

Thursday, August 18, 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, Mrs. Lerley, Mr. Lippincott, Ms. Nasuti, Mr. Lerley, Mayor Barbera and Councilman Redstreak; absent were Mr. Weidler, Mr. O’Keefe and Mr. Weiss. Planning Board Solicitor Greg DeMichele was also present.

OLD BUSINESS:

- Approval of Minutes of February 17, 2022 - The motion by Councilman Redstreak, was seconded by Ms. Nasuti, with all in favor and none opposed.

NEW BUSINESS

- Informal presentation 323 White Horse Pike – Ray Ferretti and Matt Marino, his partner, provided the Board with proposed first and second floor plan and an exterior prototype from their architect, whom they said did not go in but are under agreement for the project. They said there is an obvious parking issue, for which they are discussing taking part of the building down to accommodate. They are proposing two 2-bedroom and one 1-bedroom on the second floor, and business suites or salons or single offices on the first floor. Such as a HVAC or barber or tattoo or hairdresser. They are estimating 11 or 12 parking spots by taking off part of the building. There was conversation that it fits the constraints of the White Horse Pike Redevelopment Zone, and of the suite/salon concept. It meets the general concept of the Redevelopment Plan. The concept is that there would be site visitors by appointment with the specific suite, with one customer at one time. There was discussion that the apartment dwellers may not be there during the day and that 12 parking spaces would be okay. The Board concurred that they like the concept but must be mindful of not overburdening the adjacent residential neighborhood. There was discussion of access ramps from behind as previously used. There was discussion of shared space buildings. Mr. Ferretti said that regarding his similar projects he has a 1,400 square foot building in Mantua with nine tenants of mixed use plus a free-standing house. He said this project would require major change inside. Mr. Lippincott commented that as it is it is a firefighter’s nightmare and there was conversation about a strange stairwell configuration and that this plan cleans up the congestions of the two different staircases and that they are not planning on leaving it that way. Mr. Marino asked for a suggestions or ideas from the Board. There was conversation about an update of the White Horse Pike Redevelopment plan that is ongoing, and that it syncs with the Master Plan and the uses contemplated are all the same as the zoning code. There was discussion that Mr. Ferretti reached out to a local engineering firm, Avila, for this project to try to optimize the parking situation. There was discussion of adjacent lots and real estate contracts for the three adjacent properties. There was discussion of the history of the lot. Mr. Ferretti said he will continue to work and get formal plans in front of the Board.

CORRESPONDENCE/OTHER MATTERS

- Recent funding - Mayor Barbera had three items he wanted to mention to the Board from the July adoption of State Budget. A bill was passed with regard the Energy Tax Receipt Credit, explaining how this funding was restored to the municipalities. This amount is about \$18,000. Secondly, regarding educational funding the State has never lived by the ratios formulated for student aid. For five to ten years there has been a push to get them to follow through and own the law. There should be \$350,000 toward Laurel Springs School. No idea if they are going to follow through so that Laurel Springs gets its full ratio. Thirdly, he related that Roy Kane had shared information on the list discovered on nj.com, which included Laurel Springs getting \$500,000 for the Cord Mansion Project in the adopted State Budget. There was discussion of the 4th district representative have been changed to the 6th District representatives. He felt it was very honorable for the 4th district reps to come through even though even with the change upcoming. There was description of the 6th District, which includes Haddonfield, Haddon Heights, Cherry Hill, etc.
- Redevelopment Plan – Mayor Barbera said that Ordinance Review was getting to the final stages of the Redevelopment Plan, and Council needs to refer the matter to the Land Use Board for review. The adviser made more recommendations than expected at this point and there was discussion of the process of

Thursday, August 18, 2022
Minutes of Combined Land Use Meeting
Chairman Eric Hafer presiding

synthesizing with the Zoning Code. There was discussion of the existing Redevelopment Plan for the White Horse Pike, and additional discussion of the Planners recommendations saying it will be figured out. There was additional discussion of highway commercial zones in general and the difference between two lane or four lane roads where the town owns both sides.

- Borough Hall Project – It went out to bid in October with further discussion that the first bid process was not successful. There was discussion of another recent bid for an emergency generator and discussion of costs of materials and work force changes with the pandemic.
- 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, September 15, 2022, at 7:00 p.m. in the Laurel Springs Recreation Center.

ADJOURNMENT – Councilman Redstreak moved to adjourn at 7:38 pm, which was seconded by Mr. Kane, with all in favor and none opposed.

Respectfully submitted,

Dawn T. Amadio, Secretary