

**Thursday, September 21, 2023**  
**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 10, 2023 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 Hafer, Kane, Weidler, Ierley, Lippincott, Nasuti, Weiss and Redstreak; O’Keefe arrived at 7:03 pm; Absent: Barbera. Planning Board Solicitor Greg DeMichele was also present.

NEW BUSINESS – none

OLD BUSINESS

- Approval of Minutes of May 18, 2023 – the motion by Nasuti to approve, was seconded by Lippincott, with all in favor none opposed and no abstentions.
- Memorialization of Decision

RESOLUTION NO. 2023-1 - MEMORIALIZING DECISION

- Approved
- General Conditions

- Minor Subdivision Case No.
- Major Subdivision Applicant: Rosane Russell  
222 Central Ave., Block 15, Lot 1.03  
Laurel Springs, NJ
- Major Subdivision, Final
- Minor Site Plan Owner: Same
- Major Site Plan, Preliminary
- Major Site Plan, Final
- Amended Major Site Plan, Final Plate , Block 12 , Lot 1
- Conditional Use Action:
- Waiver
- Use Variance
- Bulk Variance

WHEREAS, the applicants have applied to the Borough of Laurel Springs Planning Board for the following approval: C Variance

WHEREAS, the application was considered by the Borough of Laurel Springs Planning Board at a public hearing on August 17, 2023.

WHEREAS, the Borough of Laurel Springs Planning Board has considered the application and the evidence and arguments submitted by the applicant in support thereof; and

WHEREAS, The Borough of Laurel Springs Planning Board has considered the recommendations and comments of its professional staff; and

WHEREAS, it appears that all requirements necessary to grant the requested variance have been satisfied subject to the findings of fact and conclusion below; and

WHEREAS, THE Borough of Laurel Springs Planning Board has made the following findings of fact and conclusions: Applicant is applying for C Variance

1. The applicant, Rosane Russell, 22 Central Avenue, Laurel Springs, wants to replace a pre-existing shed, which is not positioned correctly according to the new zoning code.
2. Applicant proposes to install a new shed that will be 12 inches from property line. The shed is 8 x 12 or 96 square feet.

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3. Chairman Hafer opened the meeting to the Board for questions or comments. Hearing none, he opened the meeting to the public, and hearing none, he closed the meeting to the public.
4. A motion to grant requested variance by Lippincott, was seconded by Nasuti.

NOW, THEREFORE, BE IT RESOLVED, that the application of Rosane Russell of Laurel Springs set forth above is hereby approved; and

ROLL CALL VOTE on the motion was recorded as follows:

IN FAVOR Hafer, Kane, Weidler, O'Keefe, Lippincott and Nasuti.

OPPOSED: None

ABSTENTIONS: None

RECUSED: none

BE IT FURTHER RESOLVED that certified copies of this resolution of memorialization be sent, via regular mail, to the applicant within ten (10) days of the date of adoption, and a copy of this resolution shall be filed with the Administrative Officer or Clerk of the Township, Township Construction Official and Zoning Officer. A brief notice of this decision shall be published in the official newspaper of the Township.

- Chairman Hafer confirmed that the Board received the resolution which they have read, and no correction is needed. There was clarification required about a 6" space from the property line which is now stated correctly as 12" from the property line to the new shed, and he is good with the resolution as written. The resolution was read into the record by Solicitor DeMichele.
- The motion to approve the resolution of memorialization by Hafer was seconded by Lippincott with Hafer, Kane, Weidler, O'Keefe, Lippincott and Nasuti in favor, none opposed and Lerley and Weiss abstaining.

**CORRESPONDENCE/OTHER MATTERS**

- 415 White Horse Pike – Smoke Shop – It was mentioned that Stuart Platt's office had called for applications forms.

**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, October 19, 2023, at 7:00 p.m. in the Laurel Springs Recreation Center.

**ADJOURNMENT** – the motion to adjourn by Nasuti, was seconded by Lerley at 7:05 pm, with all in favor and none opposed.

Respectfully submitted,

Dawn T. Amadio, Secretary