

BOROUGH OF LAUREL SPRINGS  
REGULAR MEETING OF MAYOR AND COUNCIL  
MONDAY, OCTOBER 7, 2019  
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 8, 2019 and posting on the Borough Website and bulletin board in the Borough Hall.

ROLL CALL recorded as present: Letts, Mochel, DelPidio and Redstreak with DiGregorio and Cruz absent.

APPROVAL OF MINUTES –

- Work Session Meeting of Monday, October 7<sup>th</sup>, 2019- The motion to approve by Councilman Redstreak was seconded by Councilwoman Mochel, with DelPidio, Mochel and Redstreak in favor, none opposed and none abstaining.

ORDINANCES – Second Readings by Title:

- #837-2019-AN ORDINANCE AMENDING AND SUPPLEMENTING CHAPTER 270 OF THE CODE OF THE BOROUGH OF LAUREL SPRINGS (Zoning Permit)

BE IT ORDAINED BY THE MAYOR AND COUNCIL OF THE BOROUGH OF LAUREL SPRINGS, COUNTY OF CAMDEN, STATE OF NEW JERSEY, AS FOLLOWS:

SECTION 1. Chapter 270 of the Code of the Borough of Laurel Springs, and the Downtown Business District Redevelopment Plan, the White Horse Pike Corridor Redevelopment Plan, and the Laurel Road Overlay District, are each hereby amended and supplemented with the addition of Section 270-23, Zoning Permits, to the Zoning Code of the Borough of Laurel Springs as follows:

Section 270-23. Zoning Permits.

A. DEFINITION.

“Zoning Permit” means a document signed by the administrative officer which either (a) is required by ordinance as a condition precedent to the commencement of a use, or a conversion of any use to any other use, or involves the erection, construction, reconstruction, alteration, or conversion of a structure or building; and (b) acknowledges that such use, structure or building complies with the provisions of the Municipal Zoning Ordinance, or variance therefrom authorized by a municipal agency pursuant to the Municipal Land Use Law (“MLUL”) N.J.S.A. 40:55D-47 and 57 (Certificate of Completion).

“Zoning Officer” is the administrative officer appointed by the Borough who shall be responsible for interpreting, administering, and enforcing this section, and for the issuance of Zoning Permits and Certificates of Completion as defined herein.

B. ZONING PERMIT REQUIREMENT

(1) A Zoning Permit shall be required in the Business and Industry Zone as defined in the Borough of Laurel Springs Zoning Code, Chapter 270-8; and in the Downtown Business District Redevelopment District, the White Horse Pike Corridor Redevelopment District, and the Laurel Road Overlay District, and under circumstances stated herein in the Residential District as defined in Chapter 270-6, as a condition precedent to

(a) the commencement of a use, or the conversion of any use to any other use (even if no new construction is planned for the use or conversion), or any change in tenancy, use or ownership (even if tenancy shall not change) of any nonresidential building, structure, or premises, or part thereof; and

(b) the erection, construction, reconstruction, alteration, or conversion of a structure or building.

(2) A Zoning Permit shall continue to be required (a) for Home Occupations (as defined in Laurel Springs Zoning Code Chapter 270-7) and (b) for development in the Residential District (as defined in Chapter 270-6) if the proposed work involves a change that results in the need for a variance or exception, the expansion of a nonconforming use, changes in setback requirements or lot coverage, or an increase in the number of dwelling units.

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The Zoning Permit issued by the Zoning Officer shall be for the purpose of acknowledging that such proposed use, change of use, erection, construction, alteration or conversion of a structure or building complies with the provisions of the Municipal Zoning Code, or with a variance and/or site plan approval obtained from the Joint Land Use Board of the Borough of Laurel Springs.

**C. CERTIFICATE OF COMPLETION**

When all conditions of the Zoning Permit have been met, the Zoning Officer shall issue a Certificate of Completion verifying the completion of all requirements of the Zoning Permit, variance and/or site plan approval, including payment of all fees and posting of bonds, obtaining other agency approvals required by the reviewing board, and inspections required by the Borough for issuance of a Certificate of Occupancy.

**D. APPLICATIONS; TIME FOR APPROVAL**

All applications for a Zoning Permit or Certificate of Completion shall be submitted on forms provided by the Borough, with payment of applications fees established by the Borough, and shall be granted or denied by the Zoning Officer within fifteen (15) business days after receipt of a completed application. All applications shall include written verification by the Borough Tax Collector stating that all real property taxes and sewer assessments and all tax liens held by the Borough and chargeable to the property for which such application is being made.

