severe weather days. The sign is fully funded by the cooperation of fund raising efforts, businesses and local churches. There were no school budget funds utilized, and it was suggested that that information be distributed to the town at large. There was discussion of allowing the sign to be used for Town Events and that Mr. Mahlmann and Borough Administrator Cheeseman should develop protocols for Town postings in writing. There were questions about the sign display in comparison to other local electronic signs. There was discussion of the existing business-type sign and that the lot was already considered in the past to be eligible to allow a business-type sign.
- DETERMINATION OF THE BOARD: The school has an existing business-type sign previously approved or allowable and they should be allowed replace the pre-existing sign. At the request of the Zoning Officer, the Laurel Springs Zoning Board of Adjustment interpreted the meaning of Chapter 270-10.B-4 and 270-6.C, being the Zoning Code of the Borough of Laurel Springs for which it has inherent jurisdiction, and granted a determination with regard to the following: The proposed sign is permitted as a replacement of a pre-existing and allowed sign and would conform to the sign requirement of the Business-Industry Zone.
- The motion to approve by Mr. Hafer was seconded by Ms. Nasuti, with Mr. Hafer, Mr. Kane, Mrs. Ierley, Mr. Lippincott, Ms. Nasuti, Mr. Ierley, Mr. Weiss, in favor, none opposed and no abstentions.

**OLD BUSINESS –**

- Minutes of January 17, 2019 – the motion to approve by Mr. Lippincott was seconded by Ms. Nasuti with all in favor, none opposed and no abstentions.
- Review of Zoning Code – There was discussion with various problems encountered from time to time with the Zoning Code. Most recent changes have involved Redevelopment and Overlays which has produced separate site standards. The Code is antiquated. It was suggested that the Ordinance Review Committee be started again and that the entire code be examined from the beginning line for line. There was discussion that a Re-examination of the Master Plan was needed as well.

CORRESPONDENCE - New Jersey Planning Officials "Planner" was distributed to the Board.

PUBLIC COMMENT – none

ANNOUNCEMENTS - The next meeting of the Laurel Springs Planning Board is scheduled for Thursday, July 18, 2019 at 7:00 p.m. in the Laurel Springs Recreation Center.

ADJOURNMENT-As there was no further business or discussion, a motion was made by Ms. Nasuti and seconded by Mr. Redstreak to adjourn at 7:55 pm with all in favor and none opposed.

Respectfully Submitted,

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Dawn T. Amadio, Secretary