

BOROUGH OF LAUREL SPRINGS  
WORK SESSION MEETING OF MAYOR AND COUNCIL  
MONDAY, November 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 DelPidio and Redstreak; absent: Cruz.

**PRESENTATION – Maley Givens – Designation of Redevelopment and Rehabilitation Areas**

James Maley, Maley Givens, thanked Council for the opportunity, saying Emily Givens was under the weather. He presented Redevelopment as a way to make projects happen with projects that the Governing Body wants. With Redevelopment. For Redevelopment, unlike Zoning, single property zones are allowed. The Borough can invest in a Redevelopment project, which is not permitted in Zoning, but yes in Redevelopment, it grants authority which Council can decide to use or not to use. Council can incentivize and encourage redevelopment, through its authority and power through Redevelopment hearings on properties that give sufficient evidence of satisfying of the criteria to have received the designation.

Redevelopment is one, second is Rehabilitation zones which are also a powerful tool. Rehabilitation gives you all the power of Redevelopment except imminent domain and no long-term PILOTs, although you can offer five-year PILOT. The entire municipality can be declared Rehabilitation areas. Ninety percent of projects can be done without criterion and proof. There was further discussion of problems with Redevelopment and how Rehabilitation is not like. The standard for Rehabilitation is that there must be a 50-year-old housing stock and/or sewer system, which present in the Rehabilitation process, which can be done without the criterions and proofs required for Redevelopment and is present in most White Horse Pike towns and easily established. Rehabilitation will handle most problems and can also be utilized to give tax abatements to residential value up to \$25,000 detrement of taxes. He gave examples of added assessments. Incentives to fix up the property and gives the project a five-year abatement from the tax increase. The first year you pay none, second year 20%, third year 40%, fourth year 60% and fifth year 80%, and fully thereafter. There was discussion of abatements on added values. He said Rehabilitation is a great option. For bigger projects for imminent domain, it will require Redevelopment.

Councilman Redstreak said that Council has done projects in town that are good for the Borough and have done Redevelopment and those properties are designated as redevelopment. He asked if rehabilitation is qualified for the whole town, does it affect the existing redevelopment zone, to which it was responded that it does not eliminate existing zones. There was discussion of \$25,000 reduction over five years. There were questions about what happens if the property sells, to which it was responded that it goes with the property. There was conversation about multiple units and the five-year deal, to which it was responded that the statute allows any or none of the types. Council can pick and choose the types of structures and projects and modify the types of structures and projects and modify and change ordinance as needed. There was conversation that Collingswood completely rehabbed with incentives to move from multi to single family development. There was discussion of the process in Collingswood with loan guarantees and regarding owner occupied properties, and how they beefed up enforcement of properties. Further discussion of Collingswood revealed that they never used imminent domain but had the threat of imminent domain. Council partner with contractors. They must evaluate what needs to be fixed. There was discussion of White Horse Pike structures and no movement on the turnover of properties. There was discussion of the process of turning dilapidated properties and all the properties being antiquated. There was discussion of property values on the White Horse Pike. The owners have unrealistic views of property value. Discussion of fighting condemnation. There was discussion of deed restrictions and if changed it will no longer be a nonconforming use.

There was additional discussion on the process of imminent domain, and that it is used in extreme circumstances. There was conversation that the White Horse Pike has not been in good shape for a while, and they are hoping for a big positive to come along. There was additional discussion about Redevelopment Bonding process and additional discussion of creating a Rehabilitation zone of the entire town.

**APPROVAL OF MINUTES**

- Regular Meeting of November 13, 2023 - The motion to approve by Councilmember Redstreak, was seconded by Councilmember DiMarco, with DiGregorio, DiMarco, Riondino, DelPidio and Redstreak in favor, none opposed.

