

BOROUGH OF LAUREL SPRINGS  
REGULAR MEETING OF MAYOR AND COUNCIL  
MONDAY, FEBRUARY 13, 2023  
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 adequate notice of this meeting was given by emailing the Retrospect and the Courier-Post on January 10, 2023 and posting on Borough Website and bulletin board.

**ROLL CALL** recorded as present: Cruz, DiGregorio, DiMarco, Riondino, DelPidio and Redstreak; absent none

**ENGINEER'S REPORT**

**CAPITAL ITEMS**

1. 2020 Road Improvement Program (NJDOT FY 2019 & FY2020 Local Aid Grant)

A preconstruction meeting was held between project stakeholders on January 19, 2022. The contractor started construction on June 6, 2022. The project is substantially complete with the installation of the decorative lighting along West Atlantic Avenue remaining to bring the project to full completion. Once the lights have been installed, we will process the final pay estimate and process the grant close out documentation.

2. 2021 Road Improvement Program (NJDOT FY2021 Local Aid Grant)

In November, the Borough received correspondence from NJDOT awarding a FY2021 Municipal Aid Grant in the amount of \$174,930.00 for the reconstruction of Trenton Avenue and Virginia Avenue. In January 2023, NJDOT Local Aid provided their review comments for the draft plans and specifications that we submitted. The review comments have been addressed by our final revision of the bid documents. The project has been advertised for bid with a bid opening date of Tuesday, March 7, 2023 at 2:00 PM at the Municipal Building. This will allow for a potential award of the construction contract at the March 13, 2023 Governing Body meeting. Assuming award is made on schedule, the project can be expected to be constructed during late spring / early summer 2023.

3. NJDOT FY2022 Local Aid Grant Application

The Borough received a NJDOT FY2022 Local Aid Grant for the reconstruction of Poplar Avenue (Lindsay Avenue to West Elma Avenue) and Washington Avenue (Central Avenue to Chestnut Avenue) in the amount of \$167,769.00. The Governing Body authorized ERI's proposal dated July 11, 2022, for the requisite engineering design and CMCI services at the August 8, 2022 meeting. We anticipate completing the field topographic survey within the next month. It is anticipated that the project design will be completed to allow for a summer 2023 construction start timeline.

4. NJDOT FY2023 Local Aid Grant Application

The Borough received correspondence from NJDOT dated November 23, 2022 that a grant in the amount of \$197,050.00 has been awarded for the reconstruction of Lakeview Avenue between Walnut Avenue and Glen Avenue. ERI will prepare and submit a proposal for engineering design and construction management / construction inspection (CMCI) services for the Governing Body's consideration so that design work on the project can proceed as soon as possible.

5. 2022 NJDEP Lake Management Grant Application

Our office submitted an application for the hydro-raking and removal of fallen trees at Laurel Lake on May 28, 2022. Also included was the construction of erosion control measures at the outfalls discharging stormwater from Walnut Avenue, Park Avenue, Glen Avenue and West Stafford Avenue.

We received correspondence from NJDEP that the project was not selected for funding in the 2022 cycle. The grant program / project can be revisited for the 2023 grant cycle if it is the pleasure of the Governing Body.

6. Laurel Lake – 2023 Lake Lowering Permit

Our office has prepared an application to NJ Division of Fish and Wildlife to permit the Borough to lower Laurel Lake by 2 feet between the dates of March 15, 2023 and March 29, 2023 in order to facilitate the annual lake cleanup activities. We will submit the application to NJDFW once signed by the Borough Clerk.

It was mentioned that there was very little change in the Engineers Report from last month.

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**APPROVAL OF MINUTES**

- Work Session Meeting of January 23, 2023 - The motion to approve by Councilman Redstreak, was seconded by Councilman Cruz, with Cruz, DiGregorio, DiMarco, Riondino, DelPidio and Redstreak in favor, none opposed and no abstentions.

**ORDINANCES**

- **872-2023-AN ORDINANCE OF THE BOROUGH OF LAUREL SPRINGS DESIGNATING BLOCKS 1 THROUGH 6 AND BLOCK 8 AREAS IN NEED OF REDEVELOPMENT PURSUANT TO N.J.S.A. 40A:12A-1, ET SEQ. and adopting THE “2022 AMENDMENTS TO THE 2005 DETERMINATION OF NEEDS STUDY & 2005 REDEVELOPMENT PLAN”**

