

BOROUGH OF LAUREL SPRINGS  
REGULAR MEETING OF MAYOR AND COUNCIL  
MONDAY, June 14, 2021  
MAYOR THOMAS A. BARBERA PRESIDING

**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 Retrospect and the Courier-Post on January 5, 2021 and posting on the Borough Website and bulletin board in the Borough Hall.

**ROLL CALL** recorded as present: DiGregorio, DiMarco, Riondino, DelPidio and Redstreak; absent: Cruz.

**APPROVAL OF MINUTES**

- Work Session Meeting of May 10, 2021 - The motion to approve by Councilman Redstreak was seconded by Councilwoman DiGregorio, with DiGregorio, DiMarco, Riondino, DelPidio, and Redstreak in favor, none opposed and no abstentions.

**ORDINANCES**

**Second Reading by title, Public Hearing and Introduction:**

- **Ordinance #853-2021** - SUPPLEMENTING AND AMENDING CHAPTER 169 OF THE CODE OF THE BOROUGH OF LAUREL SPRINGS ENTITLED "MERCANTILE LICENSING"
  - Mayor Barbera read the ordinance by title upon second reading.
  - Mayor Barbera opened the meeting to the public for questions and comments. Hearing none, he closed the meeting to the public.
  - Motion to Adopt by Councilman Redstreak was seconded by Councilwoman DiMarco, with DiGregorio, DiMarco, Riondino, DelPidio and Redstreak in favor, none opposed and no abstentions.
- **#066-2021 - RESCINDING THE MOTION TO INTRODUCE ORDINANCE #854-2021 UPON FIRST READING**

WHEREAS, Ordinance #854-2021 was introduced upon first reading upon the motion of the of Councilman Redstreak, seconded by Councilman Cruz, with Cruz, DiGregorio, DiMarco, Riondino, DelPidio and Redstreak in favor, none opposed and no abstentions; and

WHEREAS, the Borough of Laurel Springs subsequently received advice regarding the adoption of Zoning Regulations with regard to recent Cannabis Legislation, changing the structure and content of the previously introduced ordinance.

NOW, THEREFORE BE IT RESOLVED by the Mayor and Council of the Borough of Laurel Springs that the motion to introduce Ordinance #854-2021 is hereby rescinded.

- The motion to approve by Councilman Redstreak was seconded by Councilwoman DiGregorio, with DiGregorio, DiMarco, Riondino, DelPidio, and Redstreak in favor, none opposed and no abstentions.

**First Reading by Title and Introduction**

- **Ordinance #855-2021** - SUPPLEMENTING AND AMENDING CHAPTER 270 OF THE CODE OF THE BOROUGH OF LAUREL SPRINGS ENTITLED ZONING
  - First Reading by Title
  - Motion to Introduce by Councilman Redstreak was seconded by Councilman Riondino, with DiGregorio, DiMarco, Riondino, DelPidio and Redstreak in favor, none opposed and no abstentions.
  - Mayor Barbera said the Ordinance must be forwarded to the Planning Board for review and report. The Planning Board meets on Thursday, June 17, 2021 creating a potential timeline for adoption at the July 12, 2021, Borough Council Meeting.

**RESOLUTIONS**

- **#060-2021 - INSERTION OF AN ITEM OF REVENUE NJ CLEAN COMMUNITIES GRANT**

WHEREAS, N.J.S.A. 40A: 4-87 provides that the Director of the Division of Local Government Services may approve the insertion of any special item of revenue in the budget of any county or municipality, when

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such item shall have been made available by law, and the amount thereof was not determined at the time of the adoption of the budget; and

WHEREAS, said Director may also approve the insertion of any item of appropriation for an equal amount;

NOW, THEREFORE, BE IT RESOLVED, that the Mayor and Borough Council of the Borough of Laurel Springs do hereby request the Director of the Division of Local Government Services to approve the insertion of an item of revenue in the budget of the year 2021 in the sum of \$4,533.04, which is now available as a revenue from the NJ Clean Communities Grant.

BE IT FURTHER RESOLVED that a like sum of \$4,533.04 is hereby appropriated under the title "Clean Communities Grant – Other Expenses," pursuant to the provisions of the statute.

