

**BOROUGH OF LAUREL SPRINGS  
MAYOR AND COUNCIL WORK SESSION  
MONDAY NOVEMBER 27<sup>th</sup>, 2017 - 7:00 P.M.  
MAYOR THOMAS A. BARBERA PRESIDING  
Page 1 of 4**

**SALUTE TO THE FLAG AND MOMENT OF SILENCE** was led by Mayor Barbera

**OPEN PUBLIC MEETINGS LAW** – Mayor Barbera stated that adequate notice of this meeting was given by emailing the Central Record and the Courier-Post on January 10, 2017 and posting on the website and bulletin board in the Borough Hall, also on Borough's website.

**ROLL CALL** recorded as present: Letts, Mochel, DiGregorio, Cruz and Redstreak; absent: McCunney.

**ENGINEERS REPORT** – Environmental Resolutions - Engineer Jeff Hansen

**CAPITAL ITEMS**

1. Reconstruction of Washington Avenue, Phase 1 - NJDOT FY2016 Municipal Aid Grant

The Borough received a \$200,000.00 Municipal Aid Grant for the Reconstruction of Washington Avenue, between Stone Road and Chestnut Avenue. Bids were received at 2:00 PM on June 8, 2012. The apparent low bidder was Paving Plus, LLC. At the June 2017 meeting Council awarded the Base Bid plus Alternate Bid #2 in the amount of \$179,730.00 to Paving Plus, LLC.

The project has been completed. The Final Pay Estimate and Change Order have been processed for action by Council. Our office is currently in the process of closing out the project with NJDOT in order for the Borough to receive the remaining \$50,000.00 of grant money.

2. NJDOT Local Aid Grant Applications – FY2018

ERI prepared and submitted Municipal Aid Applications for the Reconstruction of Washington Avenue, Phase 2 (Central Ave. to Chestnut Ave.) and also for the Reconstruction of Arch Avenue (Chestnut Ave. to Summit Ave.). We will apprise Council of any updates to the status of the applications as we receive them.

3. Borough Zoning Map Update

ERI has prepared a draft copy of an updated zoning map for review with appropriate Borough officials. The map will be further updated based upon any comments received once Borough official have had a chance to review the map.

**OTHER PROJECTS**

4. Tempo Builders Mixed Use Development

ERI received Final Plans for conformance review to the terms of the Planning Board approval received by the developer in 2013. The design engineer has revised the Plans to satisfy ERI's review comments from March and the Final Plans have been signed by the Borough Engineer. Construction will be able to begin once the developer has posted a performance bond, inspection escrow; and has held a Preconstruction Meeting with our office and appropriate Borough officials.

5. Municipal Building Redevelopment Plan

On November 13, 2017 ERI had a conference call with the Mayor, Borough Administrator and Borough Clerk regarding the designation of the municipal building as a redevelopment area. There is a resolution on the November 26, 2017 Council Agenda authorizing the Borough Planning Board to Undertake a Preliminary Investigation of Determination of an Area in Need of Redevelopment for Block 12, Lot 1 (the Municipal Building property). It is anticipated that the study will be completed in time for the Planning Board to take action on the designation at their January meeting after a public hearing is conducted on the matter.

- **Washington Avenue**
- **Broadway**

**MATTERS REQUIRING OFFICIAL ACTION**

- **APPROVAL OF MINUTES-** Regular Meeting of Monday, November 13<sup>th</sup>, 2017 – the motion to approve by Councilwoman Mochel, was seconded by Councilwoman DiGregorio, with Letts, Mochel, DiGregorio and Cruz in favor, Redstreake abstaining and none opposed.

