

BOROUGH OF LAUREL SPRINGS  
WORK SESSION MEETING OF MAYOR AND COUNCIL  
MONDAY, December 28, 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, DelPidio and Redstreak; absent: Riondino.

**APPROVAL OF MINUTES**

- Regular Meeting of December 11, 2023 - The motion to approve by Councilmember Redstreak, was seconded by Councilmember DelPidio, with Cruz, DelPidio and Redstreak in favor, none opposed and DiGregorio and DiMarco abstaining.

**ORDINANCES**

- Second Readings:
  - **881-2023-AN ORDINANCE AMENDING AND SUPPLEMENTING CHAPTER 260 OF THE CODE OF THE BOROUGH OF LAUREL SPRINGS ENTITLED, “VEHICLES AND TRAFFIC**
    - 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 Cruz, DiGregorio, DiMarco, DelPidio and Redstreak in favor, none opposed and no abstentions.
  - **882-2023-AN ORDINANCE AMENDING AND SUPPLEMENTING CHAPTER 101 OF THE CODE OF THE BOROUGH OF LAUREL SPRINGS ENTITLED “CONSTRUCTION CODE UNIFORM FEE SCHEDULE”**
    - 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 DiGregorio, with Cruz, DiGregorio, DiMarco, DelPidio and Redstreak in favor, none opposed and no abstentions.
- Mayor Barbera wanted to make a correction on the number and scope of dispensaries suggested by the term Jewelers’ Row in a comment, saying it was misconstrued. He only meant Villari’s and Club 420 since they border each other and it would be no more than two. He was aware of the other applicant and the need to eliminate 200-foot distance so two could be allowed without variances. He said it was a misunderstanding and requested a motion for an Ordinance amending Chapter 270-31 C, limiting to 2 (two) the total number of retail cannabis establishments permitted as a Conditional Use in the White Horse Pike Redevelopment District of the Borough of Laurel Springs, requesting the amendment of 270-31.C limiting to two cannabis dispensaries. Redstreak said they did not misconstrue the Jewelers Row comment; it was said and spoken. There was discussion of why it was not corrected at the time it was spoken, the response to which was the wish that someone had spoken about the application that the Governing Body could not oppose. There was discussion about getting the Governing Body to comply and that they were told if there was no vote or no resolution that night they would be sued. There was discussion that all that was known was that the Borough Solicitor proposed the resolution. There was discussion that they could not table the motion either. There was discussion that the resolution of support was given on December 11<sup>th</sup> and on December 13<sup>th</sup> resident John Hunsinger told Councilmember Joe Cruz that there was a public pre-school in Lindenwold across the street. Lindenwold does have a building clear as day marked on the building. There was a debate on the wording in the ordinance “within 200 feet of Borough school” referring to Laurel Springs or does it include any Borough. Redstreak said he doubts it is just Laurel Springs because there is no secondary school or no Board of Education in town anywhere nearby which is also language in the ordinance. He reiterated that the Governing Body makes the decision not the lawyer representing an

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applicant or the Borough Attorney. He believes its Borough Councils intention to protect all public schools and not referring to language inside the Borough.

- **#092-2023 - RESCINDING RESOLUTION #089-2023 SUPPORTING THE APPLICATION OF CLUB 420 LLC FOR ANNUAL CANNABIS BUSINESS LICENSE**

**WHEREAS**, at the Regular meeting of Mayor and Council of Monday, December 11, 2023, Resolution #089-2023 was approved upon the motion of Riondino, seconded by Cruz, with Cruz, Riondino, Redstreak in favor, DelPidio opposed and no abstentions; and

**WHEREAS**, at the Work Session meeting of Mayor and Council of Thursday, December 28, 2023, a motion to rescind Resolution #089-2023, by Redstreak was seconded by DelPidio, with Cruz, DiGregorio, DiMarco, DelPidio and Redstreak in favor, none opposed and no abstentions.

**NOW, THEREFORE BE IT RESOLVED** by the Governing Body of the Borough of Laurel Springs that Resolution #089-2023 is hereby rescinded.

- A motion to rescind Resolution of Support, #089-2023, by Redstreak was seconded by DelPidio, with Cruz, DiGregorio, DiMarco, DelPidio and Redstreak in favor, none opposed and no abstentions.
- There was discussion that they have verbiage from Camden for a moratorium. There was additional conversation that the Borough Attorney told them they had to approve. There was discussion that the applicant is a good applicant they need to find a better place and that they do not have a lease yet. There was discussion that the Land Use Solicitor said that having no lease does not matter. The Mayor questioned that issue also.

