

Tuesday, October 12, 2021
Minutes of Combined Land Use Special Meeting
Vice Chair Roy Kane presiding

OPEN MEETING – Chairman Kane announced that adequate notice of this meeting was given by emailing the Courier Post and The Retrospect on September 27, 2021 and posting on the Bulletin Board in the Borough Hall.

FLAG SALUTE – Chairman Kane lead the meeting in the Pledge of Allegiance and flag salute.

ROLL CALL – recorded as present were Mr. Kane, Mr. Weidler, Ms. Ierley, Mr. Lippincott, Ms. Nasuti, Mr. Ierley, Mr. Weiss and Mayor Barbera; absent were Chairman Hafer, Mr. O'Keefe and Councilman Redstreak

NEW BUSINESS

Master Plan Reexamination Report – Ed Fox, Borough Planner from Environmental Resolutions, Inc., introduced himself, offered his credentials, and recited the requirements of the Municipal Land Use Law for reexamination of the Master Plan every 10 years and the need for it to be current under State Law and the assumption that a lapse indicates the Zoning Code is now no longer current. He mentioned meetings initially held with the steering committee which commenced the process, which was a little late but should now be corrected.

First there was examination of the objectives of the last plan and secondly the status of those objectives. Third, an evaluation of changes such as population, which segued into a discussion of the marked changes in Camden County since the inception of the original Master Plan in the 1970's, and the fluctuation in population, which is currently at around 1,900 people. There was review of future development with indicators based upon variances granted since the last report. He had discussions with the steering committee about suggestions for the future as well, such as amending goals and objectives.

The core list of essentials is called the Land Use Plan Element which is focused on uses. Other elements will concern housing, etc. There were changes to the Land Use Plan Element for the White Horse Pike and Downtown as has the overall county plan appendices.

The Housing Element Planning identifies needs and is best examined after a decennial census. It is recommended that it is an element that is worked on in the future. It is based on the demographics and statistics of the residents understanding the objectives of the MLUL. There are no more military or airport locations to be concerned with as there were originally. There was discussion of the Fair Share Housing Plan inserted in the new Zoning Code, even though the risk is low for request for a builder's remedy.

Optional elements are circulation for traffic and pedestrian. There was concern about cut throughs from the White Horse Pike and there could be conversation with the County on this matter. Cycling is part of what it looks at. The Electric Vehicle State required ordinance was discussed as far as what is known at this time. There was discussion of millennials changing the landscape of need and development.

With regard to the recreation element, it was discussed in the context of small municipalities and the use of Camden County's Open Space and Sustainability programs. The historic preservation element planning is similar to the other element planning in using them well and communicating the objectives. There was recommendation of development code suggestions regarding flood damage, for which the Borough Engineer can be consulted.

Site Plan Review needs review. The Redevelopment Plans have been listed in the new Zoning Code. 135 Broadway is a new Redevelopment area, but the White Horse Pike and Downtown need review. Last week he was consulted about 915 Stone Road, a former dentist office. At the time of adoption, it was included as a property in need of redevelopment in the Downtown redevelopment plan, but it was not mentioned or reviewed in the plan. There was discussion of the process for those 2005 Redevelopment Plans. Thus, those Redevelopment plans need to be reviewed.

Vice Chairman Kane opened the meeting to the Board for questions.

Mayor Barbera inquired about a stoplight at the intersection of Broadway at the White Horse Pike, to which it was suggested that he call Keven Beccica the County Engineer. With regard to the cut throughs to Lindenwold, there was discussion of signage to reduce and thwart traffic.

Mr. Lippincott asked if electric charging stations would be for businesses or for houses, to which it was responded that they would be change of use for existing businesses which would require a site plan amendment. It was suggested that it was not a well written law, and it was mentioned that it is being reviewed by the Ordinance Review Committee and there is new information coming along. Mr. Lippincott then discussed blight on the White Horse Pike that needs to be demolished and development of sites that will draw people to the Borough, saying from time to time there are businesses that locate on the Pike, but they do not last, so there needs to be something to draw people. Mr. Fox said that the White Horse Pike Redevelopment Plan has not been implemented. There was discussion of parcels near the Pike that were zoned residential. There has been evaluation of closing the end of the streets perpendicular to the Pike making additional land available and changing some of the uses. There was discussion of Real Estate Marketing identifying what can be bought and what the potential is. There was discussion of neighboring towns and the prospect of working together. Nonetheless, it is an exceedingly difficult situation, and requires marketing charisma and borough leadership coordination with neighboring areas and recommended comprehensive economic development. Mr. Lippincott asked if the NJDOT rules determine parking in front of structures, to which Mr. Fox said no that is part of the Boards site plan review. There was additional discussion of blight, demolition, the prospect of progress being realized, resources at Camden County Improvement Authority, and the similarities and differences in neighboring Borough of Stratford.