**ORDINANCES**

- Second Readings:
  - #878-2023-AN ORDINANCE AMENDING AND SUPPLEMENTING CHAPTER 169 OF THE CODE OF THE BOROUGH OF LAUREL SPRINGS ENTITLED, “MERCANTILE LICENSING”
    - Mayor Barbera read the Ordinance by Title.
    - Mayor Barbera opened the meeting for a Public Hearing, hearing no questions or comments, he closed the meeting.
    - Motion to Adopt by Redstreak, was seconded by DiMarco, with DiGregorio, DiMarco, Riondino, DelPidio and Redstreak in favor, none opposed and no abstentions.

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WORK SESSION MEETING OF MAYOR AND COUNCIL  
MONDAY, November 27, 2023  
MAYOR THOMAS A. BARBERA PRESIDING

- First Readings:
  - 879-2023 - AN ORDINANCE ADOPTING ANNUAL FEE SCHEDULE FOR THE BOROUGH OF LAUREL SPRINGS FOR YEAR 2024
    - Mayor Barbera read the Ordinance by Title.
    - Motion to Introduce by Redstreak, was seconded by Riondino, with DiGregorio, DiMarco, Riondino, DelPidio and Redstreak in favor, none opposed and no abstentions.
    - Second Reading, Public Hearing and Adoption is scheduled for Monday, December 28, 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
    - Mayor Barbera read the Ordinance by Title.
    - Motion to Introduce by Redstreak, was seconded by Riondino, with DiGregorio, DiMarco, Riondino, DelPidio and Redstreak in favor, none opposed and no abstentions.
    - Second Reading, Public Hearing and Adoption is scheduled for Monday, December 28, 2023, 7 pm in the Jack H. Hagen Recreation Center, 820 Grand Avenue, Laurel Springs, NJ 08021.

## RESOLUTIONS

- **#086-2023 - CHANGE ORDER #1 - 2021 STATE AID ROAD PROJECT-TRENTON AND VIRGINIA AVENUES – AMERICAN ASPHALT COMPANY, INC.**

WHEREAS, a contract in the amount of \$146,155.90 was awarded to American Asphalt Co., Inc. on March 13, 2023 by Resolution #043-2023, for the 2021 Road Program; and

WHEREAS, an amendment to the original contract is necessary due to additions and reductions to various contract quantities, to reflect as-built quantities to date, resulting in a net reduction in the amount of \$1,298.94, and an adjusted contract in the amount of \$144,856.96.;

NOW, THEREFORE, BE IT RESOLVED by the Mayor and Borough Council that Change Order #1, in the net amount of \$1,298.94 (decrease), which amends the original contract with American Asphalt Co., Inc. for the 2021 Road Program, is hereby approved.
- The motion to approve by Councilmember Redstreak was seconded by Councilmember DiGregorio with DiGregorio, DiMarco, Riondino, DelPidio and Redstreak in favor, none opposed and no abstentions.
- Resolved to pay \$78,662.50 from Current Fund and \$15,594.50 from the Trust/Capital Accounts. The motion by Councilmember Redstreak, was seconded by Councilmember DiGregorio with DiGregorio, DiMarco, Riondino, DelPidio and Redstreak in favor, none opposed and no abstentions.

## MATTERS FOR DISCUSSION/CORRESPONDENCE - none

## COMMENTS FROM THE PUBLIC

**Holly Morrison – 222 Fairmount** – was wondering about the rule for clearing sidewalks of leaves, saying her son has tripped twice walking to school. Property Maintenance rules will be looked at.

## ANNOUNCEMENTS

- Saturday, December 2<sup>nd</sup> - Dickens Winter Festival–6–9 pm Laurel Springs Downtown
- Wednesday, December 6<sup>th</sup> - Recreation Commission @7pm @Rec Center
- Thursday, December 7<sup>th</sup> – Family Game Night @ 6pm @Rec Center
- Monday, December 11<sup>th</sup> - Regular Council Meeting @ 7pm @Rec Center

**ADJOURNMENT**–Upon the motion of Councilmember Redstreak the meeting was adjourned at 7:45 p.m. with all in favor and none opposed.

Respectfully submitted.

Dawn T. Amadio, RMC, Municipal Clerk