

BOROUGH OF LAUREL SPRINGS
REGULAR MEETING OF MAYOR AND COUNCIL
MONDAY, APRIL 9th, 2018
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 9th, 2018 and posting on the Borough Website and bulletin board in the Borough Hall.

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

MAYORAL PROCLAMATION- NCADD Alcohol Awareness Month; April 2018

APPROVAL OF MINUTES –

- Work Session Meeting of Monday, March 26th, 2018 – the motion to approve by Councilman Letts, was seconded by Councilwoman DiGregorio with DelPidio, Letts and DiGregorio in favor, Mochel abstaining and none opposed.

RESOLUTIONS

- **#045-2018- AUTHORIZING THE EXECUTION OF A REDEVELOPER'S AGREEMENT WITH LAUREL WHITMAN LLC AND/OR LAUREL WHITMAN URBAN RENEWAL LLC, OR ITS ASSIGNS, FOR PURPOSES OF IMPLEMENTING THE REDEVELOPMENT PLAN AS IT RELATES TO BLOCK 12, LOT 1 IN THE BOROUGH OF LAUREL SPRINGS**

WHEREAS, by Ordinance No. 818-2018 the Borough Council of the Borough of Laurel Springs adopted the White Horse Pike Redevelopment Plan ("Redevelopment Plan") of the Borough of Laurel Springs for certain real property within the Borough of Laurel Springs, inclusive of Block 12, Lot 1, a copy of which is attached hereto as "Exhibit A"; and

WHEREAS, in order to implement the Redevelopment Plan and carry out the redevelopment projects in the area designated by this Redevelopment Plan, the Mayor and Council of the Borough of Laurel Springs has determined that it is necessary to designate a redeveloper for same; and

WHEREAS, the Borough as determined to designate Laurel Whitman LLC and/or Laurel Whitman Urban Renewal LLC, or its assigns, as the redeveloper for the purpose of carrying out the Redevelopment Plan as it relates to Block 12, Lot 1 on the Official Tax Map of the Borough of Laurel Springs; and

NOW, THEREFORE, BE IT RESOLVED, that the Mayor and Council of the Borough of Laurel Springs that the Borough Council hereby designates Laurel Whitman LLC and/or Laurel Whitman Urban Renewal LLC, or its assigns, as the redeveloper for the purpose of carrying out the redevelopment projects in the area designated by the Redevelopment Plan as it relates to Block 12, Lot 1 on the Official Tax Map of the Borough of Laurel Springs; and

IT IS FURTHER RESOLVED by the Mayor and Council of the Borough of Laurel Springs that this designation shall be effective immediately.

IT IS FURTHER RESOLVED that Thomas A. Barbera, Mayor of the Borough of Laurel Springs and Dawn T. Amadio, R.M.C., Borough Clerk of the Borough of Laurel Springs, is hereby authorized to execute the appropriate Redeveloper's Agreement, attached hereto as "Exhibit A," with Laurel Whitman LLC and/or Laurel Whitman Urban Renewal LLC, or its assigns, for the purpose of carrying out the redevelopment projects in the area designated by the Redevelopment Plan as it relates to Block 12, Lot 1 on the Official Tax Map of the Borough of Laurel Springs.

- The motion to approve by Councilwoman Mochel was seconded by Councilman Letts, with Letts, Mochel, DiGregorio and DelPidio in favor, none opposed and no abstentions
- **#046-2018- TO WAIVE OR REDUCE FEES FOR THE JACK H. HAGEN RECREATION CENTER**

BOROUGH OF LAUREL SPRINGS
REGULAR MEETING OF MAYOR AND COUNCIL
MONDAY, APRIL 9th, 2018
MAYOR THOMAS A. BARBERA PRESIDING

WHEREAS, there are fees required for the rental of the Jack H. Hagen Recreation Center in the Borough of Laurel Springs, NJ; and

WHEREAS, in certain instances, these fees are reduced or waived;

NOW, THEREFORE, BE IT RESOLVED by the Mayor and Council of the Borough of Laurel Springs that the fees for rental of the Jack H. Hagen Recreation Center be reduced or waived:

- Diane Hafer - Kindness Project – Recreation Commissioner - April 22nd
 - Laurel Springs School – Borough Organization - May 5th
 - Cindy Cheeseman – May 11th – Borough Employee
 - Brian Mazziotta – May 19th - Borough Employee
- The motion to approve by Councilwoman Mochel was seconded by Councilman Letts, with Letts, Mochel, DiGregorio and DelPidio in favor, none opposed and no abstentions