- The motion to approve by Councilman Redstreak was seconded by Councilwoman DiGregorio, with DiGregorio, DiMarco, Riondino, DelPidio and Redstreak in favor, none opposed and no abstentions.
- #061-2021 - AUTHORIZING THE SUSTAINABLE COMMUNITIES GRANT APPLICATION FUNDED BY ATLANTIC CITY ELECTRIC

WHEREAS, a sustainable community seeks to optimize quality of life for its residents by ensuring that its environmental, economic, and social objectives are balanced and mutually supportive; and

WHEREAS, the Borough of Laurel Springs strives to save tax dollars, assure clean land, air and water, improve working and living environments; and

WHEREAS, the Borough of Laurel Springs is participating in the Sustainable Jersey Program; and

WHEREAS, one of the purposes of the Sustainable Jersey Program is to provide resources to municipalities to make progress on sustainability issues, and they are administering a grant program called the Sustainable Communities Grant Program funded by Atlantic City Electric

THEREFORE, the Mayor and Council of the Borough of Laurel Springs has determined that the Borough of Laurel Springs should apply for the aforementioned grant.

NOW, THEREFORE, BE IT RESOLVED that the Mayor and Council of the Borough of Laurel Springs, State of New Jersey, authorize the submission of the aforementioned Sustainable Communities Grant funded by Atlantic City Electric.
- The motion to approve by Councilman Redstreak was seconded by Councilman Riondino, with DiGregorio, DiMarco, Riondino, DelPidio and Redstreak in favor, none opposed and no abstentions.
- #062-2021 - AUTHORIZING APPROVAL FOR SUBMISSION OF A GRANT APPLICATION TO NEW JERSEY DEPARTMENT OF TRANSPORTATION, MUNICIPAL AID GRANT PROGRAM FOR THE 2022 ROAD IMPROVEMENT PROGRAM

NOW THEREFORE, BE IT RESOLVED that the Council of Laurel Springs formally approves the grant application for the above stated project for the following roads:

Poplar Avenue (Lindsay Avenue to West Elma Avenue)  
Washington Avenue (Chestnut Avenue to Central Avenue)

BE IT FURTHER RESOLVED that the Mayor and Clerk are hereby authorized to submit an electronic grant application to the New Jersey Department of Transportation on behalf of the Borough of Laurel Springs.

BE IT FURTHER RESOLVED that the Mayor and Clerk are hereby authorized to sign the grant agreement on behalf of the Borough of Laurel Springs and that their signature constitutes acceptance of the terms and conditions of the grant agreement and approves the execution of the grant agreement.
- The motion to approve by Councilman Redstreak was seconded by Councilman DelPidio, with DiGregorio, DiMarco, Riondino, DelPidio and Redstreak in favor, none opposed and no abstentions
- #063-2021 - FOR RENEWAL OF LIQUOR LICENSE

WHEREAS, SFV, LLC of 26 Stone Road, is the holder of a Plenary Retail Consumption License in the Borough of Laurel Springs; and

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WHEREAS, the said applicant has paid the \$200.00 fee filing application with the State of New Jersey, and \$2,500.00 fee to the Borough of Laurel Springs; and

WHEREAS, said applicant has complied with the health, public safety, and taxation regulations and applicable local ordinances;

NOW, THEREFORE, BE IT RESOLVED by Mayor and Council of the Borough of Laurel Springs, that Plenary Retail Consumption License No. 0420-33-002-003 is granted to SFV, LLC for the period of July 1, 2021, to June 30, 2022.

- The motion to approve by Councilman Redstreak was seconded by Councilwoman DiGregorio, with DiGregorio, DiMarco, Riondino, DelPidio and Redstreak in favor, none opposed and no abstentions.
- #064-2021 - FOR RENEWAL OF LIQUOR LICENSE
- WHEREAS, PMK Beverage Inc. of 211 White Horse Pike, is the holder is the holder of a Plenary Retail Consumption License in the Borough of Laurel Springs; and
- WHEREAS, the said applicant has paid the \$200.00 fee filing application with the State of New Jersey, and \$2,500.00 fee to the Borough of Laurel Springs; and
- WHEREAS, said applicant has complied with the health, public safety, and taxation regulations and applicable local ordinances;
- NOW, THEREFORE, BE IT RESOLVED by Mayor and Council of the Borough of Laurel Springs, that Plenary Retail Consumption License No. 0420-44-003-014 is granted to PMK Beverage Inc. for the period of July 1, 2021 to June 30, 2022.
- The motion to approve by Councilman Redstreak was seconded by Councilwoman DiMarco, with DiGregorio, DiMarco, Riondino, DelPidio and Redstreak in favor, none opposed and no abstentions.

