

Thursday, September 17, 2020
Minutes of Combined Land Use Meeting
Chairman Eric Hafer Presiding
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OPEN MEETING – Chairman Hafer announced that adequate notice of this meeting was given by emailing the Courier Post and The Retrospect on January 7, 2020 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. Ierley, Ms. Nasuti, Mr. Ierley, and Councilman Redstreak; absent were Mr. Weidler, Mr. O’Keefe, Mr. Lippincott, Mr. Weiss, and Mayor Barbera; Land Use Board Solicitor Greg DeMichele was also present

NEW BUSINESS

- Minor Amendment to Site Plan – Wayne Bommer, Bommer Plumbing, 806 East Atlantic Avenue
 - Chairman Hafer asked the Board for a rollcall vote on his ability to not recuse himself from this matter as, while he did contribute to the original site plan approval many years ago, he had not consulted with Mr. Bommer on this minor amendment. Those recorded as offering no objection to Mr. Hafer’s participation were Mr. Kane, Mrs. Ierley, Ms. Nasuti, Mr. Ierley and Councilman Redstreak.
 - Wayne Bommer, 806 East Atlantic Avenue, was sworn in by Solicitor DeMichele, and explained that his current parking lot was stone. He is not asking to extend the dimension of the lot, just pave over the existing stone and move sign to the other side of driveway. The sign will be an internally illuminated sign. Chairman Hafer read a letter submitted by Borough Engineer, Jeff Hansen saying he had spoken with Mr. Hansen that afternoon to clarify a matter. The stone has been present for 20 years and is sufficiently compacted. He is recommending a 2” asphalt with 3-inch base coat. Mr. Bommer confirmed his proposed use of asphalt and base coat and the 20-years of compacted stone, saying that he had been recommended 2 to 2 ½ inches of blacktop. With regard to the sign, Mr. Hafer reviewed the letter, saying it was well within the size ordinance and appears to conform and not block the view of the driveway. Mr. Bommer confirmed he will make sure the sight triangle is conformed with. There was discussion of matching the existing drainage, which appears to run to front toward the street, to which Mr. Bommer confirmed he would have the runoff as requested. There was discussion of ponding, but that with the existing base compacted as it is, there should be no ponding. Mr. Bommer concurred that he would stripe the lot as it currently exists, and the ADA parking space would remain in the position it exists and will conform and cannot exceed a 2% grade, to all of which Mr. Bommer concurred, saying the ADA space was concrete and preexisting and will not be touched. The perimeter is already curbed, which made clear the discussion of the runoff being all graded to the street with no ponding. There was confirmation that a construction permit would be required for the sign installation, and all sight lines would be adequate. Ms. Nasuti clarified that the old sign will be removed upon the installation of the new one. There would be no change in the loading and unloading configurations.
 - Mr. Kane moved that the minor amendment to the Site Plan of W. R. Bommer, 806 East Atlantic Avenue as presented be approved, which was seconded by Mrs. Ierley, with Mr. Kane, Mrs. Ierley, Ms. Nasuti, Mr. Ierley and Councilman Redstreak in favor, none opposed and no abstentions

OLD BUSINESS

- Extension for Dream Tile, Tariq Mazhar, One White Horse Pike – Minor Site Plan – The preliminary work which had been completed for this pending application, was reviewed and found to be unacceptable to the Board, who confirmed that the potential applicant must submit a drawing by a licensed Engineer, Architect or Surveyor who to seal and certify the dimensions at their correct size with ADA spots indicated with grade noted. The applicant should be asked to check his deeds and surveys as there is some confusion about the

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ownership of lots in that block. The board agreed to give the applicant an extension to the October Board Meeting. There was discussion of the need for a formal site plan with detail and to scale drawings, even though there is not activity on the site and the building is empty. There was discussion of the ADA law being strictly enforced, and more discussion about the conflicting stories of the ownership and lack of survey.

- Approval of Minutes – March 19, 2020 – the motion by Councilman Redstreak, was seconded by Mr. Kane, with Mr. Hafer, Mr. Kane, Mrs. Lerley, Mr. Lerley and Councilman Redstreak in favor, none opposed and Ms. Nasuti abstaining.

CORRESPONDENCE

- New Jersey Planning Officials “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 Planning Board is scheduled for Thursday, October 15, 2020 at 7:00 p.m. in the Laurel Springs Recreation Center.

ADJOURNMENT – the motion to adjourn by Mr. Kane at 7:30 pm, was seconded by Mrs. Lerley