

**Thursday, January 19, 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 Mr. Hafer, Mr. Kane, Mr. Weidler, Mr. O’Keefe, Mrs. Lerley, Mr. Lippincott, Ms. Nasuti, Mr. Lerley, Mayor Barbera and Councilman Redstreak; absent was Mr. Weiss. Planning Board Solicitor Greg DeMichele.

**OLD BUSINESS**

- Approval of Minutes of December 15, 2022 – the motion by Mr. Kane to approve, was seconded by Mr. Lippincott, with all in favor none opposed and no abstentions.
- **Memorialization of Amendment of 2005 White Horse Pike Redevelopment Plan** – The following Resolution was read into the record by Solicitor DeMichele.

***FINDINGS AND CONCLUSIONS OF THE LAUREL SPRINGS COMBINED LAND USE BOARD MEMORIALIZING ITS DECISION WITH REGARD TO THE “2022 AMENDMENTS TO THE 2005 DETERMINATION OF NEEDS STUDY & 2005 REDEVELOPMENT PLAN”***

**WHEREAS**, in 2005 the Governing Body of the Borough of Laurel Springs directed the Combined Land Use Board (Board) to undertake a determination of needs study to determine whether the properties located in Blocks 1 through 6 and Block 8 was an area in need of redevelopment, and based upon that study and recommendations, the Mayor and Borough Council adopted a redevelopment plan known as the White Horse Pike Corridor Redevelopment Plan (Plan) pursuant to Ordinance No. 663-2005, subsequently supplemented by Ordinance No. 675-2006; and

**WHEREAS**, since adoption of the Plan there has been no redevelopment of any properties within the designated area and many of the properties within the Plan have changed ownership and/or condition, and many became vacant or deteriorated and significant amendments have been made to the NJ Local Redevelopment and Housing Law (LRHL) including applicable criteria and differentiation of “Condemnation” and “Non-Condemnation” Redevelopment Areas; and

**WHEREAS**, by virtue of Borough Resolution #075-2022, Mayor and Borough Council requested and directed the Board to engage in a review and reconsideration of the lots situate in Blocks 1 through 6 and Block 8 to determine whether amendments to the White Horse Pike Corridor Redevelopment Plan would be appropriate, including, but not limited to whether lots in blocks formerly excluded may now meet the revised criteria of the LRHL and be included in the Plan; and

**WHEREAS**, accordingly, the Board, in concert with the Mayor and Council of the Borough of Laurel Springs, requested that the appointed Borough Planner, Environmental Resolutions, Inc. provide redevelopment planning consulting services and prepare amendments to the redevelopment needs studies and redevelopment plans; and

**WHEREAS**, the Board undertook the review and determination, have been presented with and studied the document titled “2022 AMENDMENTS TO THE 2005 DETERMINATION OF NEEDS STUDY & 2005 REDEVELOPMENT PLAN” prepared by Environmental Resolutions, Inc, Edward E. Fox III, AICP/NJPP, NJ Professional Planner, and have, on December 15, 2022, held a Public Hearing thereon and is prepared to make the requested determination and recommendation; and

**WHEREAS**, this resolution is intended to memorialize this process, that determination and recommendation.

**NOW, THEREFORE, THIS 19<sup>th</sup> DAY OF JANUARY 2023, BE IT RESOLVED** that the Laurel Springs Combined Land Use Board has determined the lots located in Blocks 1 through 6 and Block 8 is an area in

**Thursday, January 19, 2023**  
**Minutes of Combined Land Use Meeting**  
**Chairman Eric Hafer presiding**

need of redevelopment, and include blocks formerly excluded which now meet the revised criteria of NJ Local Redevelopment and Housing Law and should be included in the Plan by amendment;

**BE IT FURTHER RESOLVED** that all said properties are to be designated as an “area in need of non-condemnation redevelopment” except for the following properties which are recommended for designation as “condemnation redevelopment” because their acquisition through eminent domain may be required as part of a future development or redevelopment project and that they do qualify for “condemnation redevelopment”:

Block	Lot(s)	Location
1	1-6	1 White Horse Pike
2	1-2.01, 3.01 and 4.01	121 White Horse Pike
2	3 and 4	101 White Horse Pike
3	1	221 White Horse Pike
3	1.01	205 White Horse Pike
3	1.02 and 1.03	211 White Horse Pike
4	1	323 White Horse Pike
4	2	317 White Horse Pike
4	2.01 and 3	309 White Horse Pike
4	4 and 5	301 White Horse Pike
5	6 and 7	415 White Horse Pike
5	9	409 White Horse Pike
5	10	403 White Horse Pike
6	2	25 Broadway
6	2.02	501 White Horse Pike

**BE IT FURTHER RESOLVED** that the Laurel Springs Combined Land Use Board recommends to the Mayor and Council of the Borough of Laurel Springs that it adopt the 2022 AMENDMENTS TO THE 2005 DETERMINATION OF NEEDS STUDY & 2005 REDEVELOPMENT PLAN.