 - **#047-2018-ACCEPTING PROPOSAL OF ENVIRONMENTAL RESOLUTIONS, INC. FOR ENGINEERING DESIGN AND CONSTRUCTION MANAGEMENT SERVICES FOR ARCH 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 Arch Avenue Roadway Improvement Projects pursuant to award of the NJDOT Local Aid Grant FY2018; and

WHEREAS, the proposal was received was reviewed by Mayor and Council at the Work Session Meeting of March 26, 2018; 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 Arch Avenue Roadway Improvement Project.
 - The motion to approve by Councilwoman Mochel was seconded by Councilman Letts, with Letts, Mochel, DiGregorio and DelPidio in favor, none opposed and no abstentions

 - **#048-2018-FOR NEW MERCANTILE LICENSES**

WHEREAS, Mayor and Council of the Borough of Laurel Springs have passed an ordinance establishing Chapter 169 of the code of the Borough of Laurel Springs, known as “Mercantile License”.

WHEREAS, a license is required to operate or conduct any business establishment in the Borough of Laurel Springs.

NOW, THEREFORE, BE IT RESOLVED by Mayor and Council of the Borough of Laurel Springs that the proper investigations have been made and the following applicant has complied with the general laws and statutes of the State and the ordinance of the Borough of Laurel Springs.

BE IT FURTHER RESOLVED that approval has been granted by Mayor and Council for NEW “MERCANTILE LICENSE” effective April 9, 2018:

The Maker’s Workshop	Laurel Springs Auto Service and Sales
801A West Atlantic Avenue	900 Stone Road
 - The motion to approve by Councilwoman Mochel was seconded by Councilman Letts, with Letts, Mochel, DiGregorio and DelPidio in favor, none opposed and no abstentions

 - **#049-2018-SUPPORTING THE REDEVELOPMENT STUDY AT BLOCK 12, LOT 1 IN THE BOROUGH OF LAUREL SPRINGS**

BOROUGH OF LAUREL SPRINGS
REGULAR MEETING OF MAYOR AND COUNCIL
MONDAY, APRIL 9th, 2018
MAYOR THOMAS A. BARBERA PRESIDING

WHEREAS, Borough of Laurel Springs has determined that there has been, or it suspects that there has been, a discharge of hazardous substances or a hazardous waste on the Property located at Block, Lot 1 on the Official Tax Map of the Borough of Laurel Springs, more commonly referred to as 135 Broadway; and

WHEREAS, Borough of Laurel Springs is applying for funds from the Hazardous Discharge Site Remediation Fund for the assessment and investigation of Block, Lot 1 on the Official Tax Map of the Borough of Laurel Springs in order to determine the extent or the existence of any hazardous substance or hazardous waste; and

WHEREAS, Borough of Laurel Springs is the owner of Block, Lot 1 on the Official Tax Map of the Borough of Laurel Springs, and intends to redevelop the Property.

NOW, THEREFORE, BE IT RESOLVED, by the Borough Council of the Borough of Laurel Springs is committed to the redevelopment of Block, Lot 1 on the Official Tax Map of the Borough of Laurel Springs for the purpose of senior (over 55 years old) housing, and finds that a realistic opportunity exists for the redevelopment of this Property within a three year period after the completion of the remediation of this site either through the redevelopment project known as the Broadway Redevelopment Project.

- The motion to approve by Councilwoman Mochel was seconded by Councilman Letts, with Letts, Mochel, DiGregorio and DelPidio in favor, none opposed and no abstentions
- RESOLVED TO PAY \$299,806.81 FROM CURRENT ACCOUNT AND \$53,232.48 FROM TRUST AND CAPITAL ACCOUNTS
- The motion to approve by Councilwoman Mochel was seconded by Councilman Letts, with Letts, Mochel, DiGregorio and DelPidio in favor, none opposed and no abstentions.