**E. DENIAL OF APPLICATION**

If the Zoning Officer denies the application for a Zoning Permit, the applicant may appeal the decision of the Zoning Officer to the Joint Land Use Board of the Borough of Laurel Springs, and submit such documents as may be required to make application for approval by the Board, including, but not limited to site plan approval or application for variance. Upon review of the Zoning Application and basis for denial, the Board shall have the option to grant a waiver of the requirement to submit a site plan or application for variance and grant the Zoning Permit, or instruct the applicant to proceed with a site plan review or variance application.

**F. EXPIRATION OF PERMIT**

A Zoning Permit shall be valid or effective for one (1) year from the date of issuance, and it shall thereafter be null and void, unless a Certificate of Compliance has been issued.

**G. RELATIONSHIP TO OTHER PERMITS**

Nothing herein shall be construed to modify the requirement for applying for and obtaining any other required permits, including construction permits or certificate of occupancy.

SECTION 2. All ordinances or parts of ordinances or plans of redevelopment which are inconsistent with the provision of this ordinance are, to the extent of such inconsistencies hereby repealed.

SECTION 3. This ordinance shall take effect upon final passage, adoption and publication in the manner prescribed by law.

- Mayor Barbera opened the meeting to the Public for questions and comments. Hearing none, Mayor Barbera closed the meeting to the public.
- The motion to adopt by Councilman Redstreak was seconded by Councilwoman Mochel, with Letts, DelPidio, Mochel and Redstreak in favor, none opposed and no abstentions.
- #838-2019- AN ORDINANCE AMENDING AND SUPPLEMENTING CHAPTER 42 OF THE CODE OF THE BOROUGH OF LAUREL SPRINGS ENTITLED "POLICE"

BE IT ORDAINED BY THE MAYOR AND COUNCIL OF THE BOROUGH OF LAUREL SPRINGS, COUNTY OF CAMDEN, STATE OF NEW JERSEY, AS FOLLOWS:

SECTION 1. Chapter 42-4.A. of the Code of the Borough of Laurel Springs is hereby deleted in its entirety and replaced as follows:

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§ 42.-4. Appropriate authority; control of Department.

A. The Borough Administrator is hereby designated as the appropriate authority pursuant to N.J.S.A. 40A:14-118.

SECTION 2. All ordinances or parts of ordinances which are inconsistent with the provisions hereof, are, to the extent of such inconsistencies, hereby repealed.

SECTION 3. This Ordinance shall take effect upon final passage, adoption, and publication in the manner prescribed by law.

- Mayor Barbera opened the meeting to the Public for questions and comments. Hearing none, Mayor Barbera closed the meeting to the public.
- The motion to adopt by Councilman Redstreak was seconded by Councilwoman Mochel, with Letts, DelPidio, Mochel and Redstreak in favor, none opposed and no abstentions.
- #839-2019-AN ORDINANCE AMENDING ORDINANCE #830-2018 AN ORDINANCE REGULATING THE SALARIES OF THE POLICE OFFICERS AND EMPLOYEES OF THE BOROUGH OF LAUREL SPRINGS, COUNTY OF CAMDEN, STATE OF NEW JERSEY, FOR THE YEARS 2018-2019

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

SECTION 1. The following salaries shall be paid at the designated time to the Police Officers and Employees of the Borough of Laurel Springs, County of Camden and the State of New Jersey while in the employ of the Borough of Laurel Springs, who hold or who are appointed to the positions enumerated below in the year 2019:

<u>POSITION</u>	<u>SALARY RANGE</u>	<u>PAYABLE</u>
Borough Administrator	\$ 2,500.00 to \$27,500.00	Bi-Weekly

SECTION 2. The salaries and wages herein specified shall take effect on January 1, 2019 and shall apply to the year 2019, and all subsequent thereto, unless and until the same have been changed as provided by law.

SECTION 3. Employees entitled to vacation pay can be paid in advance for vacation, but must notify Treasurer/Deputy Treasurer the preceding pay.

SECTION 4. All Ordinances or parts of Ordinances inconsistent with terms hereof, be and the same, are hereby repealed, to the extent however, of such inconsistency only or as per agreed upon contract with Laurel Springs Police Officers Association.

SECTION 5. This Ordinance shall take effect upon due passage and publication according to law.

- Mayor Barbera opened the meeting to the Public for questions and comments. Hearing none, Mayor Barbera closed the meeting to the public.
- The motion to adopt by Councilman Redstreak was seconded by Councilwoman Mochel, with Letts, DelPidio, Mochel and Redstreak in favor, none opposed and no abstentions.

