

BOROUGH OF LAUREL SPRINGS  
REGULAR MEETING OF MAYOR AND COUNCIL  
MONDAY, MARCH 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

**ADMINISTRATION OF THE OFFICIAL OATH OF OFFICE:** Donald W. Alexander, III as Regular Full-Time Police Officer – Mayor Barbera administered the official oath of office to the new officer.

## **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. Bids were opened on Tuesday, March 7, 2023 at 2:00 PM at the Fire Hall Conference Room. The apparent low bidder was American Asphalt Company, Inc. with a price of \$146,155.90, which falls within the project construction budget. Our office prepared a bid award recommendation dated March 8, 2023 recommending award of the contract accordingly. Construction can be expected to be completed during Spring 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 field surveying work and preparation of the base plans was completed in February 2023. We have started work on the construction plans and specifications. 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 prepared and submitted 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.

7. **2023 NJDEP Tier A Stormwater Grant**

The Borough is eligible for a \$25,000 NJDEP Stormwater Grant, which can be used to help achieve compliance with some of the new and modified requirements of the recently renewed Tier A MS4 Permit, such as street sweeping, mapping of stormwater infrastructure, etc.. There is a virtual information session being held on March 15, 2023 that our office will attend to obtain more details about the grant requirements. We will provide whatever assistance the Borough needs to submit a grant application.

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**APPROVAL OF MINUTES**

- Work Session Meeting of February 27, 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**

- **First Reading by Title**
  - 874-2023- **AN ORDINANCE TO EXCEED THE MUNICIPAL BUDGET APPROPRIATION LIMITS AND TO ESTABLISH A CAP BANK (N.J.S.A. 40A:4-45.14)**
    - Mayor Barbera read the ordinance by Title.
    - Motion to Introduce by Councilman Redstreak was seconded by Councilman Cruz with Cruz, DiGregorio, DiMarco, Riondino, DelPidio and Redstreak in favor, none opposed and no abstentions.
    - Second Reading, Public Hearing and Adoption is scheduled for Monday, March 27, 2023, 7 pm during the Regular Council Meeting held at the Laurel Springs Recreation Center, 820 Grand Avenue, Laurel Springs, NJ 08021

**RESOLUTIONS**

- #040-2023 - AUTHORIZING THE BOROUGH OF LAUREL SPRINGS TO ACCEPT A GRANT FROM THE STATE OF NEW JERSEY DEPARTMENT OF LAW AND PUBLIC SAFETY, OFFICE OF THE ATTORNEY GENERAL, IN THE AMOUNT OF \$13,500, UNDER THE FY2023 SAFE AND SECURE COMMUNITIES PROGRAM, SUBAWARD GRANT NO. 23-0420, AND AUTHORIZING MAYOR THOMAS BARBERA AND POLICE CHIEF BRIAN MAZZIOTTA TO EXECUTE, AND THE BOROUGH CLERK TO ATTEST TO, A SUBAWARD GRANT, AND ANY AND ALL DOCUMENTS IN CONNECTION WITH THIS GRANT  
BE IT RESOLVED, by the Laurel Springs Mayor and Borough Council, in the County of Camden, and State of New Jersey, as follows:
  1. Laurel Springs is authorized to accept a subaward grant from the State of New Jersey, Office of the Attorney General, Department of Law and Public Safety, in the amount of \$13,500, under the Safe and Secure Communities Program Grant No. 23-0420 with a Local Match of \$148,665 for a total project cost of \$162,165.
  2. Mayor Thomas Barbera and Chief Brian Mazziotta are authorized to execute, and the Borough Clerk to attest to, a Subgrant Award in connection with this grant, and any and all documents in connection with this grant.
  3. The Borough of Laurel Springs is accepting this grant of funds for the purpose described in the application.
  4. The Subaward Period is: 05/24/2023 to 05/23/2024.
  5. A certified copy of this Resolution shall be provided by the Borough Clerk to the Office of the Attorney General, Department of Law and Public Safety.
- 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.
- #041-2023 - DISPOSING OF SURPLUS PROPERTY BY MEANS OF A PRIVATE SALE  
WHEREAS, equipment and other property either accumulated or part of the official inventory of the Borough of Laurel Springs has accrued; and  
WHEREAS, the Administrator has indicated that the following items are obsolete and are no longer being utilized by the Borough; and  
WHEREAS, pursuant to N.J.S.A. 40A:11-36(6), municipalities are permitted to dispose of such property by means of a private sale if the estimated fair market value of the property does not exceed the bid threshold;  
NOW, THEREFORE, BE IT RESOLVED by the Mayor and Borough Council, that authorization is hereby granted to the Administrator to proceed with the sale of the following surplus item to:

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Dewey Marks – Accurate Asphalt – Amount of Sale \$350.