**WHEREAS**, in 2005 the Governing Body of the Borough of Laurel Springs directed the Combined Land Use Board (“Board”) to undertake a determination of needs study to determine whether the properties located in Blocks 1 through 6 and Block 8, were appropriate for designation as an area in need of redevelopment and based upon that study and recommendations, the Borough Mayor and Council adopted a redevelopment plan known as the White Horse Pike Corridor Redevelopment Plan (“Plan”) pursuant to Ordinance No. 663-2005, subsequently supplemented by Ordinance No. 675-2006; and

**WHEREAS**, since adoption of the White Horse Pike Corridor Redevelopment Plan (“Plan”) there has been no redevelopment of any properties within the designated area and many of the properties within that Plan have changed ownership and/or condition, and many became vacant or deteriorated, significant amendments to the NJ Local Redevelopment and Housing Law (“LRHL”), N.J.S.A. 40A:12A-1, et seq. were made and the Borough has completed a Master Plan Re-examination in 2021, and adopted a revised Zoning Ordinance (Chapter 270); and

**WHEREAS**, accordingly the Governing Body of the Borough of Laurel Springs directed the Board to engage in a review and reconsideration of the lots situate in Blocks 1 through 6 and Block 8 to determine whether amendments to the White Horse Pike Corridor Redevelopment Plan were appropriate, including, but not limited to whether lots in blocks formerly excluded meet the revised criteria of the LRHL and be included in the Plan; and

**WHEREAS**, the Board undertook the review and determination, have studied the document titled “2022 AMENDMENTS TO THE 2005 DETERMINATION OF NEEDS STUDY & 2005 REDEVELOPMENT PLAN” prepared by Environmental Resolutions, Inc, Edward E. Fox III, AICP/NJPP, NJ Professional Planner, and have, on December 15, 2022, held a Public Hearing thereon and forwarded their memorialized decision recommending the determination and amendment to Borough Council;

**NOW, THEREFORE, BE IT ORDAINED** by the Mayor and Council of the Borough of Laurel Springs, County of Camden, and State of New Jersey, that the White Horse Pike Corridor Redevelopment Plan is hereby amended as follows:

1. Lots located in Blocks 1 through 6 and Block 8 are areas in need of redevelopment, including blocks formerly excluded which now meet the revised criteria of NJ Local Redevelopment and Housing Law and therefore include them in the Plan by amendment; and
2. All said properties are designated as an “area in need of non-condemnation redevelopment” except for the following properties which are designated as “condemnation redevelopment” because their acquisition through eminent domain may be required as part of a future development or redevelopment project and that they do qualify for “condemnation redevelopment”:

Block	Lot(s)	Location
1	1-6	1 White Horse Pike
2	1-2.01, 3.01 and 4.01	121 White Horse Pike
2	3 and 4	101 White Horse Pike
3	1	221 White Horse Pike
3	1.01	205 White Horse Pike
3	1.02 and 1.03	211 White Horse Pike

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4	1	323 White Horse Pike
4	2	317 White Horse Pike
4	2.01 and 3	309 White Horse Pike
4	4 and 5	301 White Horse Pike
5	6 and 7	415 White Horse Pike
5	9	409 White Horse Pike
5	10	403 White Horse Pike
6	2	25 Broadway
6	2.02	501 White Horse Pike

3. The Borough of Laurel Springs hereby adopts the amendment to redevelopment plans for said properties identified as follows: "2022 AMENDMENTS TO THE 2005 DETERMINATION OF NEEDS STUDY & 2005 REDEVELOPMENT PLAN" prepared by Environmental Resolutions, Inc, Edward E. Fox III, AICP/NJPP, NJ Professional Planner
4. All ordinances or parts of ordinances which are inconsistent with the provisions of this Ordinance are, to the extent of such inconsistencies, hereby repealed; and
5. This Ordinance shall take effect upon final passage, adoption, and publication in the manner prescribed by law.

- Mayor Barbera opened the meeting for a Public Hearing. With no questions or comments being heard, he closed the meeting to the public.
- The motion to adopt by Councilman Redstreak was seconded by Councilman Cruz, with Cruz, DiGregorio, DiMarco, Riondino, DelPidio and Redstreak in favor, none opposed and no abstentions.

- **873-2023-AN ORDINANCE AMENDING ORDINANCE #855-2021 SUPPLEMENTING AND AMENDING CHAPTER 270 OF THE CODE OF THE BOROUGH OF LAUREL SPRINGS ENTITLED ZONING**

The Mayor and Council of the Borough of Laurel Springs in the County of Camden and State of New Jersey do hereby ordain an amendment to Ordinance #855:2023 – SUPPLEMENTING AND AMENDING CHAPTER 270 OF THE CODE OF THE BOROUGH OF LAUREL SPRINGS ENTITLED ZONING as follows:

**SECTION 1.**

**§270-31 - Conditional uses** C. Cannabis. Item 1 (c ) "No Authorized Recreational Marijuana Facility shall be located within 50 feet of the Residential District or an adjacent community's residential-only zoning district." is hereby deleted in their entirety:

**SECTION 2.**

All ordinances amending ordinances or portions thereof which are inconsistent with the provisions of this ordinance are hereby repealed but only to the extent of such inconsistencies.

