

BOROUGH OF LAUREL SPRINGS  
WORK SESSION MEETING OF MAYOR AND COUNCIL  
MONDAY, March 27, 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: DiGregorio, DiMarco, Riondino arrived @7:14pm and Redstreak; absent: Cruz and DelPidio

**PRESENTATION**

**SAFETY ON THE AGENDA** – Joe Henry – Hardenbergh Insurance – gave Council handouts for his Safety on the Agenda presentation which is one of the requirements of the Joint Insurance Fund as part of its Safety Management Program for 2023.

**CANNABIS** – Angela Collier – Sailor’s Pipe – She stated that they were Class 5, registered business for five years. They feel they are an ideal partner for the community. She thanked Council for their consideration. They used the creation of a dispensary at 26 Stone Road for their presentation, however, it is not on the White Horse Pike, so there was some uncertainty with that location as it has upheld its liquor license for over 25 years and has committed patrons and a perennial revenue stream. They have changed their focus to the vacant TD Bank building next door which is on the White Horse Pike and has a drive thru window, which is something they want. They are proposing a live event space where you buy, on property, and use, on property, and spoke of the proximity of the closest live event space for patrons. They discussed breaking the stigma of cannabis use with this live event setting with people congregating. Her business partner Kyle, spoke on the outreach to the community to work at the dispensary, and out to employees in the area. They have an interest in people who have had to have their records expunged. They are involved with social media outreach. Any application from them would require the approval of Borough Council. There are no other locations such as this in this area, which give good options for growth, and this would be first step. There was a discussion of them moving to Laurel Springs for their business, for which Mayor Barbera asked about the requirement, to which they responded that 50% live in Laurel Springs. There was discussion about micro businesses, which this is not. They gave market share stats since 2022, for which cannabis has 79 million dollars. They were asked about their background. Angela gave her background and involvement in a family business in California. There was discussion of consumption lounges. Kyle, Angela’s partner gave his background including attending NJIT and background in delivery service. They have four dedicated investors at \$800,000. There was discussion of the difference between assessed value versus market value, to which Angela said she would speak to her realtor. There was more conversation regarding the stigma of cannabis and the benefit of consumption lounges removing that stigma. There was additional conversation about the stigma associated with cannabis. There was conversation about bouncers, warnings for driving and onsite security. There was discussion of the guidelines in their prospectus and appropriate training and having safeguards in place. There was discussion of equipment and training and that the lounge concept was part of their business plan. There was discussion of the loitering, crowd control and SOG’s for emergency plans and cost intensity. There was discussion of revenue strategies, agreement documents for redevelopment, redevelopment attorney, the process of eminent domain and redevelopment escrow. There was discussion of their budget and funding redevelopment. The Motion giving the Mayor the authority to grant a letter of support to The Sailor’s Pipe LLC indicating that their proposed location is zoned for retail cannabis sales by Councilman Redstreak, was seconded by Councilman Riondino with DiGregorio, DiMarco, Riondino and Redstreak in favor, none opposed and no abstentions.

**APPROVAL OF MINUTES**

- Regular Meeting of March 13, 2023 - The motion to approve by Councilman Redstreak, was seconded by Councilwoman DiGregorio, with DiGregorio, DiMarco, Riondino, and Redstreak in favor, none opposed and no abstentions.

**ORDINANCES**

- **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)**

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**WHEREAS**, the Local Government Cap Law, N.J.S.A. 40A:4-45.1 et seq., provides that in the preparation of its annual budget, a municipality shall limit any increase in said budget to 2.5% unless authorized by ordinance to increase it to 3.5% over the previous year's final appropriations, subject to certain exceptions; and,

**WHEREAS**, N.J.S.A. 40A:4-45.15a provides that a municipality may, when authorized by ordinance, appropriate the difference between the amount of its actual final appropriations and the 3.5% percentage rate as an exception to its final appropriations in either of the next two succeeding years; and,

**WHEREAS**, the Mayor and Borough Council of the Borough of Laurel Springs, in the County of Camden, finds it advisable and necessary to increase its **CY 2023** budget by up to 3.5% over the previous year's final appropriations, in the interest of promoting the health, safety and welfare of the citizens; and,

**WHEREAS**, the Mayor and Borough Council hereby determines that a 1.0% increase in the budget for said year, amounting to \$20,447.25 in excess of the increase in final appropriations otherwise permitted by the Local Government Cap Law, is advisable and necessary; and,

**WHEREAS**, the Mayor and Borough Council hereby determines that any amount authorized hereinabove, that is not appropriated as part of the final budget, shall be retained as an exception to the final appropriations in either of the next two succeeding years.

