

**Thursday, October 21, 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 Mayor Barbera; absent were Mr. Weidler, Mr. O’Keefe and Councilman Redstreak. Planning Board Solicitor Matt Rooney was also present.

**OLD BUSINESS:**

- Approval of Minutes of October 12, 2021 - The motion by Mr. Kane with the correction that he opened the meeting and lead the flag salute, was seconded by Mr. Lerley, with Kane, Mrs. Lerley, Lippincott, Nasuti, Mr. Lerley, Mr. Weiss and Mayor Barbera, with Chairman Hafer abstaining.

**NEW BUSINESS**

- Informal Hearing – 313 A & B White Horse Pike – for use as Cannabis Dispensary. Mr. Richard Reis was sworn in by Solicitor Rooney and spoke about utilizing both sections of 313 White Horse Pike as a cannabis dispensary. In reading the ordinance, he did not see any problem except for traffic and parking.

Discussion then followed regarding Local, State and Federal guidelines, and that some do not want it, but it is allowed so the Borough must be careful to uphold all regulations according to the State Guidelines that have been released. The applicant confirmed that they have what has been released. There was discussion about the requirement that the owner must live in Laurel Springs, Lindenwold or Stratford to obtain a municipal license. There was discussion of a Security Alarm System, Commercial generator, about the site being well lit and securing a Mercantile License. It was reiterated that this would be a Zoning Code Change of use requiring a full and professional site plan and traffic study, and with any change in entrances to the site approval would be required by the NJDOT. There was discussion of entering and exiting from Hemlock Avenue and the required number of parking spaces and how many currently exist. Parking lot standards would need to be approved by engineer during his Site Plan Review. Chairman Hafer gave details of what site plans consist of, and that in this case he feels a Traffic Study is a must. There was further discussion of a traffic study with egress, ingress, and reiteration that approval of a traffic study is something else the engineer determines during his Site Plan Review. The applicant’s research should be done by a civil engineer, which the Borough Engineer then evaluates their review. There was discussion that Lindenwold was not allowing it at all, and that Laurel Springs is the only town on White Horse Pike allowing dispensaries. There was discussion that distance requirements between shops may eliminate all other stores based on current regulations. It was mentioned that it is approved in Gloucester Township and other municipalities were listed. It was reiterated that the biggest questions are about traffic and parking. There was discussion of what chance there would be that the State would add other regulations, to which it was responded that they can and probably will, followed by more discussion of what and if the State will change the rules.

Chairman Hafer opened the meeting the Board. Ms. Nasuti questioned the interior of the store and if it would be brought up to construction code, and any security measures such as security guards, to which it was responded yes, if it is required. It was stated that the interior is not part of the Zoning process, however, interior and security regulations will need to be adhered to as required by other authorities. There was comment and questions about the dispensary in Bellmawr. Mayor Barbera gave advice that documents are available by the Goodwin Law Firm about what the State Commission is requiring. The applicants said they will be hiring consultants. There was conversation about anticipated revenues on 2% tax, and the detailed business plan required to get a license from State. It was said that the residency requirement was for two years prior to license in Laurel Springs or adjoining town.

- Master Plan – there was conversation that all went well with Mr. Fox, Borough Planner, at the Ordinance Review meeting. There was conversation about if the Zoning Code set Parking requirements for spaces in reference to the White Horse Pike and Downtown Redevelopment plans. There was additional discussion of the Zoning Code versus Site Plan Code. Please include Site Plan Code in further ordinance review activity.

CORRESPONDENCE – NJPO Planner was distributed to the Board.

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PUBLIC PORTION – Chairman Hafer opened the meeting to the public for questions or comment, hearing none he closed the meeting to the public.

Bob Lickfield – Glen Avenue discussed the adjacent Laurel Springs Baptist Church and the need for buffers and barriers.

ANNOUNCEMENT - The next meeting of the Laurel Springs Combined Land Use Board is scheduled for Thursday, November 18, 2021, at 7:00 p.m. in the Laurel Springs Recreation Center.

ADJOURNMENT – Mr. Kane moved to adjourn at 7:22 pm, which was seconded by Ms. Nasuti, with all in favor and none opposed.

Respectfully submitted,

Dawn T. Amadio, Secretary