ORDINANCES- Second Reading

- **#818-2018- AN ORDINANCE ADOPTING THE REDEVELOPMENT PLAN FOR BLOCK 12, LOT 1, PREVIOUSLY DESIGNATED AS “AREAS IN NEED OF REDEVELOPMENT” PURSUANT TO N.J.S.A. 40A:12-7.**

WHEREAS, in the Master Plan Re-examination Report, adopted by Resolution on October 20, 2005, the Planning Board of the Borough of Laurel Springs recognized that certain areas and properties within the Borough of Laurel Springs might qualify as “redevelopment areas” or “areas in need of redevelopment” as defined in N.J.S.A. 40A:12A-3; and

WHEREAS, the Borough Council of the Borough of Laurel Springs, by Resolution #092-2017, dated November 27, 2017, referred to the Planning Board of the Borough of Laurel Springs a directive to conduct a preliminary investigation to determine whether the conditions are present on a certain property and area within the Borough of Laurel Springs, as more particularly described as Block 12, Lot 1 on the Official Tax Map of the Borough of Laurel Springs, that meets the criteria contained in the New Jersey Local Redevelopment and Housing Law, N.J.S.A. 40A:12A-1 et seq., for this property to be deemed “in need of redevelopment,” and

WHEREAS, the Planning Board of the Borough of Laurel Springs has reviewed a document entitled “Preliminary Investigation for the Determination of an Area in Need of Non-Condensation Redevelopment,” dated January 4, 2018, prepared by Environmental Resolutions, Inc. of Mount Laurel, New Jersey, as a part of its preliminary investigation to determine whether a certain property and area within the Borough of Laurel Springs, as more particularly described as Block 12, Lot 1 on the Official Tax Map of the Borough of Laurel Springs, to determine whether the proposed land is an area in need of redevelopment; and

WHEREAS, the Planning Board of the Borough of Laurel Springs, after conducting a public hearing on January 18, 2018 with due notice to the public and parties required to be noticed under N.J.S.A. 40A:12A-6(b), found that substantial evidence exists to support a finding that a certain property and

BOROUGH OF LAUREL SPRINGS
REGULAR MEETING OF MAYOR AND COUNCIL
MONDAY, APRIL 9th, 2018
MAYOR THOMAS A. BARBERA PRESIDING

area within the Borough of Laurel Springs, as more particularly described as Block 12, Lot 1 on the Official Tax Map of the Borough of Laurel Springs, is in need of redevelopment, and recommended to the Borough Council that the certain property and area be designated as an “area in need of redevelopment,” pursuant to N.J.S.A. 40A:12A-6; and

WHEREAS, the Borough Council of the Borough of Laurel Springs, by Resolution #037-2018 dated February 12, 2018, accepted the findings and recommendation of the Planning Board of the Borough of Laurel Springs and designated the certain property and area within the Borough of Laurel Springs, as more particularly described as Block 12, Lot 1 on the Official Tax Map of the Borough of Laurel Springs, to be an “area in need of redevelopment,” pursuant to N.J.S.A. 40A:12A-6; and

WHEREAS, the Borough Council of the Borough of Laurel Springs, by Resolution #037-2018, dated February 12, 2018, referred to the Planning Board of the Borough of Laurel Springs a directive to prepare a Redevelopment Plan on a certain property and area within the Borough of Laurel Springs, as more particularly described as Block 12, Lot 1 on the Official Tax Map of the Borough of Laurel Springs, should this property meet the criteria contained in the New Jersey Local Redevelopment and Housing Law, N.J.S.A. 40A:12A-1 et seq., for this property to be deemed “in need of redevelopment,” and

WHEREAS, on March 15, 2018, the Planning Board of the Borough of Laurel Springs adopt a Resolution, attached hereto as “Exhibit A,” recommending to the Mayor and Borough Council of the Borough of Laurel Springs the adoption of the Redevelopment Plan, attached hereto as “Exhibit B,” for those areas so designated as an “area in need of redevelopment” pursuant to N.J.S.A. 40A:12A-6; and

NOW, THEREFORE, BE IT ORDAINED, by the Mayor and Borough Council of the Borough of Laurel Springs, that the Redevelopment Plan, prepared by Environmental Resolutions, Inc. of Mount Laurel, New Jersey, dated March 15, 2018, attached hereto as “Exhibit B,” for the area of land within the Borough of Laurel Springs, more particularly described as Block 12, Lot 1 on the Official Tax Map of the Borough of Laurel Springs, previously designated as an “area in need of redevelopment” pursuant to N.J.S.A. 40A:12A-6, be and hereby is adopted.