- **RESOLUTIONS**

- **#091-2017- AUTHORIZING SALE OF BOROUGH OWNED ITEMS ON ONLINE PUBLIC AUCTION**  
**WHEREAS**, the Borough of Laurel Springs owns and/or has title to the following items and/or fixed assets:

- 1993 Backhoe

**WHEREAS**, the use of the above items are defunct and of no practical or useful life based upon the capacity for which they were used by the various Departments of the Borough of Laurel Springs; and

**WHEREAS**, said items will be offered for public auction on GovDeals.com and or Craigslist, on-line public auction sites, the terms and conditions of which are available on said website and in the office of the Municipal Clerk; and

**WHEREAS**, the sale is being conducted pursuant to Local Finance Notice 2008-9; and

**NOW, THEREFORE, BE IT RESOLVED** the Mayor and Council of the Borough of Laurel Springs that the sale of the aforementioned Borough fixed assets and/or Borough-owned items is approved

- The motion to approve by Councilman Redstreake was seconded by Councilwoman Mochel with Letts, Mochel, DiGregorio, Cruz and Redstreake in favor, none opposed and no abstentions.
- **#092-2017-RESOLUTION OF THE BOROUGH OF LAUREL SPRINGS, COUNTY OF CAMDEN AND STATE OF NEW JERSEY DIRECTING AND AUTHORIZING THE LAUREL SPRINGS PLANNING BOARD TO UNDERTAKE A PRELIMINARY INVESTIGATION TO ASCERTAIN WHETHER A CERTAIN PROPERTY AND AREA WITHIN THE BOROUGH OF LAUREL SPRINGS IS IN NEED OF REDEVELOPMENT**  
**WHEREAS**, in the Master Plan Re-examination Report, adopted by Resolution on October 20, 2005 the Planning Board of the Borough of Laurel Springs recognized that certain areas and properties within the Borough of Laurel Springs might qualify as “redevelopment areas” or “areas in need of redevelopment” as defined in N.J.S.A. 40A:12A-3; and  
**WHEREAS**, the said Borough Council of the Borough of Laurel Springs desires to commence a course of action to investigate and determine whether certain properties and areas within the Borough of Laurel Springs are in need of redevelopment; and  
**WHEREAS**, the said Borough Council of the Borough of Laurel Springs recognizes that under New Jersey’s Local Redevelopment and Housing Law, N.J.S.A. 40A:12A-1 et seq., the Planning Board of the Borough of Laurel Springs must conduct a preliminary investigation to determine whether said properties and areas are in need of redevelopment; and  
**WHEREAS**, the Borough Council of the Borough of Laurel Springs now desires to authorize the Planning Board of the Borough of Laurel Springs to undertake a preliminary investigation to determine whether a certain property and area within the Borough of Laurel Springs, as more particularly described as Block 12, Lot 1, is in need of redevelopment; and  
**NOW, THEREFORE, BE IT HEREBY RESOLVED**, by the Borough Council of the Borough of Laurel Springs, that the Planning Board of the Borough of Laurel Springs be and hereby is directed and authorized to undertake a preliminary investigation, pursuant to N.J.S.A. 40A:12A-6, to ascertain whether a certain property and area within the Borough of Laurel Springs, as more particularly described as Block 12, Lot 1 on the Official Tax Map of the Borough of Laurel Springs, is in need of redevelopment; and

**BOROUGH OF LAUREL SPRINGS  
MAYOR AND COUNCIL WORK SESSION  
MONDAY NOVEMBER 27<sup>th</sup>, 2017 - 7:00 P.M.  
MAYOR THOMAS A. BARBERA PRESIDING  
Page 3 of 4**

**BE IT FURTHER HEREBY RESOLVED** by the Borough Council of the Borough of Laurel Springs that the Planning Board of the Borough of Laurel Springs is authorized to utilize a New Jersey licensed professional planner to assist the Board in undertaking any and all actions that may be necessary to accomplish the purpose and intent of this Resolution.

**BE IT FURTHER HEREBY RESOLVED** by the Borough Council of the Borough of Laurel Springs that this Resolution amends and replaces Resolution #061-2017 of the Borough of Laurel Springs, adopted on July 10, 2017.