- 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.
- #042-2023 - AUTHORIZING EXECUTION OF A SHARED SERVICES AGREEMENT BETWEEN THE BOROUGH OF LAUREL SPRINGS AND THE TOWNSHIP OF VOORHEES  
WHEREAS, the Borough of Laurel Springs wishes to enter into a Shared Services Agreement (“Agreement”) with the Township of Voorhees to share services and reduce costs by working together to provide Uniform Construction Code services for the Borough of Laurel Springs; and  
WHEREAS, by entering into the Agreement, Laurel Springs and Voorhees agree that the shared service will benefit each respective entity; and  
WHEREAS, Laurel Springs shall pay Voorhees for the provision of Construction Code services as defined in the Agreement, attached hereto and made a part hereof; and  
WHEREAS, the parties hereto are permitted in accordance with N.J.S.A. 40:8A-1 et seq., the Interlocal Services Act (“Act”), to enter into an Agreement to provide jointly, or through each respective agency itself, such services authorized by the Act, including areas of general government administration;  
NOW, THEREFORE, BE IT RESOLVED by the Mayor and Borough Council of the Borough of Laurel Springs as follows:
  1. The Mayor and/or Borough Administrator are hereby authorized to execute a Shared Services Agreement by and between the Borough of Laurel Springs and the Township of Voorhees in a form to be attached hereto and made a part hereof as Exhibit “A”.
  2. The Shared Services Agreement shall be placed on file in the office of the Laurel Springs Municipal Clerk and made available for public inspection upon execution.
  3. The terms and provisions of the Shared Services Agreement shall take effect upon execution of the Agreement by all parties.
- 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.
- #043-2023 - NEW JERSEY DEPARTMENT OF TRANSPORTATION BUREAU OF LOCAL AID RECOMMENDATION OF AWARD STATE AID PROJECT  
WHEREAS the Chief Financial Officer has certified that funds are available in the amount of \$146,155.90 for this project.”  
NOW, THEREFORE, BE IT RESOLVED that the Borough of Laurel Springs hereby recommends to the New Jersey Department of Transportation that the contract for  
RECONSTRUCTION OF TRENTON AND VIRGINIA AVENUES  
in the Borough of Laurel Springs, County of Camden be awarded to American Asphalt Company, Inc., 100 Main Street, West Collingswood Heights, NJ 08059 whose base bid amounted to \$146,155.90 subject to the approval of the Department.  
That the presiding officer of this body be and is hereby directed to sign for and on its behalf the contract in the prescribed form for said construction.  
That the clerk of this body be and is hereby directed to seal said contract with the corporate seal of this body and to attest to the same.
- 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.
- #044-2023 - APPOINTING CONDITIONAL REDEVELOPER AND AUTHORIZING EXECUTION OF A MEMORANDUM OF UNDERSTANDING  
WHEREAS, the Local Redevelopment and Housing Law, N.J.S.A. 40A:12A-1, et seq., as amended and supplemented (the “Redevelopment Law”), provides a process for municipalities to participate in the redevelopment and improvement of areas in need of rehabilitation or redevelopment; and  
WHEREAS, pursuant to N.J.S.A. 40A:12-1 et seq. and Ordinance No. 663-2005 the Borough Council of the Borough of Laurel Springs (“Council”) which designated all lots within Blocks 1, 2, 3, 4, 5, 6 & 8 within the Borough as a Redevelopment Area, and which adopted a plan for the improvement and rehabilitation of the

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Redevelopment Area entitled the "White Horse Pike Corridor Redevelopment Plan" dated 2005 (the "Redevelopment Plan"); and

WHEREAS, the Redevelopment Plan was revised by Ordinance No. 872-2023, which also designated certain properties within the Borough as "Condemnation Areas in Need of Redevelopment" including Block 4, Lots 1, 2, 2.01, 3, 4 & 5 (the "Property"); and

WHEREAS, the Borough has been in discussion with Akoya Real Estate LLC (the "Conditional Redeveloper") regarding the rehabilitation and redevelopment of the Property; and

WHEREAS, Conditional Redeveloper has presented its rehabilitation and redevelopment concepts to the Borough, and the Borough and Conditional Redeveloper desire that the Property be rehabilitated and redeveloped in accordance with the Redevelopment Plan and any amendments thereto; and

WHEREAS, N.J.S.A. 40A:12A-1, et seq., as amended and supplemented, provides for a process for redevelopment entities to enter agreements with redevelopers to carry out and effectuate the terms of a redevelopment plan; and

WHEREAS, in order to stimulate and encourage economic development of the Borough, the Borough and Conditional Redeveloper intend to enter into a Redevelopment Agreement for the Property; and

WHEREAS, in such event, the Borough desires to designate as Conditional Redeveloper in order to negotiate with Conditional Redeveloper for a period of one hundred and eighty (180) days in an effort to agree upon a Redevelopment Agreement for the rehabilitation and redevelopment of the Property; and

WHEREAS, the Borough and Conditional Redeveloper desire to memorialize, in writing, their agreement under a non-binding Memorandum of Understanding that evidences the Parties' statement of intent.