- 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 Councilwoman Mochel was seconded by Councilman Letts, with Letts, Mochel, DiGregorio and DelPidio in favor, none opposed and no abstentions
- **#820-2018- AN ORDINANCE TO EXCEED THE MUNICIPAL BUDGET APPROPRIATION LIMITS AND TO ESTABLISH A CAP BANK (N.J.S.A. 40A:4-45.14)**

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 2018 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 \$18,408.40 in excess of the increase in final appropriations otherwise permitted by the Local Government Cap Law, is advisable and necessary; and,

BOROUGH OF LAUREL SPRINGS
REGULAR MEETING OF MAYOR AND COUNCIL
MONDAY, APRIL 9th, 2018
MAYOR THOMAS A. BARBERA PRESIDING

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 2018 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 \$64,429.40 , and that the CY 2018 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 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 Councilwoman Mochel was seconded by Councilman Lett with, Letts, Mochel, DiGregorio and DelPidio in favor, none opposed and no abstentions

COMMITTEE REPORTS

- DIRECTOR OF PUBLIC WORKS, BOARDS, SERVICES/PRESIDENT OF COUNCIL – Councilman Redstreak was absent
- DIRECTOR OF PUBLIC BUILDINGS & GROUNDS – Councilman DelPidio had no report.
- DIRECTOR OF MUNICIPAL COURT – Councilwoman DiGregorio had no report
- DIRECTOR OF ADMINISTRATION AND FINANCE – Councilman Letts read the CFO’s report for the month ending March 31, 2018, a copy of which is on file and available for review.
- DIRECTOR OF RECREATION – Councilman Cruz was absent.
- DIRECTOR OF PUBLIC SAFETY – POLICE AND FIRE – Councilwoman Mochel read the Fire and Police Reports for the month of March 2018, copies of which are on file and available for review.
- MAYOR’S REPORT – Mayor Barbera read the Mayor’s Report of activities for the month of March, copies of which are on file and available for review.

OLD BUSINESS- None

NEW BUSINESS-

- ANNUAL FINANCIAL DISCLOSURE STATEMENT FILING – Local Finance Notice 2018-12 was distributed and reviewed by Council. Filings must be submitted by Monday, April 30, 2018

CORRESPONDENCE-

- From Camden County Municipal Joint Insurance Fund regarding Elected Officials Training (Lindenwold – Thursday, April 19, 2018@5:30 pm). It was noted that the training scheduled for Gloucester City was cancelled, and that the training is available online, which will be distributed to Council.

ITEMS RECEIVED AFTER THE AGENDA WAS PRINTED – None.

BOROUGH OF LAUREL SPRINGS
REGULAR MEETING OF MAYOR AND COUNCIL
MONDAY, APRIL 9th, 2018
MAYOR THOMAS A. BARBERA PRESIDING

COMMENTS FROM THE PUBLIC-

- **Ron Wehrle- 502 Walnut-** mentioned that he had heard that 503 Laurel Road was to be demolished and was concerned about rodent control. Mayor Barbera responded that he was not certain what would happen, as it is now in the hands of relatives. He could understand if it was demolished. It was confirmed that it is up to the relatives to contact Construction and county Health
- **Fred Chamberlin- 602 Glen-** Received notice from NJAWC requiring pipe replacement, notice said from Stone Road to Lakeview, and wanted assurance that this would include the lake block of Glen Avenue, to which Mayor Barbera offered to call the Water Company.
- **Cliff Jones- St Paul's-** reported that the Eggstravaganza Easter Egg Hunt at the Ballfield had over 200 participants.
- **Ken Lippincott-511 Park Avenue-** Are any of the three streets receiving new water pipes under moratorium, to which it was responded that they are not, and that the Water Company does inquire.
- **Marlene Giordano- 426 Walnut Avenue-asked why there is no curbing on Walnut Avenue,** which she says creates a very muddy situation with precipitation. Conversation ensued regarding to how NJDOT local aid monies are appropriated to resurface roadway. There has been less availability to accomplish curbing in recent years. There was also conversation about the various reasons why the release of that funding is about three years behind.
- **Bob Lickfield- 432 Glen Avenue-** suggested that East Maple Avenue be renamed Walt Whitman Avenue.

ANNOUNCEMENTS

- Monday through Wednesday, April 16 – 18th, Spring Cleaning Special Pickup of yard waste piled curbside.
- Thursday, April 19th, Combined Land Use Board @7pm @Borough Hall.
- Saturday, April 21st, Lake Cleanup @9 am @Crystal Springs
- Sunday, April 22nd , Earth Day Poetry Reading @2pm @Farmhouse
- Monday, April 23rd, WaltFEST Meeting @ 5pm @Borough Hall.
- Monday, April 23rd, Work Session Meeting of Mayor and Council
- Tuesday, April 24th, School Board Meeting @7pm @Laurel Springs School

ADJOURNMENT –There being no further business a motion was made by Councilwoman Mochel, which was seconded by Councilman Letts to adjourn at 7:50 p.m.

Respectfully submitted

Dawn T. Amadio, RMC,
Municipal Clerk