#067-2021 - CANCELLING CHECKS

WHEREAS, upon review of the financial records of various bank accounts maintained by the Borough of Laurel Springs, it was determined that there are stale-dated outstanding checks; and

WHEREAS, it is in the best interest of the Borough to cancel these outstanding checks;

NOW, THEREFORE, BE IT RESOLVED by the Mayor and Borough Council of the Borough of Laurel Springs, that the following outstanding checks be cancelled:

ACCOUNT & CHECK #	DATED	PAYEE	AMOUNT
General Fund			
#6040	04/13/20	Pac-Van, Inc. - NJ	\$ 295.00
#6260	09/14/20	Laurel Self Storage	263.00
			\$ 558.00
Recreation Trust Fund			
#2012	06/03/20	MacKenzie McDonald	\$ 25.00

- The motion to approve by Councilman Redstreak was seconded by Councilman DelPidio, with DiGregorio, DiMarco, Riondino, DelPidio and Redstreak in favor, none opposed and no abstentions.
- **RESOLVED TO PAY \$591,573.43 FROM CURRENT ACCOUNT AND \$72,788.26 FROM TRUST AND CAPITAL ACCOUNTS**
- The motion to approve by Councilman Redstreak was seconded by Councilwoman DiGregorio, with DiGregorio, DiMarco, Riondino, DelPidio and Redstreak in favor, none opposed and no abstentions.

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**COMMITTEE REPORTS** – copies of submitted reports are on file and available for review.

- **DIRECTOR OF PUBLIC WORKS, BOARDS, SERVICES/PRESIDENT OF COUNCIL**- Councilman Redstreak reviewed the sewer invoice for Many saying there was a matter on Lindsay Avenue but otherwise a good month. There were stoppages on East Atlantic and Grand Avenue. There was conversation with Lindenwold about problem areas on Grand, Trenton and Stone. There was discussion of manholes on Park Avenue to Lakeview. DPW is running smooth. Good Work is being done by the Ordinance Review Committee; they are working hard on the topics of the Master Plan re-examination. Sustainable Grant with Atlantic City Electric is being submitted hoping for a generator for the Recreation Center as a Emergency shelter and the Cord Mansion as a backup for the Firehouse as a emergency communication center. Quotes have been received for Recreation Center meeting with contractors.
- **DIRECTOR OF PUBLIC BUILDINGS & GROUNDS** – Councilman Cruz was absent.
- **DIRECTOR OF MUNICIPAL COURT** – Councilwoman DiGregorio presented the Court Report for the month ending May 31, 2021.
- **DIRECTOR OF RECREATION** – Councilman DelPidio reported that baseball will be done the third week of June. The Recreation Commission is discussing holding Free coffee Tuesdays and the Miss Laurel Springs Pageant is postponed to next year.
- **ADMINISTRATION AND FINANCE** – Councilman Riondino read the CFO Report for the month ending May 31, 2021.
- **DIRECTOR OF COMMUNITY ENGAGEMENT** – Councilwoman Di Marco said that community engagement was focused on the Memorial Day Parade and clarifying the information for it. There was a Home Improvement Program from the County that was posted. There was discussion about the material that is received to be placed on social media being in a useful format or placed on the requesting organizations Facebook page, so it can be shared.
- **DIRECTOR OF PUBLIC SAFETY – POLICE AND FIRE** – Chief Mazziotta read the Police Report for April and added that the eTicketing program had been purchased and the officers seem to like it. He offered thanks to Borough Council for their willingness to offer the officers the promotions acted upon this evening, and it provides good faith and a boost and is greatly appreciated. Borough Administrator Cheeseman followed up saying the Chief had put a lot of time and effort into the promotions and did a fantastic job. Some Fire incidents were highlighted saying that the Fire Alliance was working well.
- **MAYOR'S REPORT** – Chief Mazziotta presented the Police Report for the month of May 2021. Chief Cheeseman presented the Fire Report for May 2021 giving highlights of a car extraction and a house fire.