Mr. Kane noted on page 22 that the electric utility is Atlantic City Electric not PSEG.

RESOLUTION NO. 01-2021 OF THE PLANNING BOARD OF THE BOROUGH OF LAUREL SPRINGS, COUNTY OF CAMDEN, STATE OF NEW JERSEY ADOPTING THE 2021 MASTER PLAN REEXAMINATION REPORT

WHEREAS, the Municipal Land Use Law (MLUL), Article II. Periodic Reexamination of Municipal Plans and Regulations, under N.J.S.A. 40:55D-89, requires all municipalities to reexamine their master plans at least once every ten years from the previous reexamination, and that the reexamination report shall state:

- A. The major problems and objectives relating to land development in the municipality at the time of the adoption of the last reexamination report.
- B. The extent to which such problems and objectives have been reduced or have increased subsequent to such date.
- C. The extent to which there have been significant changes in the assumptions, policies, and objectives forming the basis for the master plan or development regulations as last revised, with particular regard to the density and distribution of population and land uses, housing conditions, circulation, conservation of natural resources, energy conservation, collection, disposition, and recycling of designated recyclable materials, and changes in State, county and municipal policies and objectives.
- D. The specific changes recommended for the master plan or development regulations, if any, including underlying objectives, policies and standards, or whether a new plan or regulations should be prepared.
- E. The recommendations of the planning board concerning the incorporation of redevelopment plans adopted pursuant to the "Local Redevelopment and Housing Law," P.L.1992, c.79 (C.40A:12A-1 et al.) into the land use plan element of the municipal master plan, and recommended changes, if any, in the local development regulations necessary to effectuate the redevelopment plans of the municipality; and

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WHEREAS, the Planning Board of the Borough of Laurel Springs has undertaken a periodic reexamination of the Borough of Laurel Springs Master Plan by engaging Edward Fox, AICP, PP, NJ Professional Planner #33LI00510400; and

WHEREAS, at a publicly advertised Special Meeting held on Tuesday, October 12, 2021, the Board reviewed and considered a report entitled "2021 Master Plan Reexamination Report, Borough of Laurel Springs Camden County, New Jersey", a copy of which is attached to this resolution and incorporated by reference; and

WHEREAS, the Board finds that said report meets the above mentioned and referenced requirements set forth in the MLUL;

NOW, THEREFORE, BE IT RESOLVED by the Borough of Laurel Springs' Planning Board on this 12th day of October, 2021 as follows:

- A. The report entitled "2021 Master Plan Reexamination Report, Borough of Laurel Springs Camden County, New Jersey" be and the same is hereby adopted, with corrections and additions (if any) discussed and placed on the record during the Board's October 12, 2021 meeting.
- B. Upon adoption of this resolution the Boards' planning consultants shall provide a finalized copy of the Report as adopted to the Board Secretary and Borough Clerk.
- C. Pursuant to the requirements of the MLUL at NJSA 40:44d-89 a copy of the resolution and the finalized Report shall be sent to the Borough of Laurel Springs Planning Board.
- D. This resolution shall take effect immediately.

BE IT FURTHER RESOLVED, pursuant to the requirements of MLUL at NJSA 40:55D-89, a notice that the Report and Resolution have been prepared shall be sent to the Municipal Clerk of each municipality adjoining Laurel Springs.

- The motion to adopt by Ms. Nasuti, was seconded by Mr. Lippincott with Kane, Weidler, Ms. lerley, Mr. Lippincott, Ms. Nasuti, Mr. lerley and Mr. Weiss in favor, none opposed and no abstentions.

OLD BUSINESS

White Horse Pike Cannabis Retail – Mayor Barbera distributed suggested floor plans for Marijuana dispensaries giving interior operation of a retail store. Mayor Barbera mentioned representatives of a property owner appeared before Council and have now asked for an informal before this Board. There was discussion of traffic and parking. Mayor Barbera felt this was too preliminary to request the presence of the Borough Engineer. Mr. Fox recommended that the outside Site Plan be careful about signage. There was additional conversation about parking problems on the White Horse Pike. The adjacent church lot was discussed, and it was clarified that that property is not for sale.

CORRESPONDENCE – none

PUBLIC PORTION – Vice Chair Kane 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 – Mr. Lippincott moved to adjourn at 7:48 pm, which was seconded by Ms. Nasuti, with all in favor and none opposed.

Respectfully submitted,

Dawn T. Amadio, Secretary