

Thursday, May 20, 2021  
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 5, 2021 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 Mr. Hafer, Mr. Kane, Mrs. Ierley, Mr. Lippincott, Ms. Nasuti, Mr. Ierley, Mr. Weiss, and Mayor Barbera; Mr. Weidler, Mr. O’Keefe, and Councilman Redstreak were absent.

#### NEW BUSINESS

- Referral of proposed “ORDINANCE 854-2021-SUPPLEMENTING AND AMENDING CHAPTER 270 OF THE CODE OF THE BOROUGH OF LAUREL SPRINGS ENTITLED ZONING” – Chairman Hafer began by asking who sat on the Ordinance Review Committee, to which it was responded Mayor Barbera, Councilman Redstreak, Borough Administrator, Ken Cheeseman, Borough Engineer Jeff Hansen, Ms. Nasuti, Mr. Ierley and Board Secretary Dawn Amadio. He asked if the Borough Solicitor had reviewed the draft, saying he had reviewed it. Chairman Hafer said that a report from the Board was needed in response to a review by the Board. Ms. Nasuti presented an overview of the process and said Haddon Heights’ Code was used as a template. Mayor Barbera added that the specific role of the Board is limited to checking the proposed revision with the Master Plan. The Ordinance Review is currently preparing for a formal re-examination of the Master Plan, so it makes this a little more difficult. Mayor Barbera summarized the current objectives being looked at within the Master plan highlighting lake preservation, lake dredging, White Horse Pike, vacating streets, potential future development and additional senior housing, market rate development, rehabilitation, overlay and new redevelopment zones. These ideas are being discussed for inclusion in the re-examination of the Master Plan. There was discussion of borough-owned property recently acquired is to be put up for auction. These goals and objectives were sent to the planner for review. Chairman Hafer said the town is very built up with no new development that is why redevelopment is so important because of the density of housing. There was discussion of duplexes and discussion of owner-occupied duplexes versus fully rented duplexes. There was discussion of Pre-existing Non-conforming uses. The Table of Contents of the proposed ordinance was reviewed, with more discussion of owner-occupied duplexes and statements that the Board cannot fix the past, but the language to be reviewed is for moving forward and moving forward it is a prohibited use. There was review of fences for corner properties and the language has been preserved. The Air BNB issue was addressed. There was discussion of administration and enforcement and the residential limit being restricted to one family per house. There was additional discussion of owner-occupied duplexes vs. fully rented structures and how with time they become illegal. There was discussion of the Zoning code Amendment that disallowed and the former code that allowed it and the timeline for abandonment. It was stated that illegal use of duplexes is not relevant to reviewing the Zoning Code amendment. The amendment addresses future development no pre-existing non-conforming. The portion regarding abandonment was reviewed and each article was reviewed by Ms. Nasuti and a synopsis of each article given. There was discussion of revision for townhouses and apartments as conditional uses in a business district. There was discussion of Redevelopment Plans in the past and Redevelopment Plans remain as there were. There was discussion of the approved plans for the downtown redevelopment zone and difficulties with them and the changes to redevelopment that are needed. There was discussion of how to revitalize the downtown and discussion of the White Horse Pike district and the need to amend the White Horse Pike Redevelopment Plan, which can be changed. There was discussion of thinking that would alter the White Horse Pike to one lane, which we currently do not have. There was discussion of Senior Housing development on the white Horse Pike with the back of the development facing the White Horse Pike and vacating streets perpendicular to the Pike. There was discussion of accomplishing extension of the Redevelopment Zone to Arch Avenue and places that it be done and that in light of that the townhouse language does make sense. There was discussion of the age-restricted zone on Broadway and the affordable housing element with regard to the senior housing that is in demand, and whatever COAH says the Borough will do. The 12 units in place in the Whitman Manor count toward our goals and the Zoning code amendment addresses those goals. There was discussion of the parking of large trucks and trailers and how it is

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enforced. There was discussion of addressing ADA requirements for off street parking which must adhere to the ADA law. There was discussion of the Report to be issued at the June 17<sup>th</sup> Board meeting. And what that report should look like. Mayor Barbera thanked the Ordinance Review Committee for its work.

OLD BUSINESS

- Approval of Minutes – January 21, 2021 – the motion by Ms. Nasuti, was seconded by Mr. Lippincott with Mr. Hafer, Mr. Kane, Mr. Lippincott, Ms. Nasuti, and Mayor Barbera in favor, none opposed and Mrs. Lerley, Mr. Lerley and Mr. Weiss abstaining.

CORRESPONDENCE – none

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 17, 2021, at 7:00 p.m. in the Laurel Springs Recreation Center.

ADJOURNMENT – Mr. Lippincott moved to adjourn at 7:58 pm.

Respectfully submitted,

Dawn T. Amadio, Secretary