#### RESOLUTIONS

- #084-2019- AUTHORIZING SUBMISSION OF A STRATEGIC PLAN FOR THE STERLING MUNICIPAL ALLIANCE

WHEREAS, the Governor's Council on Alcoholism and Drug Abuse established the Municipal Alliances for the Prevention of Alcoholism and Drug Abuse in 1989 to educate and engage residents, local government and law enforcement officials, schools, nonprofit organizations, the faith community, parents, youth and other allies in efforts to prevent alcoholism and drug abuse in communities throughout New Jersey.

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WHEREAS, the Mayor and Council of the Borough of Laurel Springs, County of Camden, State of New Jersey recognizes that the abuse of alcohol and drugs is a serious problem in our society amongst persons of all ages; and therefore has an established Municipal Alliance Committee; and,

WHEREAS, the Laurel Springs Borough Council further recognizes that it is incumbent upon not only public officials but upon the entire community to take action to prevent such abuses in our community; and,

WHEREAS, the Laurel Springs Borough Council has applied for funding to the Governor's Council on Alcoholism and Drug Abuse through the County of Camden;

NOW, THEREFORE, BE IT RESOLVED by the Borough of Laurel Springs, County of Camden, State of New Jersey hereby recognizes the following:

1. The Laurel Springs Borough Council does hereby authorize submission of a strategic plan for the Sterling Municipal Alliance grant for fiscal year 2020 in the amount of:

DEDR	\$ <u>31,746.16</u>
Cash Match	\$ <u>7,936.54</u>
In-Kind	\$ <u>23,809.62</u>

2. The Laurel Springs Borough Council acknowledges the terms and conditions for administering the Municipal Alliance grant, including the administrative compliance and audit requirements.
- The motion to approve by Councilman Redstreak was seconded by Councilwoman Mochel, with Letts, DelPidio, Mochel and Redstreak in favor, none opposed and none abstaining.
  - *#085-2019-ACCEPTING PROPOSAL OF ENVIRONMENTAL RESOLUTIONS, INC. FOR ENGINEERING DESIGN AND CONSTRUCTION MANAGEMENT SERVICES FOR WEST ATLANTIC, SYCAMORE AND GLEN AVENUE ROADWAY IMPROVEMENTS PROJECT*

WHEREAS, Environmental Resolutions was appointed as Borough Engineers on January 8, 2018, and have submitted a proposal for Engineering Design and Construction Management Services for the West Atlantic, Sycamore and Glen Avenue Roadway Improvement Projects pursuant to award of the NJDOT Local Aid Grant FY2019; and

WHEREAS, the proposal was received was reviewed by Mayor and Council at the Work Session Meeting of September 23, 2019; and

WHEREAS, Capital and Grant funds are available to complete this project; and

WHEREAS, Environmental Resolutions, Inc. 525 Fellowship Road, Suite 300, Mount Laurel, NJ 08054-3415 submitted the attached proposal the amount of \$54,000.00;

NOW, THEREFORE, BE IT RESOLVED by the Mayor and Council of the Borough of Laurel Springs, in the County of Camden, and the State of New Jersey that they hereby approve the proposal of Environmental Resolutions in the amount of \$54,000.00 for engineering and design and construction management services for the West Atlantic, Sycamore and Glen Avenue Roadway Improvement Project.

- The motion to approve by Councilman Redstreak was seconded by Councilwoman Mochel, with Letts, DelPidio, Mochel and Redstreak in favor, none opposed and none abstaining.

- *#086-2019- INSERTION OF AN ITEM OF REVENUE; RECREATION ENHANCEMENT 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 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

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insertion of an item of revenue in the budget of the year 2019 in the sum of \$25,000.00, which is now available as a revenue from a Camden County Recreation Enhancement Grant.

BE IT FURTHER RESOLVED, that a like sum of \$25,000.00 is hereby appropriated under the title "Recreation Enhancement Grant – Other Expenses," pursuant to the provisions of the statute.

- The motion to approve by Councilman Redstreak was seconded by Councilwoman Mochel, with Letts, DelPidio, Mochel and Redstreak in favor, none opposed and none abstaining.