## RESOLUTIONS

- **#090-2023 – APPROVING BUDGET TRANSFER #2**

**WHEREAS**, N.J.S.A. 40A:4-58 provides that a municipal governing body may make Budget Transfers during the last two months of the fiscal year;

**NOW, THEREFORE, BE IT RESOLVED** by the Mayor and Borough Council of the Borough of Laurel Springs, that the following **2023 Budget Transfers (#2)** be approved:

<u>GENERAL FUND</u>		<u>From</u>	<u>To</u>
<u>Account #</u>			
3-01-23-220-200	Employee Group Health	\$2,500.00	
3-01-21-195-101	Code Enforcement - SW		\$50.00
3-01-22-200-101	Construction - SW		1,350.00
3-01-22-201-108	Electrical - SW		600.00
3-01-27-350-101	Board of Health - SW		260.00
3-01-28-370-102	Parks - SW		240.00
<b>TOTAL GENERAL FUND</b>		<u>\$2,500.00</u>	<u>\$2,500.00</u>

- The motion to approve by Councilmember Redstreak was seconded by Councilmember DelPidio with Cruz, DiGregorio, DiMarco, DelPidio and Redstreak in favor, none opposed and no abstentions.
- Resolved to pay \$71,419.65 from Current Fund and \$38,507.06 from the Trust/Capital Accounts.
- The motion by Councilmember Redstreak, was seconded by Councilmember DiMarco with Cruz, DiGregorio, DiMarco, DelPidio and Redstreak in favor, none opposed and no abstentions.

## OLD BUSINESS

- 2<sup>nd</sup> and 3<sup>rd</sup> Floor Borough Hall Alterations – there was explanation of the bid by Borough Administrator Cheeseman including an explanation of deductions and alternate bids.
- #091-2023 - AUTHORIZING AWARD OF CONTRACT FOR SECOND AND THIRD FLOOR BOROUGH HALL ALTERATIONS – CORD MANSION

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WHEREAS, funding and architectural services have been provided for second and third floor Borough Hall Alterations – Cord Mansion; and

WHEREAS, bids were solicited and publicly opened on December 14, 2023; and

WHEREAS, the bid of Levy Construction Company submitted a base bid of \$1,325,600 with deductions available with Bid Alternate No. 1 - Delete exterior concrete stair No. 3 (right side of building) of \$34,600; and Bid Alternate No. 2 - Delete exterior concrete stair No. 2 (rear) side of building) of \$37,200; and Bid Alternate No. 3-Delete third floor alteration work of \$206,200; and

WHEREAS, the Borough of Laurel Springs has obtained a grant from the New Jersey Department of Community Affairs for approximately \$500,000 to carry out this project to renovate the Laurel Springs Borough Hall along with Capital Funds which are available; and

WHEREAS, the Borough of Laurel Springs does have funds available to award the Base Bid with the deduction and deletion of Bid Alternate No. 1, Bid Alternate No. 2 and Bid Alternate No. 3 which results in an amount equaling \$1,047,600.00;

NOW, THEREFORE BE IT RESOLVED by the Mayor and Council of the Borough of Laurel Springs that the bid for 2nd & 3rd FLOOR BOROUGH HALL ALTERATIONS – CORD MANSION be awarded to:

Levy Construction Company, Inc.

800 Newton Avenue

Oaklyn, NJ 08107-1236

Amount: \$1,047,600.00

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

#### **NEW BUSINESS/CORRESPONDENCE**

- **Cannabis** – Redstreak said that it makes to create an ad hoc committee and take another look at the ordinance and a moratorium of selecting licenses. There was discussion of Camden’s ordinance and a moratorium in our ordinance. There has been more learning as we go. With each one something else come up, they must take a harder look at the ordinance and have a committee fine tuning and limiting the number involved to be discussed in Committee. The Mayor appointed Redstreak, Riondino and Cheeseman. There was discussion of the Mayor appointing Committees and the number of Council people placed.

#### **COMMENTS FROM THE PUBLIC**

Richelle Boyle – Quality Cannabliss – said that if Council does limit it to two, she would recommend one retail and one delivery. There was discussion of Class VI license stand alone being a different revenue stream. There was conversation of the two types instead of splitting the customer base.

Carolyn Redstreak – Park Avenue – said she is against it all of it and would limit it to one.

#### **ANNOUNCEMENTS**

- Borough Offices are closed on Monday, January 1, 2024 to celebrate New Year’s
- School Board Reorganization Wednesday, January 3, 2024 @6:30pm @Laurel Springs School.
- Recreation Commission, Wednesday, January 3, 2024 @7pm @Recreation Center
- Reorganization Meeting of Mayor and Council Monday, January 8, 2024 @7 pm @Recreation Center

**MOTION TO RECESS MEETING TO MONDAY, JANUARY 8, 2024 AT 7 PM** by Redstreak was seconded by DiGregorio with Cruz, DiGregorio, DiMarco, DelPidio and Redstreak in favor, none opposed and no abstentions.

Respectfully submitted.

Dawn T. Amadio, RMC, Municipal Clerk