

THURSDAY, June 16, 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, Walsh, Lippincott, Weidler, O’Keefe, Barbera and Redstreak. Absent: Hoffmann and Mercer. I was noted that there were six voting members available for a Zoning Variance.

NEW BUSINESS

504 West Stafford Ave – I & H Builders was represented by Vincent Yanni, an attorney and member of the company. I & H Builders proposes to build a new single family dwelling on a 50 x 150 previously developed home site that was totally destroyed by fire creating a hardship to rebuild within the confines of the current code, for which he is seeking relief. Chairman Hafer confirmed that the applicant had purchased the property knowing the bulk requirements. Submitted as exhibit 1 was a copy of the tax map indicating in yellow highlight all properties in the vicinity that have single family dwellings on 50 foot lots. Mr. Yanni said this is a residential neighborhood where the majority of home sites are 50 feet wide. There was conversation about the opportunity to gain sufficient property from either adjoining lots by way of a subdivision. That opportunity does not exist because of the placement of the home. Submitted as exhibit 2 was an overhead google earth image showing the distribution of the homes on the block. There was conversation about the previous width of the preexisting driveway still visible on the right side of the lot. There was conversation about what the disposition of the property might be if a home is not rebuilt on the site. Mr. Yanni estimated that a new home in this locale would sell in the low \$200,000 range. There was conversation about the nature of the homes in the vicinity and that a new home would improve the block not detract from it.

Chairman Hafer opened the meeting to the public for questions and comments

- Robert Sproul - 503 West Stafford was not in favor of rebuilding a home on the lot.
- Alan Craig – 507 West Elma Avenue – live directly behind the site and was fine with re building the home as long as a shed that is in disrepair, a tree stump and the dead trees at the edge of property along tree line are removed.
- Joe Maher, 510 West Stafford Avenue, who live directly next door, confirmed that there are three dead trees and a stump, which he would like to see removed along with the approval of the variation.

Solicitor DeMichele confirmed that Mr. Yanni wished to proceed with only six voting members present, saying he had the right to postpone the vote until seven voting members were present. Mr. Yanni said he was comfortable moving forward.

- The motion by Mr. Weidler to approve the application was seconded by Mr. Lippincott, with Kane, Walsh, Lippincott, Weidler and O’Keefe in favor, Hafer opposed and none abstaining. The decision is published in the newspaper immediately; the resolution will be memorialized at the subsequent meeting and forwarded to the applicant.

234 Fairmount – Memorialization of Decision - Solicitor DeMichele read the resolution into the record. The motion by Mr. Weidler to approve upon memorialization was seconded by Mrs. Walsh, with Hafer, Kane, Walsh, Weidler and O’Keefe in favor, none opposed and Lippincott abstaining.

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OLD BUSINESS

- **APPROVAL OF MINUTES** – The motion to approve the minutes of April 21, 2016 by Mrs. Walsh was seconded by Mr. Kane with Hafer, Kane, Walsh, Lippincott, Weidler, O’Keefe, Barbera, and Redstreak in favor, none opposed and none Abstaining.
- **Zoning Amendment** - Site Standards from Haddon Heights are being collected to be reviewed by Ordinance Review and they can bring it back to the Board.
- **Pre-existing building lots completely destroyed** – Councilman Redstreak would like to see a clause that will allow homes that are destroyed, such as this one, to be rebuilt on 50 foot lots. Chairman Hafer thinks that the way this was handled sets a bad precedent. He would rather see it spelled out in the zoning ordinance.

CORRESPONDENCE –

- Newsletter from New Jersey Planning Officials

PUBLIC COMMENT – none

ANNOUNCEMENTS - The next meeting of the Laurel Springs Planning Board is scheduled for Thursday, July 21, 2016 at 7:00 p.m. in the Borough Hall.

ADJOURNMENT-As there was no further business or discussion, a motion was made by Mr. Redstreak and seconded by Mr. Kane to adjourn at 7:53 pm with all in favor and none opposed.

Respectfully Submitted,

Dawn T. Amadio, Secretary