

**THURSDAY, OCTOBER 17, 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, Mrs. Lerley, Mr. Lippincott, Mr. Lerley and Councilman Redstreak; Absent: Weidler, O'Keefe, Nasuti, Weiss, Barbera; No Board Solicitor was present

**NEW BUSINESS**

- Informal Inquiry for 817 West Atlantic Avenue – Allstar Kids Academy – The owner Tony Giannini gave the background of his business which is currently in Stratford in the old Incollingo's plaza and formerly in HiNella. He has been in business for about 16 years. The location in Stratford will be gone shortly so in looking around he liked this space for his use and having originally been from Laurel Springs. He runs a children-only martial programs, with afterschool program with parents dropping off and a bus and van service for picking up and dropping off afterschool. He has several Laurel Springs children. The main goal for the location is to gut it, and accommodating 35 to 40 kids for the afterschool program. He runs for approximately three hours per day, with no classes on the weekend. The programs are done by 7 pm at the latest. The afterschool program commences around 3:30 pm. A regular class will be held for non-after schoolers which runs about an hour and a half total. He wanted to make sure that there was no use issues or variances required. Chairman Hafer said he knows of none. It was confirmed that it was an informal inquiry and that the Zoning Officer requested an interpretation of the Code with regard to the change of use. Chairman Hafer said that it is a change of use but that it is a permitted use. Chairman felt it was a very good use that will bring people to town and perhaps frequent the other storefronts. There was question about the bus being a full-size bus, to which it was responded that it is full size commercial bus that picks up from Somerdale Park and Parkview schools and drop those kids; and parent drop off and pick up, to which Mr. Giannini said pickups occur between 4:30 and 6:30 pm. Mr. Lippincott said that it seems like a win/win situation and asked where the bus loads and unloads, to which Mr. Giannini said it takes less than a minute to load or unload, and there is the bump out in the downtown sidewalk situation. There were questions about the opportunity for excessive noise because of sharing walls with other business with a residence over top. If there is a noise level some deadening sound proofing for the one sign, to which Mr. Giannini said that other than the stereo that is played, and perhaps the children sometimes being enthusiastic, but felt the time frames of the classes would not be excessive. Councilman Redstreak said that if Mr. Giannini gives his word that if an issue arises with the connected structure he will work it out, he would be content. With regard to parking, once every three months he gives the test and a large crowd convenes. So knowing that the parking is not a conducive in Laurel Springs Downtown, he spread his last quarterly test over the course of the week and it worked out well. Councilman Redstreak said that there is overflow parking over by the Train Station and should and could be used for. Chairman Hafer said that the advantages to adjacent businesses will be great and help the viability and regenerate the downtown. Mr. Giannini said he does think it is a perfect complement to what is there. There were questions about how soon he expects to open to which Mr. Giannini said he has to complete the purchase process. There was conversation about a summer camp which he would limit to 44 children with 4 staff members, with the same type of staggered drop off and pick up scenarios. There was invitation to participate in the Fourth of July Parade if they are settled by July. Mr. Giannini introduced the people who were accompanying him. There was conversation about the Mercantile License process. Mr. Giannini said it is good to be in the town he grew up in. Mr. Hafer said there would be no need for him to come before the Board again in the way of a variance or site plan with regard to parking. The next step would be to get new mercantile approval from Council. There was additional discussion of the request for interpretation of the code, and changing the use allowing the request for a site plan, as well as the complicated parking situation downtown and the complaints and conflicts over parking issues downtown over the years. There was additional conversation about how the downtown lots developed and planned redevelopment and who has right of ways and

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use of driveways and which properties are landlocked. Chairman Hafer encouraged Mr. Giannini to make staff parking behind his building.

- Determination of the Board: The change of use is a use permitted in the Zone. The motion by Kane which was seconded by Mr. Lippincott with Mr. Hafer, Mr. Kane, Mrs. Lerley, Mr. Lippincott and Mr. Lerley.

**OLD BUSINESS –**

- Minutes of September 19, 2019 - the motion to approve by Mr. Redstreak was seconded by Mrs. Lerley with all in favor, none opposed and no abstentions.
- Zoning Code Review – Review of the Zoning Code had been referred to the Ordinance Review Committee and there was discussion of the recently enacted Ordinances, which Chairman Hafer said he liked. There was question on why the Age restriction portion identified 62 year old and not 55 year olds. The Borough Ordinance Review Committee was using the Borough of Haddon Heights code as a model, so it's possible the designation originated there. The primary concern is for Affordable Housing, and the current project is for 55 and over. The whole Zoning Code will be looked at in committee. There was additional discussion of the over 55 issue and that the zoning code review and the housing project are moving in the right direction. COAH went away for a while, but it is being addressed again. Citizen Group of COAH sent correspondence to every municipality, requesting support for taking the decision away from the judiciary and give it to the legislature, allowing them to enact legislation that only they could set. There was discussion of what the ramifications of not meeting whatever is decided, especially if you can't build, to which it was responded that if and when development occurs, it must be addressed.

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

**PUBLIC COMMENT –**

- Bob McCann of Blackwood, NJ - said he encouraged Mr. Giannini to look at Laurel Springs for relocation, and said it is a place where you can ask questions and get answers, saying he wished he still lived in Laurel Springs and expressed his connection and love for Laurel Springs.
- Councilman Redstreak commented that there had been questioned on why the age 62 was used in the Ordinance instead of 55. It is a State requirement, by which you can be 55 as long as your spouse passed away and meet certain other criteria. But the ruling from the State is 62. That does not mean you cannot do 55 older housing.
- Councilman Redstreak gave an update on the Cord Mansion Project, reporting an expected delay with the elevator installation.

**ANNOUNCEMENTS** - The next meeting of the Laurel Springs Planning Board is scheduled for Thursday, November 21, 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 Mr. Redstreak and seconded by Mr. Kane to adjourn at 7:12 pm with all in favor and none opposed.

Respectfully Submitted,

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Dawn T. Amadio, Secretary