

BOROUGH OF LAUREL SPRINGS
REGULAR MEETING OF COUNCIL PRESIDENT AND COUNCIL
MONDAY, NOVEMBER 13, 2023
COUNCIL PRESIDENT JAMES REDSTREAKE PRESIDING

SALUTE TO THE FLAG AND MOMENT OF SILENCE was led by Council President Redstreake

OPEN PUBLIC MEETINGS LAW—Council President Redstreake 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: DiGregorio, DiMarco, Riondino, DelPidio and Redstreake; absent Cruz.

PRESENTATION – QUALITY CANNABLISS – Richelle Boyle and her husband Josh began a presentation for their company called Quality Cannabliss. They are proposing a Class V Dispensary at 26 Stone Road. They have been together for 22 years and have married and have a seven-year-old son. They grew up in Gloucester Township. She attended Drexel University and has since for 25 years in real estate investment and has 87 investment properties in the property management branch with the real estate investment company. She plays a pivotal role in that company and described the different areas that entails. She is proposing a woman owned business with her husband running the day-to-day maintenance with Josh being a union construction foreman willing to take on the property as Quality Cannabliss and making it an upscale establishment. She asked Council to picture a winery and described her vision for her establishment as having the same ambiance with low lighting and florals with a welcome atmosphere. She wants to educate consumers on medical health benefits. She related the results of her accident and three years later with medical marijuana and wants to share the positive medical marijuana benefits. This will be a true mom and pope, which is rare in New Jersey. She is fully funded with a single local investor, and it will be a true family run business. There was discussion of the liquor license and that they would like to sell it to Weavers or keep it in pocket. They have received their conditional license and will continue to attend the town meetings to answer any questions that may arise. They hoped to have 10 employees. Half must live in town. Will give Villari's employees precedence. They have a plan to use local artists and described donations to town and ideas for to benefit vets, seniors and kids. They did meet with the Mayor, Borough Administrator and President of Council. Council President Redstreake opened it to Council for questions. There were questions and conversations about micro business status. There was conversation about the dispensary closing at 7 pm, but if they create a lounge it would be at 9 or 10 pm. Lounge approvals are pending in New Jersey. There was conversation about delivery license. They are planning for a lounge but cannot at first, but the architect would fit it into the plans, but it is not allowed at first when they open. There was discussion of cameras and security guards. They will meet with the Police Chief, saying the security plan is covered in the business plan. There was discussion of smells and of charcoal filtering so there is no smell outside. They were asked how many people were expected in the lounge, to which they responded 40 people, but there are no CRC rules yet, and the CRC must approve everything. The Planning and Zoning board will review everything in detail. There was a question about construction and the total amount from the investor and how it will be in his name and once they have met the return, it will then be conveyed to them, but it will be leased until the investment is fulfilled.

ENGINEER'S REPORT

CAPITAL ITEMS

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

The project is substantially complete with the installation of the decorative lighting along West Atlantic Avenue remaining to bring the project to full completion. The conduit and appurtenances for the lights have been installed and a work order with Atlantic City Electric has been submitted by the Contractor to have the poles / lights installed in July 2023. 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. A preconstruction meeting between our office, the Contractor, Borough officials and a representative of NJDOT Local Aid was held on July 18, 2023. Construction started during the Week of August 21, 2023 and final paving was completed by the Contractor on September 6, 2023. Our office prepared Pay Estimate #1 for the Governing Body's consideration under cover letter dated September 27, 2023.

Minor punch list items are all that remain to bring the project to completion. Once these items have been satisfactorily addressed, we will process the final payment and change order and also process the appropriate NJDOT documentation for the Borough to receive the balance of the grant funds.

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. Bids were received and opened on September 6, 2023 at 2:00 P.M. The results of the bid were reviewed by the Borough CFO and Solicitor. At the October 16, 2023 Council meeting, The Governing Body awarded Base Bid plus Alternate Bid #1 in the total amount of \$195,246.00 to the low bidder, Think Pavers.

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We have prepared contracts, which were sent to Think Pavers for signatures and once returned we will forward them to the Borough for execution. A preconstruction meeting will be held in advance of the start of construction and the requisite materials submittals (i.e. shop drawings) will be reviewed by this office once received from the Contractor.

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 was awarded for the reconstruction of Lakeview Avenue between Walnut Avenue and Glen Avenue.

ERI submitted a proposal for engineering design and construction management / construction inspection (CMCI) services, dated October 17, 2023, for the Governing Body's consideration. If approved, we will proceed with the surveying and design work so that project can proceed as soon as possible.

5. NJDOT FY 2024 Safe Streets to Transit Application

During the Week of June 26, 2023 our office submitted an application to NJDOT for the installation of flashing speed beacons along Stone Road, East Atlantic Avenue and Broadway. We will apprise the Governing Body of any updated information with regard to the status of the application as it become available.