**OLD BUSINESS - none**

**NEW BUSINESS/CORRESPONDENCE**

- **LFN 2021-11 – American Rescue Plan** – Borough Admin. Cheeseman and CFO Ciminera, who attended the State webinar regarding these Federal monies, have strategized what can be done with the money with the Federal restrictions and State restrictions, which eliminate most opportunities to utilize it well. This has been the same all around in other municipalities. They are exploring sewer system needs, and the language may work to utilize it there. Parker McCay, Borough Bond Counsel, is doing research on that. The funds can be held until 2024 but then must be returned if not utilized according to the restrictions. There is be \$190,000 in 2021 and \$190,000 in 2022. There were questions about giving it to Borough businesses, to which it was responded that it can be done, but the municipality then becomes responsible to monitor the proper use of those monies by the business, and there is not staffing available to accomplish that.
- **Atlantic City Electric door hanger regarding installation of new meters** – the material was reviewed with Council as a point of information.
- **From Camden County Tax regarding Daniel's Law** – Mayor Barbera explained the tragic death of the family of a court judge and this legislation to protect them by no listing them on municipal records, which then raises problems with other matters such as OPRA's, etc.

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**COMMENTS FROM THE PUBLIC**

- **Ken Lippincott** – 511 Park Avenue – commented on the great team for the Memorial Day Service, and reviewed the activities and thanked the Police Chief and the Redstreak's.
- **Eric Hafer** – 603 Park Avenue – He introduced himself as the Chairman of the Planning Board and said he had some questions for Council about the Zoning Ordinance. He asked if the genesis of the rescinding the previous ordinance was due to cannabis, which Mayor Barbera confirmed and gave the timeline for opting in or opting out of the cannabis legislation. There are six different operations, and this ordinance only chooses retail sales or retail delivery and with approved use only for the business district on the White Horse Pike. There was discussion of topsoil from borough and why it must remain in town and put on Virginia Avenue, to which it was responded that it was an issue from the State. There was discussion of the role of the Planning Board to recommend changes for what to take out of the ordinance. The Planning Board can address whatever issues it wants to in its report. There was discussion of potential conflict with business districts when stringency governs, how do you determine which is more stringent. With regard to community Redevelopment on the White Horse Pike it doesn't make sense to eliminate apartments over business. There was discussion of intent of council, and whether we are stuck with what we have, and amendment of the Redevelopment Plans and which superseded other zones. Redevelopment zone supersedes because it is more stringently site fact specific. There was discussion of Commercial establishments versus too many residential apartments in the Commercial zone. There was discussion of the owner-occupied duplexes, and when original owners of owner-occupied died or move out and a non-owner occupied came into existence, saying for years, this has been ignored, to which it was responded that nothing in the records indicate that either by ordinance or when originally built. There was discussion of original use of room rentals here as a lake resort. There was discussion of long-standing duplexes predating zoning. There was discussion of liability and of property vacancy exceeding one year as abandonment, to which it was responded that there is no legal authority to change use on these properties, and that Collingswood had to pay owners an incentive to revert their duplexes even when they had not been occupied for sometime, the Municipality could not force the issue. It was stated that he was not likely to get an attorney to agree with his viewpoint on abandonment. He felt sure it was written into the ordinance he once had, and was willing to search to find the ordinance. There was discussion of fears of residential taxes go up. There was review of what is required according to law is a written report from planning to council. There was additional discussion of soil removal. There was discussion of the report of the planning board to Council by virtue of the municipal land use law 40:55-d-26 referral powers.

**ANNOUNCEMENTS**

- Wednesday, June 16th, Board of Education @7pm @Laurel Springs School
- Thursday, June 17th, Combined Land Use Board @7pm @Rec Center
- No Work Sessions in June, July and October
- No Recreation Commission Meetings in July or August
- Independence Day Parade, Saturday, July 3rd @ 9 am assemble on Walnut Avenue @8:30 am
- Monday, July 12th Regular Council Meeting @ 7pm

**ADJOURNMENT** –There being no further business a motion was made by Councilman Redstreak with all in favor to adjourn at 8:01 pm.

Respectfully submitted

Dawn T. Amadio, RMC, Municipal Clerk