

Thursday, February 17, 2022
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 11, 2022 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. Lippincott, Ms. Nasuti Mayor Barbera and Councilman Redstreak; absent were Mr. Weidler, Mr. O’Keefe, Mrs. Lerley, Mr. Lerley, and Mr. Weiss. Planning Board Solicitor Greg DeMichele was also present.

OLD BUSINESS:

- Approval of Minutes of October 21, 2022 - The motion by Ms. Nasuti was seconded by Mr. Kane, with Mr. Hafer, Mr. Kane, Mr. Lippincott, Ms. Nasuti and Mayor Barbera, with Councilman Redstreak abstaining.

NEW BUSINESS

- Interpretation of Zoning Code - 313 A & B White Horse Pike – Reis Smoke Shop LLC – It was noted that the Board looked at what was submitted was difficult to decipher, and it would be helpful if at least a minor site plan application with drawings by a licensed design professional would be submitted as the parking is incorrect. The applicant needs a site plan and must hire a licensed professional. There was discussion that the Board should not use the term minor site plan, and tell him needs to submit a site plan, which may be more expensive, indicating that grading, drainage, lighting and are not a problem, but be aware of what is being asked for, is what is wanted by the Board. The submission provided is nothing like even a minor site plan. The plan must be by a licensed professional. There was a point that site plans are expensive, and that consistency must be considered. Change of use which is right here and right now. What is wanted and what the ordinance states is that they must submit a site plan. Perhaps asking for a grading plan may be too far, but a site plan and to what extent: a single plan with parking, lighting, ADA, letting the professional decide if it needs a drainage or grading plan. There was discussion of what goes on in other towns, the need to be consistent and a discussion of permitted versus non-permitted uses. There was agreement with this existing building and parking lot, it is both in the old and the new ordinance that the change of use requires a site plan. The Board does want to be business friendly and reasonable. There was discussion of the difference in cost between full and minor site plans, which depends on what is asked for and if an engineer looks at the basic plan. There was additional discussion of previous appearances before the Board and of applications for minor site plans that are probably not going anywhere, and it was made perfectly clear what was needed to previous applicants.
- The proposed development involves a change in use, affecting existing circulation, drainage, building arrangements, landscaping, buffering, lighting, or other considerations of site plan review. A Site Plan by a licensed design professional should be submitted.
- The motion to approve by Mr. Lippincott was seconded by Mr. Kane, with Mr. Hafer, Mr. Kane, Mr. Lippincott and Ms. Nasuti in favor, none opposed and no abstentions.
- Reorganization
 - Election of Officers
 - Chair – The motion to nominate Eric Hafer as Chair by Mr. Lippincott, was seconded by Mr. Kane, with all in favor, none opposed and no abstentions; followed by a motion to close nominations by Mr. Lippincott, seconded by Mr. Kane, will 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. Lippincott, Ms. Nasuti, Mayor Barbera and Councilman Redstreak in favor, none opposed and no abstentions.
 - Vice-Chair – The motion to nominate Roy Kane as Vice Chair by Ms. Nasuti, was seconded by Mr. Lippincott, with all in favor, none opposed and no abstentions; followed by a motion to close nominations by Ms. Nasuti, seconded by Mr. Lippincott, 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. Lippincott, Ms. Nasuti, Mayor Barbera and Councilman Redstreak in favor, none opposed and no abstentions.

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- Secretary – The motion to nominate Ken Lippincott as Secretary by Mr. Kane, was seconded by Ms. Nasuti, with Mr. Hafer, Mr. Kane, Mr. Lippincott, Ms. Nasuti 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 10, 2022:
 - Board Secretary – Dawn T. Amadio
 - Board Attorney – DeMichele and DeMichele – Greg DeMichele
 - Board Engineer/Board Planner – Environmental Resolutions, Inc.

CORRESPONDENCE/OTHER MATTERS

- NJPO Planner was distributed to the Board.
- Webinar on February 28th on the Municipal Law for Cannabis, the previous applicant didn't make the requirements.
- Ordinance Review/White Horse Pike Redevelopment Zone – there was discussion of parking on the side or in the rear; of structures 10 feet off the Pike; and development on the Pike in other towns.

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, March 17, 2022, at 7:00 p.m. in the Laurel Springs Recreation Center.

ADJOURNMENT – Mr. Kane moved to adjourn at 7:39 pm, which was seconded by Ms. Nasuti, with all in favor and none opposed.

Respectfully submitted,

Dawn T. Amadio, Secretary