6. NJDOT FY 2024 Local Aid Grant Application

During the Week of June 26, 2023 our office submitted an application to NJDOT for the reconstruction of South Avenue (White Horse Pike to Stone Road) and West Atlantic Avenue (Lindsay Avenue to Lindenwold Borough Line).

NJDOT announced the list of FY2024 grant recipients on November 2, 2023 and the Borough was awarded \$217,215.00 for the project. An agreement will be sent from NJDOT to the Borough for execution in the near future. Our office will provide a proposal for engineering design and CMCI services in the near future so that the project can proceed.

7. 2023 NJDEP Tier A Stormwater Grant

The Borough recently received correspondence that the previously submitted NJDEP Existing Tier A NJDEP Stormwater Grant application was approved. The Borough was awarded \$25,000, 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. \$15,000 of the grant money was disbursed up front, with the remaining \$10,000 to be disbursed once the Borough's Stormwater Infrastructure Map is prepared and approved by NJDEP. The Map is a new requirement in the 2023 MS4 Permit Renewal. If it is the pleasure of the Governing Body, our office will provide a proposal to do the necessary field work and preparation of a compliant map upon request.

APPROVAL OF MINUTES

- Work Session Meeting of October 16, 2023 - The motion to approve by DiGregorio, was seconded by DiMarco, with DiMarco, DelPidio and Redstreak in favor, none opposed and Riondino abstaining.

ORDINANCES

- Second Readings:
 - **#878-2023-AN ORDINANCE AMENDING AND SUPPLEMENTING CHAPTER 169 OF THE CODE OF THE BOROUGH OF LAUREL SPRINGS ENTITLED, "MERCANTILE LICENSING"**
 - Second Readings by Title – Council President Redstreak read the Ordinance by Title.
 - Public Hearing – Council President Redstreak opened the meeting to the public for questions or comments. Hearing none, he closed the meeting to the public.
 - The motion by Riondino was seconded by DiMarco, with DiGregorio, DiMarco, Riondino, DelPidio and Redstreak in favor, none opposed and no abstentions.
- First Readings:
 - **879-2023 - AN ORDINANCE ADOPTING ANNUAL FEE SCHEDULE FORTHE BOROUGH OF LAUREL SPRINGS FOR YEAR 2024**
 - First Reading by Title – Council President Redstreak read the Ordinance by Title.
 - Motion to Introduce by DiMarco, was seconded by DiGregorio, with all in favor, none opposed and no abstentions.
 - Second Reading, Public Hearing and Adoption is scheduled for Monday, November 13, 2023, 7 pm in the Jack H. Hagen Recreation Center, 820 Grand Avenue, Laurel Springs, NJ 08021.
 - **880-2023 - AN ORDINANCE REGULATING THE SALARIES OF THE POLICE OFFICERS AND EMPLOYEES OF THE BOROUGH OF LAUREL SPRINGS, COUNTY OF CAMDEN, STATE OF NEW JERSEY**

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- First Reading by Title Council President Redstreak read the Ordinance by Title.
- Motion to Introduce by DiGregorio, was seconded by DiMarco, with all in favor, none opposed and no abstentions.
- Second Reading, Public Hearing and Adoption is scheduled for Monday, November 13, 2023, 7 pm in the Jack H. Hagen Recreation Center, 820 Grand Avenue, Laurel Springs, NJ 08021.

RESOLUTIONS

- **#084-2023 - ACCEPTING PROPOSAL OF ENVIRONMENTAL RESOLUTIONS, INC. FOR ENGINEERING DESIGN AND CONSTRUCTION MANAGEMENT SERVICES FOR 2023 LAKEVIEW AVENUE ROADWAY IMPROVEMENTS PROJECT**

WHEREAS, Environmental Resolutions was appointed as Borough Engineers on January 9, 2023, and have submitted a proposal for Engineering Design and Construction Management Services for the Lakeview Avenue Roadway Improvement Projects pursuant to award of the NJDOT Local Aid Grant FY2023; and

WHEREAS, the proposal was received was reviewed by Mayor and Borough Council at their meeting of November 13, 2023; 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 \$48,500.00;

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 \$48,500.00 for engineering and design and construction management services for the 2023 Lakeview Avenue Improvement Project.

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

- **#085-2023 - SUPPORTING THE APPLICATION OF QUALITY CANNABLISS LLC FOR ANNUAL CANNABIS BUSINESS LICENSE**

WHEREAS, Quality Canabliss LLC intends to operate a cannabis business in the Borough of Laurel Springs; and

WHEREAS, Quality Cannabliss LLC was granted a Conditional Class 5 Retailer License by the State of New Jersey Cannabis Regulatory Commission; and

WHEREAS, Quality Cannabliss LLC has requested that the Borough of Laurel Springs support its application for an annual cannabis business license;

NOW, THEREFORE, BE IT RESOLVED by the Governing Body of the Borough of Laurel Springs, County of Camden, State of New Jersey, that Quality Cannabliss LLC and its proposed location comply with the Borough's zoning code and ordinances, and the proposed cannabis business is authorized to operate within the Borough of Laurel Springs; and

BE IT FURTHER RESOLVED, the Borough of Laurel Springs supports the application of Quality Cannabliss LLC for an annual cannabis business license.