**SECTION 3.**

This ordinance shall take effect immediately upon passage and publication according to law.

- Mayor Barbera opened the meeting for a Public Hearing. With no questions or comments being heard, he closed the meeting to the public.
- The motion to adopt by Councilman Redstreak was seconded by Councilman Cruz, with Cruz, DiGregorio, DiMarco, Riondino, DelPidio and Redstreak in favor, none opposed and no abstentions.

**RESOLUTIONS**

- **#032-2023 - TO JOIN THE SOUTHERN NEW JERSEY REGIONAL EMPLOYEE BENEFITS FUND**

**WHEREAS**, a number of public entities in the State of New Jersey have joined together to form the **Southern New Jersey Regional Employee Benefits Fund**, hereafter referred to as "FUND", as permitted by N.J.S.A. 11:15-3, 17:1-8.1, and 40A:10-36 et seq., and;

**WHEREAS**, the FUND was approved to become operational by the Departments of Insurance and Community Affairs and has been operational since that date, and;

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**WHEREAS**, the statutes and regulations governing the creation and operation of a joint insurance fund, contain certain elaborate restrictions and safeguards concerning the safe and efficient administration of the public interest entrusted to such a FUND;

**WHEREAS**, the governing body of the Borough of Laurel Springs, hereinafter referred to as "LOCAL UNIT" has determined that membership in the FUND is in the best interest of the LOCAL UNIT.

**NOW, THEREFORE, BE IT RESOLVED** that the governing body of the LOCAL UNIT hereby agrees as follows:

- i. Become a member of the FUND for the period outlined in the LOCAL UNIT's Indemnity and Trust Agreements.
- ii. Will participate in the following type (s) of coverage (s):
  - a. Health Insurance and/or Prescription Insurance and/or Dental Insurance as defined pursuant to N.J.S.A. 17B:17-4, the FUND's Bylaws, and Plan of Risk Management.
- iii. Adopts and approves the FUND's Bylaws.
- iv. Execute an application for membership and any accompanying certifications.

**BE IT FURTHER RESOLVED** that the governing body of the LOCAL UNIT is authorized and directed to execute the Indemnity and Trust Agreement and such other documents signifying membership in the FUND as required by the FUND's Bylaws, and to deliver these documents to the FUND's Executive Director with the express reservation that these documents shall become effective only upon:

- i. Approval of the LOCAL UNIT by the FUND.
  - ii. Receipt from the LOCAL UNIT of a Resolution accepting assessment.
  - iii. Approval by the New Jersey Department of Insurance and Department of Community Affairs.
- The motion to approve by Councilman Redstreak was seconded by Councilman Cruz, with Cruz, DiGregorio, DiMarco, Riondino, DelPidio and Redstreak in favor, none opposed and no abstentions.

• **#033-2023 - TO WAIVE OR REDUCE FEES FOR THE JACK H. HAGEN RECREATION COMPLEX**

**WHEREAS**, there are fees required for the rental of the Jack H. Hagen Recreation Center and adjacent fields in the Borough of Laurel Springs, NJ; and

**WHEREAS**, in certain instances, these fees are reduced or waived;

**NOW, THEREFORE, BE IT RESOLVED** by the Mayor and Council of the Borough of Laurel Springs that the fees for rental of the Jack H. Hagen Recreation Center be waived:

- Saint Paul's Presbyterian Church – April 8, 2023 – Annual Easter Egg Hunt
- The motion to approve by Councilman Redstreak was seconded by Councilman Cruz, with Cruz, DiGregorio, DiMarco, Riondino, DelPidio and Redstreak in favor, none opposed and no abstentions.

• **#034-2023 - FOR RENEWAL OF MERCANTILE LICENSE**

**WHEREAS**, Mayor and Council of the Borough of Laurel Springs have passed an ordinance establishing Chapter 169 of the code of the Borough of Laurel Springs, known as "Mercantile License"; and

**WHEREAS**, a license is required to operate or conduct any business establishment in the Borough of Laurel Springs; and

**NOW, THEREFORE, BE IT RESOLVED** by Mayor and Council of the Borough of Laurel Springs that the proper investigation has been made and the following applicants have complied with the general laws and statutes of the state and the ordinance of the Borough of Laurel Springs.

