

THURSDAY, April 21, 2016
MEETING OF COMBINED LAND USE BOARD
BOROUGH OF LAUREL SPRINGS
Chairman Eric Hafer presiding
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OPEN MEETING – Chairman Hafer announced that the meeting had been properly posted and advertised pursuant to the Municipal Land Use Law and Open Public Meetings Act by emailing the Courier Post and The Retrospect on January 5, 2016 and posting on the website and bulletin board in the Borough Hall. Chairman Hafer led in the Pledge of Allegiance.

ROLL CALL - Present: Hafer, Kane, Hoffmann, Walsh, Mercer and Lippincott. Absent: Weidler, O’Keefe, Barbera, and Redstreak. I was noted that there were six voting members available for a Zoning Variance.

NEW BUSINESS

234 Fairmount – Ian and Patricia Doherty were sworn in by Solicitor DeMichele. Chairman Hafer asked the applicants to state the nature of their application, to which they responded that they were changing the fence from a five to a six foot fence. The previous fence was at least 25 or more years old and never appeared on record as far as can be determined. There is some thought that it was installed at the time a pool was installed. The applicant suffered a tremendous amount of damage from a very large tree fell on their home and destroyed portions of this existing fencing. They are going to replace that fencing not repair it. The proposed fencing will be six feet high, and be in the exact position of the existing fence, which was indicated on the survey submitted with the application. Additionally, as the previous arrangement was installed before the current fencing code was in existence, this process is necessary. Chairman Hafer asked if anyone from the Board had any objections, questions or comments, to which there was no response. Chairman Hafer asked if there were any members of public that had any objections, questions or comments, to which there was not response. The motion by Mr. Kane to approve the application was seconded by Mr. Mercer, with Hafer, Kane, Walsh, Mercer, Weidler and O’Keefe in favor, none opposed and no abstentions. The decision is published in the newspaper immediately, the resolution will be memorialized at the subsequent meeting and forwarded to the applicant.

STONE ROAD COMMERCIAL OVERLAY – Laurel Springs Borough Council have forwarded to the Land Use Board a sample Zoning Ordinance for their review. Council President Redstreak explained the desire of Council to create a commercial overlay along the East Side of Stone Road and three lots on the West Side, just like was accomplished on Laurel Road. The three lots on the west side of Stone Road are already in the Downtown Redevelopment Zone. There was discussion of the advantages of an overlay versus a zoning change, to which it was discussed that it is easier to accomplish, and create less stress for those six homes that are currently and have always been residences. There was discussion of extending the Redevelopment Zone and the pros and cons, and what Council perceives as the advantage and the definition of the Overlay. There was discussion what the commercial districts exclude. Mr. Weidler discussed what the advantage there was in acquiring funding for residential versus commercial zones. The proposed overlay would extend from the town line, which is the creek near the nursing home to West Atlantic Avenue near the railroad tracks. Council is bringing the matter to the Board for their recommendation back to Council. There was language in the ordinance which was recommended by the Planner for the Laurel Road overlay. Some of that language does not make sense for Stone Road. Comment was received regarding signs, cart ways, parking and illumination that was more appropriate for Stone Road. Council is hoping to introduce the ordinance as early at May 9th, depending upon the progress with the language and recommendations.

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- **APPROVAL OF MINUTES** – The motion to approve the minutes of January 21, 2016 by Mr. Kane was seconded by Mr. Mercer with Hafer, Kane, Walsh and Mercer in favor, none opposed and Weidler, O’Keefe and Redstreak Abstaining.

CORRESPONDENCE –

- **Conformance Letter from Environmental Resolutions, Inc.** – with regard to 714 East Atlantic Avenue the plans submitted by Avila the Engineer are in conformance with the site plans approvals that had been granted. There had also been a phone call received with regard to extensions of time with Site Plan Approval. Those extensions are only required in the instance of a Zoning change, which is not happening. In this case then, there is not any time issue; the Site Plan Approval goes with the land. Additionally the Borough Engineer has issued another letter saying they must post a performance bond and deposit additional escrow before they can apply for their construction permits. There was conversation about the amount of the performance bond. There was conversation regarding Borough Engineer fees with regard to preparation of the conformance letter.
- **Financial Disclosure Statements** – a reminder was issued for the filing of these mandatory statements by April 30.
- **Class Notices** – There were many notices of classes from DVRPC and ANJEC, which were distributed to the Board.

PUBLIC COMMENT– Chairman Hafer opened the meeting to public comment. Hearing none, he closed the meeting to the public.

ANNOUNCEMENTS - The next meeting of the Laurel Springs Planning Board is scheduled for Thursday, June 16, 2016 at 7:00 p.m. in the Borough Hall.

ADJOURNMENT-As there was no further business or discussion, a motion was made by Mrs. Walsh and seconded by Mr. Mercer to adjourn at 7:30 pm with all in favor and none opposed.

Respectfully Submitted,

Dawn T. Amadio, Secretary