NOW, THEREFORE, BE IT RESOLVED by the Mayor and Council of the Borough of Laurel Springs, County of Camden, State of New Jersey as follows:

1. The aforementioned recitals are incorporated herein as though fully set forth at length.
  2. That is hereby designated as "Conditional Redeveloper" for the Property and the Mayor and Borough Clerk are hereby authorized to execute a Memorandum of Understanding between the Borough and Conditional Redeveloper evidencing the Parties' agreement to conduct exclusive negotiations toward the formulation of a Redevelopment Agreement for the rehabilitation and redevelopment of the Property.
  3. This Resolution shall take effect immediately.
- 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.
  - Resolved to pay \$343,617.82 from Current Fund and \$24,986.03 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 that all is well with Public Works. They have been cleaning the Agway building which is how the interest in the trailer that was sold happened. It's a handmade device not a registered vehicle. All is well with the Sewer Utility. The February invoice is available with only three stoppages of note. Ordinance review did not meet. Councilman Redstreak read a letter of thanks into the record for the Fire Department, which Mayor Barbera injected that he was awarded an honorary member of the Fire Department receiving a badge.
- DIRECTOR OF PUBLIC BUILDINGS & GROUNDS - Councilman Cruz thanked the Fire Department for a beautiful event and reported that the generator prep work is complete awaiting receipt of the generator unit in June hopefully. He commented that the Recreation Center was looking beautiful following the maintenance, and the New Jersey Green Acres communicated that they had performed favorable inspections on the Recreation Complex and the Whitman Farmhouse which passed with flying colors.
- DIRECTOR OF MUNICIPAL COURT - Councilwoman DiGregorio reviewed the Court Report for the month of January, 2023, and apologized for missing the Fire Department Installation Dinner.

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- **DIRECTOR OF RECREATION** – Councilman DelPidio reiterated thanks for the Fire Department Dinner, and commented the plans being made for Laurel Springs Day as part of WaltFEST, which includes the Makers’ Market, one food vendor, and inflatables. The Game on Grant application was submitted and the application for the Pageant is out and available and due back on March 15<sup>th</sup>.
- **DIRECTOR OF ADMINISTRATION AND FINANCE** – Councilman Riondino congratulated Councilman Redstreak on his Fire Department award and thanked the Fire Department for the dinner. He reviewed the monthly report submitted by CFO Ciminera.
- **DIRECTOR OF COMMUNITY ENGAGEMENT** – Councilwoman DiMarco said she has been pushing the April 22<sup>nd</sup> Lake Clean Up and Baseball Signups for LSYA. They are looking for additional players. There were bulletins regarding Social Security scams and related phone calls. She commented on the Fire Department Dinner with congratulations to Councilman Redstreak and Delores Reiner. She commented on Family Games night saying the next would be Thursday, June 9<sup>th</sup>. She has been working to get interest in the Pageant application to be submitted soon. There was conversation about Family Game Night, to which she was saying it would be good to target Middle Schoolers. There was conversation about introducing Chess.
- **DIRECTOR OF PUBLIC SAFETY – POLICE AND FIRE** – Chief Mazziotta congratulated Councilman Redstreak and reviewed the Police Report for February, 2023, which segued into a conversation about Borough Code violations and how they are handled in court. There was discussion of business friendliness and of being firm but friendly. There was discussion of specific property codes and violations and to bring people to task on issues. Chief Cheeseman gave the Fire Department February 2023
- **MAYOR’S REPORT** – Mayor Barbera offered his report on his activities for January 2023.

**OLD BUSINESS - none**

**NEW BUSINESS/CORRESPONDENCE**

- From Tax Collector Jennifer Dukelow – Mayor Barbera highlighted the 2022 Annual Tax Collector’s Report
- From Sterling High School changing time of March 16<sup>th</sup> meeting from 7 pm to 5:30 pm was distributed to Council.
- Elected Official Risk Management Seminar-complete by May 2023 for a \$250 credit – Mayor Barbera reminded Council.

**COMMENTS FROM THE PUBLIC - none**

**ANNOUNCEMENTS**

- Tuesday, March 14th JIF Safety Meeting @Firehouse @ 12:30 pm – Postponed to March 21<sup>st</sup>.
- Wednesday, March 15th School Board Meeting @Laurel Springs School @7pm
- Thursday, March 16th Land Use Board Meeting @7pm @Rec Center - cancelled.
- Tuesday, March 21st LSYA Baseball Signups @Rec Center @6-8[,
- Monday, March 27th Laurel Green Team Meeting @6pm @Rec Center
- Monday, March 27th Work Session Meeting @7pm @Rec Center

**ADJOURNMENT** –There being no further business a motion was made by Councilman Redstreak to adjourn at 7:50 pm with all in favor and none opposed.

Respectfully submitted

Dawn T. Amadio, RMC, Municipal Clerk