- The motion to approve by Councilman Redstreak was seconded by Councilwoman Mochel with Letts, Mochel, DiGregorio, Cruz and Redstreak in favor, none opposed and no abstentions.
- **#093-2017- APPROVING BUDGET TRANSFERS #2**  
**WHEREAS**, N.J.S.A. 40A:4-58 provides that a municipal governing body may make Budget Transfers during the last two months of the fiscal year;

**NOW, THEREFORE, BE IT RESOLVED** by the Mayor and Borough Council of the Borough of Laurel Springs, that the following **2017 Budget Transfers (#2)** be approved:

<u>Account #</u>	<u>GENERAL FUND</u>	<u>From</u>	<u>To</u>
1-20-130-103			
1-20-130-201	Finance Department - SW	\$1,000.00	
1-26-290-101	Finance Department - OE		\$1,000.00
1-26-310-101	Streets & Roads - SW		2,500.00
	Buildings & Grounds - SW	2,500.00	
	<b>TOTAL GEN'L FUND</b>	<b>\$3,500.00</b>	<b>\$3,500.00</b>

- The motion to approve by Councilman Redstreak was seconded by Councilwoman Mochel with Letts, Mochel, DiGregorio, Cruz and Redstreak in favor, none opposed and no abstentions.
- **RESOLVED TO PAY \$58,803.67 FROM CURRENT ACCOUNT AND \$53,433.04 FROM TRUST AND CAPITAL ACCOUNTS**
- The motion to approve by Councilman Redstreak was seconded by Councilwoman Mochel with Letts, Mochel, DiGregorio, Cruz and Redstreak in favor, none opposed and no abstentions.

**MATTERS FOR DISCUSSION**

- **RFP's Professionals**- Mayor Barbera reviewed the bid tabulation sheets for the advertised Professional appointments for 2018. The receipt of bids was held on Tuesday, November 21, 2017. All bids received were on public display on the Council table. Council did not express a need for changes from last year, but were asked to take time to review the proposals. The appointments will take place at the Reorganization Meeting which is scheduled for Monday, January 8, 2018.
- **General Election** – Mayor Barbera introduced Douglas DelPidio who was the successful write-in candidate for Council.
- **Laurel Lake** – Councilman Redstreak discussed a thread that has been ongoing on social media regarding Laurel Lake primarily by Lindenwold residents. This segued from the discussion held at the 6 pm Green Team meeting, from which a Laurel Lake Meeting was set for February 5, 2017. There was additional conversation about Laurel Lake; a more serious cleanup of Kirkwood Lake which is a different tributary than Laurel Lake. While Kirkwood Lake does have contamination from the former Paint Works, there is no thought that Laurel Lake has any contamination, however, there is storm water runoff and silt that is building up affecting the depth of the lake. Councilman Redstreak would like to see what assistance may be available, although it is a

**BOROUGH OF LAUREL SPRINGS  
MAYOR AND COUNCIL WORK SESSION  
MONDAY NOVEMBER 27<sup>th</sup>, 2017 - 7:00 P.M.  
MAYOR THOMAS A. BARBERA PRESIDING  
Page 4 of 4**

different type of problem. There was additional conversation about the participation of the Lindenwold residents and of Lindenwold Borough. There was additional conversation about Kirkwood Lake and how serious their problem is, and that Laurel Lake issues are of a totally different nature, however, it would be nice to see some preservation efforts on a larger scale than what Laurel Springs residents and Laurel Springs Borough can provide.

**ITEMS RECEIVED AFTER THE AGENDA WAS PRINTED** – None.

**COMMENTS FROM THE PUBLIC** –

**ANNOUNCEMENTS**

- Living Nativity Saturday, December 2<sup>nd</sup> @ Saint Paul's @5 pm
- Tree Lighting, Saturday, December 2<sup>nd</sup> @ Cord Mansion Greene @7 pm
- Monday, December 4<sup>th</sup> Hay Bale Round Up – Cornstalks, hay bale, etc. at curb for pickup
- Wednesday, December 6<sup>th</sup> Recreation Commission @ Rec Center @ 7pm
- Thursday, December 7<sup>th</sup> JIF Safety Meeting @ Borough Hall @ 12:30 pm
- Regular Meeting of Mayor and Council, Monday, December 11<sup>th</sup> @7pm @Borough Hall

**ADJOURNMENT** –There being no further business a motion was made by Councilman Redstreak which was seconded by Councilwoman Mochel to adjourn at 7:23 p.m. with all in favor.

Respectfully submitted,

Dawn T. Amadio, RMC, Municipal Clerk