- **#087-2019- CANCELLING 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 check be cancelled:

ACCOUNT & CHECK # General Fund	DATED	PAYEE	AMOUNT
#4648	04/09/18	Document Concepts	\$ 13.00
#4822	07/09/18	Ken Cheeseman	79.90
#4988	09/24/18	Sam's Club	49.54
#5038	10/29/18	Camden Co. Detective's Assoc.	100.00
#5110	12/06/18	Docutrend, Inc.	58.23
#5121	12/10/18	Laurel Self Storage	244.00
#5133	12/10/18	Voorhees Animal Orphanage	300.00
#5217	01/28/19	Public Safety Unlimited, LLC	30.00
#5287	02/25/19	Pac-Van, Inc.	<u>295.00</u>
			\$ 1,169.67

- The motion to approve by Councilman Redstreak was seconded by Councilwoman Mochel, with Letts, DelPidio, Mochel and Redstreak in favor, none opposed and none abstaining.
- RESOLVED TO PAY \$355,563.41 FROM CURRENT AND \$28,750.55 FROM TRUST/CAPITAL ACCOUNTS.
- The motion to approve by Councilman Redstreak was seconded by Councilwoman Mochel, with Letts, DelPidio, Mochel and Redstreak in favor, none opposed and none abstaining.

COMMITTEE REPORTS – all reports are on file and available for review.

- DIRECTOR OF PUBLIC WORKS, BOARDS, SERVICES/PRESIDENT OF COUNCIL – Councilman Redstreak reported that all is well with Public Works getting all the equipment ready for leaf season, they are doing a great job. The Sewer Utility there was one stoppage for September, nonetheless, Lindenwold came out and jetted some areas that are problem spots. The September Ordinance Review Committee met and is progressing nicely.
- DIRECTOR OF PUBLIC BUILDINGS & GROUNDS – Councilman Cruz was absent.
- DIRECTOR OF MUNICIPAL COURT – Councilwoman DiGregorio was absent.
- DIRECTOR OF ADMINISTRATION AND FINANCE – Councilman Letts read the CFO report for September 2019, a copy of which is on file and available for review.
- DIRECTOR OF RECREATION- Councilman DelPidio reported that the Tree Lighting Ceremony will be Saturday, December 7<sup>th</sup> with a new ornament being worked on. O'TannenBOMB has a tentative date of Friday, January 10, 2020.

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- DIRECTOR OF PUBLIC SAFETY – POLICE AND FIRE – Councilwoman Mochel read the Fire Report for the month of September 2019 and the Police Report for September 2019, copies of which are on file and available for review.
- MAYOR'S REPORT – Mayor Barbera gave the report of his activities from the date of the last Regular Council Meeting in September, a copy of which is on file and available for review.

OLD BUSINESS –

- Municipal Obligation for Affordable Housing – Mayor Barbera reviewed what the original request was from the Citizens group, and reviewed his letter that he sent to the Borough's State Legislators. He was told that Business Personal Property Tax legislation was being supported and they are on our side.
- 908 Stone Road- Mayor Barbera explained the difficulty with this property and its involvement in Tax Sales and additional history of the property was offered along with the legal proceedings therefor. Solicitor Botcheos said that the Borough can buy the right of redemption and the only option is to foreclose. It is shorter process for the Borough. The motion to authorize Borough Solicitor to begin the process of foreclosure on 908 Stone Road.

NEW BUSINESS/CORRESPONDENCE –

- Draft Council Meeting dates for 2020 – Mayor Barbera explained the usual dilemmas with Easter and Columbus Day, and the impracticality of having back to back meetings. Therefore, to space out meetings reasonably Monday, April 6<sup>th</sup> for April's Regular Meeting and only one meeting in October on the third Monday, October 19<sup>th</sup> was agreeable to Council.

COMMENTS FROM THE PUBLIC –

- Laura Irate- 504 Park Avenue- discussed a home on the corner of Laurel and Locust and problems with the sight triangle. A brief history of the property was given, but it is listed on the Tax Sale. It is more recently been available to be addressed soon.

ANNOUNCEMENTS

- Town Watch-Wednesday, October 9<sup>th</sup> @7pm @Recreation Center
- Columbus Day-Monday, October 14<sup>th</sup>-- Borough Offices are closed
- Tax Sale- Wednesday October 16<sup>th</sup> @10AM
- School Board-Wednesday, October 16<sup>th</sup> @7pm @Laurel Springs School
- Combined Land Use Board-Thursday-October 17<sup>th</sup> @Recreation Center
- There is no WhitsEnd Music Festival this year.
- LSFD Halloween Parade, Saturday, October 26<sup>th</sup> @12 noon @Schoolyard
- Work Session Meeting, Monday, October 28<sup>th</sup> @7pm @Recreation Center

ADJOURNMENT –There being no further business a motion was made by Councilman Redstreak, which was seconded by Councilwoman Mochel to adjourn at 7:27 p.m.

Respectfully submitted

Dawn T. Amadio, RMC, Municipal Clerk