**NOW, THEREFORE, BE IT ORDAINED**, by the Mayor and Borough Council of the Borough of Laurel Springs, in the County of Camden, a majority of the full authorized membership of this governing body affirmatively concurring that, in **CY 2023** budget year, the final appropriations of the Borough of Laurel Springs shall, in accordance with this ordinance and N.J.S.A. 40A:4-45.14, be increased by 3.5%, amounting to \$71,565.38, and that the **CY 2023** municipal budget for the Borough of Laurel Springs be approved and adopted in accordance with this ordinance; and,

**BE IT FURTHER ORDAINED**, that any amount authorized hereinabove that is not appropriated as part of the final budget shall be retained as an exception to the final appropriations in either of the next two succeeding years; and,

**BE IT FURTHER ORDAINED**, that a certified copy of this ordinance as introduced be filed with the Director of the Division of Local Government Services within 5 days of introduction; and,

**BE IT FURTHER ORDAINED**, that a certified copy of this ordinance upon adoption, with the recorded vote included thereon, be filed with said Director within 5 days after such adoption.

- Mayor Barbera read the Ordinance by title.
- Mayor Barbera opened the meeting to the public for questions and comments. Hearing none, he closed the meeting to the public.
- The motion to adopt by Councilman Redstreak was seconded by Councilwoman DiMarco with DiGregorio, DiMarco, Riandino and Redstreak in favor, none opposed and no abstentions.

## RESOLUTIONS

- **#045-2023 - TO PARTICIPATE THE PROGRAMS OF THE CAMDEN COUNTY MUNICIPAL JOINT INSURANCE FUND (JIF) AND THE SAFETY INCENTIVE PROGRAM OF THE BOROUGH OF LAUREL SPRINGS THEREBY EXECUTING THE 2023 SAFETY CONTRACT**

**WHEREAS**, the Mayor and Council of the Borough of Laurel Springs recognizes the important role an effective safety program plays in lowering employee injury rates, reducing lost time accidents, and cutting insurance costs, all of which contribute to greater employee safety and lower tax rates; and

**WHEREAS**, health and safety must never be compromised, providing quality services is our number one priority, making every effort to ensure employee and public safety; and

**WHEREAS**, the Mayor and Council of the Borough of Laurel Springs applauds the JIF's initiatives in providing many of the safety resources needed to enhance local safety efforts, and declare their support of the JIF's safety programs striving to achieve an accident-free environment through a health and safety culture built on the following:

- **TRUST** - we respect each other's opinions and decisions and will follow through on all health and safety concerns.
- **CARE** – we approach each day with the determination to care for ourselves, workers and the community we serve.
- **KNOWLEDGE** – we seek the education and skills to properly fulfill our responsibilities.
- **COMMUNICATION** – we communicate with each other in a clear, open and honest manner; and

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**WHEREAS**, the Borough of Laurel Springs educates its employees about appropriate conduct in the workplace and encourages employees to report workplace harassment or discrimination;

**NOW, THEREFORE, BE IT RESOLVED**, by the Mayor and Council of the Borough of Laurel Springs to participate in the Camden County Municipal Joint Insurance Fund's 2023 Safety Management Program for the Borough of Laurel Springs' and appoint as Safety Coordinator, Borough Administrator Ken Cheeseman, and authorize the Mayor and Municipal Clerk to execute the Safety Contract;

**BE IT FURTHER RESOLVED** that the following operational criteria is endorsed for the employees of the Borough of Laurel Springs:

- The Borough Safety Committee will meet on the following Tuesdays– March 21<sup>st</sup>, June 13<sup>th</sup>, September 19<sup>th</sup> and December 12<sup>th</sup> at 12:30pm in the Firehouse.
- “Putting Safety on Our Agenda” by including safety and risk management topics on the Governing Body agenda on Monday, March 27<sup>th</sup>.
- Keeping regulatory training and written programs current
- Conducting periodic hazard inspections surveys and Job Site Observations
- Encouraging supervisors and crew leaders to make a “daily safety contact” with employees.
- Managing our claims, reporting all claims in a timely manner, offering transitional duty and investigating incidents and near misses
- Actively promoting and supporting health and wellness activities
- The motion to adopt by Councilman Redstreak was seconded by Councilwoman DiMarco with DiGregorio, DiMarco, Riandino and Redstreak in favor, none opposed and no abstentions.
- Resolved to pay \$63,254.79 from Current Fund and \$16,558.1 from the Trust/Capital Accounts. The motion by Councilman Redstreak, was seconded by Councilwoman DiMarco with DiGregorio, DiMarco, Riandino and Redstreak in favor, none opposed and no abstentions.

**OLD BUSINESS - none**

**MATTERS FOR DISCUSSION/CORRESPONDENCE**

- After April 1st, Financial Disclosure Statements filing process will be available to be input for 2023. You must wait until after April 1st. The statutory deadline for filing is April 20, 2023.

**COMMENTS FROM THE PUBLIC - none**

**ANNOUNCEMENTS**

- Wednesday, April 5th - Recreation Commission - @7pm @Rec Center
- Monday, April 10th – Borough Offices closed due to the Easter Holiday
- Monday, April 17th - Regular Council Meeting @ 7pm @Rec Center
- There is No Work Session Meeting in April

ADJOURNMENT–Upon the motion of Councilman Redstreak the meeting was adjourned at 7:38 p.m. with all in favor and none opposed.

Respectfully submitted.

Dawn T. Amadio, RMC, Municipal Clerk