

THURSDAY, August 18, 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, Mercer, Lippincott, Weidler, O’Keefe, and Redstreak. Absent: Hoffmann, Walsh, Barbera. It was noted that there were six voting members available for a Zoning Variance.

APPROVAL OF MINUTES – The motion to approve the minutes of June 16, 2016 as amended by correction by Mr. Kane was seconded by Mr. Lippincott with Hafer, Kane, Lippincott, Weidler, O’Keefe and Redstreak in favor, none opposed and Mercer Abstaining.

NEW BUSINESS

- **Memorialization of Decision 504 West Stafford Avenue** - Solicitor DeMichele read the following Resolution Memorializing Decision into the record:

- (x) Approved
 - () General Conditions
 - () Minor Subdivision
 - () Major Subdivision
 - () Major Subdivision, Final
 - () Minor Site Plan
 - () Major Site Plan, Preliminary
 - () Major Site Plan, Final
 - () Amended Major Site Plan, Final
 - () Conditional Use
 - () Waiver
 - (x) Use Variance
- Case No. _____
Applicant: I & H Builders
689 Woodstown Road
Swedesboro, NJ 08085
Owner: Same
Plate , Block 46 , Lot 18
Action: _____
() 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 June 16, 2016.

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 a C Variance at 504 Stafford Ave, Laurel Springs, New Jersey.
1. Applicant was sworn in by the Solicitor.
 2. Applicant was represented by Vincent Yanni, an attorney and member of the company.
 3. Applicant 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 applicant is seeking relief.
 4. Chairman Hafer confirmed that the applicant had purchased the property knowing the bulk requirements.

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5. 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.
6. Applicant that this is a residential neighborhood where the majority of home sites are 50 feet wide.
7. Mr. Yanni Submitted as exhibit 2 was an overhead google earth image showing the distribution of the homes on the block.
8. Chairman Hafer opened the meeting to the public for questions and comments.
9. Robert Sproul - 503 West Stafford was not in favor of rebuilding a home on the lot.
10. 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.
11. 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 variance.
12. Solicitor DeMichele confirmed that Applicant wished to proceed with only six voting members present, saying he had the right to postpone the vote until seven voting members were present.
13. Applicant said he was comfortable moving forward.
14. The motion by Mr. Weidler to approve the application was seconded by Mr. Lippincott,

NOW, THEREFORE, BE IT RESOLVED, that the application of I & H Builders set forth above is hereby approved.

ROLL CALL VOTE on the motion was recorded as follows:

IN FAVOR	Kane, Walsh, Lippincott, Weidler and O’Keefe
OPPOSED:	Hafer
ABSTENTIONS:	None
RECUSED:	none

- There was discussion regarding the definition of a hardship and clarification that the hardship is what the applicant proposed and a majority of the Board voted in agreement with his proposal. This is stated in the resolution. There was discussion of the area surrounding this site and difficulties residents are having there and what may or may not help property values, and various issues regarding the general bulk requirements of a typical residential street.
- The motion to memorialize by Mr. Lippincott was seconded by Mr. Kane, with Hafer, Kane, Lippincott, Weidler and O’Keefe in favor, Mercer abstaining and none opposed.

OLD BUSINESS

CORRESPONDENCE

- Newsletter from New Jersey Planning Officials was distributed for the Board to review.

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. Mercer and seconded by Mr. Redstreak to adjourn at 7:29 pm with all in favor and none opposed.

Respectfully Submitted,

Dawn T. Amadio, Secretary