**BE IT FURTHER RESOLVED** that approval has been granted by Mayor and Council for renewals of "MERCANTILE LICENSE" for:

- Aikido Agatsu Dojos
- Makers Workshop
- Laurel Springs Auto
- The Original Banana Company
- Lisa Ward Photography
- Adagio Dance
- Phillips 66 Gas Station

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- Phillips 66 Grocery Store
- The motion to approve by Councilman Redstreak was seconded by Councilman Cruz, with Cruz, DiGregorio, DiMarco, Riondino, DelPidio and Redstreak in favor, none opposed and no abstentions.

- **#035-2023 - FOR CANCELLATION OF OUTSTANDING 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:

<u>ACCOUNT &amp; CHECK #</u>	<u>DATED</u>	<u>PAYEE</u>	<u>AMOUNT</u>
<u>General Fund</u>			
#7211	03/14/22	Lowe's Credit Card Services	\$ 133.30
<u>Sewer Operating Fund</u>			
#1143	12/13/21	Lindenwold Sewer Utility	\$ 519.41

- Resolved to pay \$628,090.44 from Current Fund and \$42,956.13 from the Trust/Capital Accounts. The motion by Councilman Redstreak, was seconded by Councilman Cruz, with Cruz, DiGregorio, DiMarco, Riondino, DelPidio, and Redstreak in favor, none opposed and no abstentions.

**COMMITTEE REPORTS -**

- **DIRECTOR OF PUBLIC WORKS, BOARDS, SERVICES/PRESIDENT OF COUNCIL-** Councilman Redstreak said Public Works is running well with nothing to report. All is well with Sewer, and he had the last three months of invoicing should anyone care to review it. For Boards and Service, there was no Ordinance Review while working on the approval process for the Redevelopment Plan. He assumes they will soon be looking at what's next, to which Mayor Barbera suggested that when they get back together it's been suggested they look at the administrative portion of the municipal code. Councilman Redstreak gave the dates of the upcoming Lake Clean Up on Saturday, April 22, 2023 and WaltFEST on Saturday, May 20, 2023.
- **DIRECTOR OF PUBLIC BUILDINGS & GROUNDS -** Councilman Cruz reported on the obvious work that is being done of the Recreation Center, complimenting the progress thus far, and adding that the Public Works yard and Cord Mansion have had security cameras installed. The generator installation has supply chain issues, with delivery expected this summer.
- **DIRECTOR OF MUNICIPAL COURT -** Councilwoman DiGregorio reviewed the Court Report for the months for November, December and year end.
- **DIRECTOR OF RECREATION -** Councilman DelPidio said that Laurel Springs Day will be the same day as WaltFEST like last year. With regard to the Pageant, he said that there will be two groups based on age this year.
- **DIRECTOR OF ADMINISTRATION AND FINANCE -** Councilman Riondino reviewed the report submitted by CFO Ciminera for year-end 2022.
- **DIRECTOR OF COMMUNITY ENGAGEMENT -** Councilwoman DiMarco said she has been sharing the Pet Licensing information and municipal rabies clinics information. She gave the information about the Festival of lights contest, with the Blaylock residence winning. Information about the ANCHOR program extension and name change was distributed. There was also information for Veterans, Chair Yoga and Baseball signups. She mentioned programs at Sterling regarding Prom substance abuse prevention and Volleyball for a Cause where Laurel Springs was very well represented.
- **DIRECTOR OF PUBLIC SAFETY - POLICE AND FIRE -** Chief Mazziotta reviewed the Police Report for January 223 and Chief Cheeseman gave the Fire Department January, 2023.
- **MAYOR'S REPORT -** Mayor Barbera offered his report on his activities for January 2023.

**OLD BUSINESS - none**

**NEW BUSINESS/CORRESPONDENCE - none**

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**COMMENTS FROM THE PUBLIC - none**

**ANNOUNCEMENTS**

- Tuesday, February 14<sup>th</sup> LSYA Baseball Signups @Rec Center @6-8pm
- Wednesday, February 15<sup>th</sup> School Board Meeting @Laurel Springs School @7pm
- Thursday, February 16<sup>th</sup> Land Use Board Meeting @7pm @Rec Center – Meeting canceled.
- Monday, February 20<sup>th</sup> Borough Offices are closed in celebration of Presidents' Day
- Tuesday, February 21<sup>st</sup> LSYA Baseball Signups @Rec Center @6-8[,
- Monday, February 27<sup>th</sup> Work Session Meeting @7pm @Rec Center

**ADJOURNMENT** –There being no further business a motion was made by Councilman Redstreak to adjourn at 7:23 pm with all in favor and none opposed.

Respectfully submitted

Dawn T. Amadio, RMC, Municipal Clerk