**IT IS FURTHER RESOLVED** that a copy of this resolution be forwarded to the Borough of Laurel Springs Mayor and Council, the Borough Solicitor, Borough Engineer, Borough Planner, Board Attorney, Zoning Official and the County Planning Board upon adoption.

- The motion to memorialize the foregoing resolution by Ms. Nasuti, was seconded by Mr. Ierley with Mr. Hafer, Mr. Kane, Mr. Weidler, Mr. O’Keefe, Mrs. Ierley, Mr. Lippincott, Ms. Nasuti and Mr. Ierley in favor, none opposed, and not abstentions.

#### REORGANIZATION

- Election of Officers
  - Chair – The motion to nominate Eric Hafer as Chair by Mr. Kane, was seconded by Mr. Lippincott with all in favor, none opposed and no abstentions; followed by a motion to close nominations by Mr. Lippincott, seconded by Mr. Kane, with all in favor, none opposed and no abstentions.
    - Roll Call Vote upon the nomination of Mr. Hafer as Chair – those in favor Mr. Hafer, Mr. Kane, Mr. Weidler, Mr. O’Keefe, Mrs. Ierley, Mr. Lippincott, Ms. Nasuti, Mr. Ierley, Mayor Barbera and Councilman Redstreak in favor, none opposed and no abstentions.
  - Vice-Chair – The motion to nominate Roy Kane as Vice Chair by Mr. Lippincott, was seconded by Ms. Nasuti, with all in favor, none opposed and no abstentions; followed by a motion to close nominations by Mr. Lippincott, seconded by Ms. Nasuti, with all in favor, none opposed and no abstentions.
    - Roll Call Vote upon the nomination of Mr. Kane as Vice Chair – those in favor Mr. Hafer, Mr. Kane, Mr. Weidler, Mr. O’Keefe, Mrs. Ierley, Mr. Lippincott, Ms. Nasuti, Mr. Ierley, Mayor Barbera and Councilman Redstreak in favor, none opposed and no abstentions.

**Thursday, January 19, 2023  
Minutes of Combined Land Use Meeting  
Chairman Eric Hafer presiding**

- Secretary – The motion to nominate Ken Lippincott as Secretary by Mr. Kane, was seconded by Ms. Nasuti, with all in favor, none opposed and no abstentions; followed by a motion to close nominations by Mr. Kane with all in favor, none opposed and no abstentions.
  - Roll Call Vote upon the nomination of Mr. Lippincott as Secretary - those in favor Mr. Hafer, Mr. Kane, Mr. Weidler, Mr. O’Keefe, Mrs. Lerley, Mr. Lippincott, Ms. Nasuti, Mr. Lerley, Mayor Barbera and Councilman Redstreak in favor, none opposed and no abstentions.
- Appointments – the following appointments were made by Mayor and Council at their Reorganization Meeting of Monday, January 9, 2023:
  - Board Secretary – Dawn T. Amadio
  - Board Attorney – DeMichele and DeMichele – Greg DeMichele
  - Board Engineer/Board Planner – Environmental Resolutions, Inc.

**CORRESPONDENCE/OTHER MATTERS**

Chairman Hafer did speak to several people, but explained he would be conflicted, so he put them in touch with a colleague. There was discussion of both the recusal and referral process. There has been a bunch of activity regarding Cannabis Store. The owners of the old bank do not want to sell. They want to open a cabinet store/kitchen Showroom. The referral did not seem to work out for the Minor Site Plan requirement. There was discussion of the business as a change of use, even though it is Commercial to Commercial, it is not always the same use and Board has right to review. There was discussion of the Zoning Officer’s involvement, and if there were an addition or tear down with rebuild, it could then be a Major Site Plan with stormwater managed requirements. There was discussion of the Zoning Permit process via the Zoning Officer and the ability to communicate with Board. There was discussion of upstairs apartment without adequate parking; storage above apartment and of minor versus major site plan. There should be a clear statement of what is required if apartments are used. There was discussion of condition of parking lot; vacated use; kitchen store and upstairs apartment being on one site plan. There was discussion of content of site plan shown with all requirements of all uses; of the condition of the building; the property owners business status and of the duration of property project status. The town is liable for enforcing its codes, and it must enforce them by holding them to site plan requirements. There was discussion of workload on professionals and construction industry; various White Horse Pike sites; the model of the Redevelopment zones’ apartments up and businesses down; cross easements from back to front asphalt lots and the possibilities of conjoining lots. There was additional discussion of the recusal process; dispensaries in Somerdale and various projects, buyers and sellers.

**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, February 16, 2023, at 7:00 p.m. in the Laurel Springs Recreation Center.

**ADJOURNMENT** – the motion to adjourn by Councilman Redstreak, was seconded by Ms. Nasuti at 7:30 pm, with all in favor and none opposed.

Respectfully submitted,

Dawn T. Amadio, Secretary