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

- **086-2023-HONORING FREDERICK LYNCH, III**

WHEREAS, reliability, constancy and dedication are qualities greatly valued and increasingly rare in our society; and

WHEREAS, the Borough of Laurel Springs has at its center, citizens who do not waiver in that service, and to whom the Borough is indebted for their longevity, legacy and commitment to community; and

WHEREAS, Frederick Lynch, III was born on November 14, 1923 and will tomorrow celebrate a remarkable 100th birthday; and

WHEREAS, Fred Lynch has distinguished himself by tirelessly preserving the rich history of the Borough of Laurel Springs, in turn, enriching the lives of each of its citizens; and

WHEREAS, Fred Lynch offered full vocational devotion to public education in the Camden County Region; and

WHEREAS, Fred Lynch is the oldest living Veteran in the Borough of Laurel Springs having rendered allegiance and duty to a grateful nation;

NOW, THEREFORE, BE IT RESOLVED that the Mayor and Council of the Borough of Laurel Springs offers this tribute to Frederick Lynch, III for his outstanding, meritorious duty and dedication by marking the occasion of his 100th birthday, and by offering the thanks and best wishes of the Borough of Laurel Springs.

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- The motion to approve by DiMarco was seconded by DiGregorio, with DiGregorio, DiMarco, DelPidio and Redstreak in favor, none opposed and no abstentions.
- Resolved to pay \$697,875.72 from Current Fund and \$45,320.16 from the Trust/Capital Accounts.
- The motion to approve by DiGregorio was seconded by DiMarco, with Cruz, DiGregorio, DiMarco, DelPidio and Redstreak in favor, none opposed and no abstentions.

COMMITTEE REPORTS –

- DIRECTOR OF PUBLIC WORKS, BOARDS, SERVICES/PRESIDENT OF COUNCIL-Redstreak reported that all was sell with Public Works. CDL permits were issued in October. They will train until receiving the licenses. Sewer had no major issues. Boards and Services did ordinance review on October 25th, continuing with Site Plan Review ordinance. He will inform on the progress of that.
- DIRECTOR OF PUBLIC BUILDINGS & GROUNDS – Cruz was absent.
- DIRECTOR OF MUNICIPAL COURT – DiGregorio reviewed the report for September and October, 2023, saying revenues were down.
- DIRECTOR OF RECREATION – DelPidio reported on the Dicken Winter Festival. He has to develop the traffic plan with the Chief. The Makers Workshop and Original Banana Company have the downtown activities in hand, and they have received a donation from a town business.
- DIRECTOR OF ADMINISTRATION AND FINANCE – Riondino had no report but that finances were in order.
- DIRECTOR OF COMMUNITY ENGAGEMENT – DiMarco posted reminders and that Beautification Committee cancelled their meeting. November and December are leaf collections with no brush collection. Camden County History Month with the Whitman interpreter with picture posted. Halloween curfew and parade were posted. West Atlantic closing for roadwork was posted. Fall family literacy night and free meals for veterans for Veteran's Day.
- DIRECTOR OF PUBLIC SAFETY – POLICE AND FIRE – Chief Mazziotta presented and reviewed the Police Report for October, 2023. Chief Cheeseman reviewed the Fire Department Report for the month of October, 2023.

OLD BUSINESS - none

NEW BUSINESS/CORRESPONDENCE –

- Meeting Dates for 2024 – the draft of the 2024 meeting notice was reviewed without objection.
- From Mount Laurel Animal Hospital concerning Good Samaritan law and injured animals – this matter and cap requirements were explained by Borough Administrator Cheeseman.
- MEL Annual Report – was distributed to Council.

COMMENTS FROM THE PUBLIC - none

ANNOUNCEMENTS

- Tuesday, October 17th Camden County History Open House @7pm @Farmhouse
- Wednesday, October 18th School Board Meeting @7pm @Laurel Springs School
- Thursday, October 19th Land Use Board Meeting @7pm @Rec Center
- Saturday, October 21st Camden County History Visit with Whitman-11am-2pm @Farmhouse
- Monday, October 23rd Beautification Committee Meeting @6pm @Rec Center
- Saturday, October 28th LSFD Halloween Parade @12 noon @Schoolyard
- Sunday, October 29th through Tuesday, October 31st @8pm curfew for juveniles
- Tuesday, October 31st Trick or Treat 3 – 8 pm
- Wednesday, November 1st Recreation Commission Meeting @7pm @Rec Center
- Sunday, November 5th Daylight Savings Time ends
- Tuesday, November 7th General Election @6am – 8 pm @Rec Center
- Monday, November 13th Regular Meeting @7pm @Rec Center

ADJOURNMENT –There being no further business a motion was made by DelPidio to adjourn at 7:35 pm with all in favor and none opposed.

Respectfully submitted,

Dawn T. Amadio, RMC, Municipal Clerk