

Thursday, September 16, 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, Ms. Lerley, Mr. Lippincott, Ms. Nasuti, Mr. Lerley, Mr. Weiss and Councilman Redstreak; absent were Mr. Weidler, Mr. O’Keefe and Mayor Barbera.

NEW BUSINESS – none

OLD BUSINESS

- Andrea Pala - 214 Broadway, Block 21, Lots 12 & 13 – application for minor subdivision approval and bulk variance approval – Chairman Hafer said that the Board had received a letter asking for a continuance with no option but to grant it be heard next month or the month afterward. Solicitor DeMichele is away in October.
- Approval of Minutes – August 19, 2021 – Ms. Nasuti asked for a correction in her discussion with the applicant about the deed in that the legal description described a single lot not two lots, which was noted. The motion with noted correction by Nasuti, was seconded by Councilman Redstreak with Hafer, Kane, Mrs. Lerley, Nasuti, Weiss, and Redstreak in favor, none opposed and Mr. Lerley abstaining.
- 309 White Horse Pike – Mayor Barbera reported on the appearance of Michael Reis and his realtor at the Council Meeting and questions about a Marijuana dispensary. He was told that he needed to submit a full site plan approval. The Borough Engineer offered to look at other dispensaries, especially parking and traffic and any required DOT approvals to be certain the circulation of traffic is good, and the site is sufficient for the use with adequate egress. The Engineer did reach out Mayor Barbera told him all that had been communicated. There was discussion of DOT involvement in a traffic study for site plans. Councilman Redstreak gave review of their presentation to Council and description as the property owner’s son and his partner and the relationship of the longtime property owner and primary contact being the father and a history of the property ownership. He further commented that the State does have a deadline, but they need to be before this Board, as it can and should request this site plan. There was additional discussion of what they should be made to do. It was suggested that there be no back and forth, that they should be sent the Zoning Ordinance and told to comply. There was discussion of contingent use, with no grandfathering it is a clear change of use, which allows for full site plan with a traffic plan. There was reiteration that a site plan must be looked at, and they should be made to submit everything they are supposed to do with no more allowances. There was discussion of other retail cannabis stores such as Bellmawr. There was concern raised about this use attracting other drugs. It continued that the use is already approved and it not a basis to decline such as the inadequacy to comply with site plan requirement would be. There was discussion of the distance of this site from the church, which does not come into account, the requirement is distance from the Public Schools. The State gives little to no guidance and they are still formulating regulations.
- 915 Stone Road – regarding a former dental office, for which informal conversation was held last meeting. At that time, there was conversation about senior housing on the first floor and the existing residential arrangement on the second floor, which Mr. Weidler said he would not support, and there has been additional thought that his stance is correct and that it should be complete senior facility with over fifty-five though out.

CORRESPONDENCE – NJPO Planner was distributed to the Board.

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, October 21, 2021, at 7:00 p.m. in the Laurel Springs Recreation Center.

ADJOURNMENT – Councilman Redstreak moved to adjourn at 7:30 pm, which was seconded by Mr. Lippincott with all in favor and none opposed.

Respectfully submitted,

Dawn T. Amadio, Secretary