

**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 Central Record and the Courier-Post on January 9<sup>th</sup>, 2018 and posting on the website and bulletin board in the Borough Hall, also on Borough's website.

**ROLL CALL** recorded as present: Letts, DiGregorio, Cruz, DelPidio and Redstreak; absent: Mochel

**ENGINEERS REPORT** – Environmental Resolutions - Engineer Jeff Hansen  
CAPITAL ITEMS

1. Reconstruction of Washington Avenue, Phase 1 - NJDOT FY2016 Municipal Aid Grant

The Borough received a \$200,000.00 Municipal Aid Grant for the Reconstruction of Washington Avenue, between Stone Road and Central Avenue. The Contractor, Paving Plus, LLC, substantially completed construction in September, 2017.

Our office is currently in the process of closing out the project with NJDOT in order for the Borough to receive the remaining \$50,000.00 of grant money.

2. NJDOT Local Aid Grant Applications – FY2018

The Borough was recently awarded a Municipal Aid Grant in the amount of \$195,000.00 for the Reconstruction of Arch Avenue. In the coming weeks ERI will provide a proposal for engineering design and construction management services so that the design work can begin.

3. Roadway Repair - Sycamore Avenue and Glen Avenue

On February 20, 2018 we investigated a drainage/erosion issue at the intersection of Sycamore Avenue and Glen Avenue. The slope on the southeast corner of the intersection has eroded badly and is beginning to undermine the roadway. Our office has prepared a design solution and will solicit quotations from qualified contractors to complete the repairs. We will also have the Contractor investigate the existing reinforced concrete pipe crossing underneath Sycamore Avenue in order to determine if further repair is necessary once they have mobilized. A substantial joint separation in the length of pipe directly adjacent to the existing discharge was visually observed during our site visit.

## OTHER PROJECTS

### 4. Tempo Builders Mixed Use Development

ERI received Final Plans for conformance review to the terms of the Planning Board approval received by the developer in 2013. The design engineer has revised the Plans to satisfy ERI's review comments from March and the Final Plans have been signed by the Borough Engineer. Construction will be able to begin once the developer has posted a performance bond, inspection escrow; and has held a Preconstruction Meeting with our office and appropriate Borough officials.

### 5. Municipal Building Redevelopment Plan / Stone Road Redevelopment Area

The Determination of an Area in Need of Rehabilitation for various lots in Block 37 (Stone Road) was presented to the Planning Board on March 15, 2018. At that same meeting, the Redevelopment Plan for the municipal building was presented. Upon completion of the presentations, the Planning Board recommended that the Governing Body adopt both the Stone Road Rehabilitation Plan and the Municipal Building Redevelopment Plan.

### 6. Laurel Lake Cleanup Day / Lake Lowering Permit

ERI have prepared an Application for the lowering of Laurel Lake to cover the Lake Cleanup Day date of April 21 and the rain date of April 28. The Application was submitted to the New Jersey Department of Fish and Wildlife for their concurrence.

- Arch Avenue Design Proposal – was received and distributed to Council.

## **MATTERS REQUIRING OFFICIAL ACTION**

- **APPROVAL OF MINUTES** - Regular Meeting of Monday March 12, 2018 – the motion to approve by Councilman Redstreak, was seconded by Councilman Letts, with Letts, DelPidio, and Redstreak in favor, DiGregorio and Cruz abstaining and none opposed.

- **RESOLUTIONS**

- **#043-2018**- AUTHORIZING THE PREPARATION OF DOCUMENTS AND ADVERTISEMENT OF PUBLIC BIDS FOR REMOVAL OF ARCHITECTURAL BARRIERS, LAUREL SPRINGS BOROUGH HALL, FUNDED BY CAMDEN COUNTY COMMUNITY DEVELOPMENT BLOCK GRANT PROGRAM

**WHEREAS**, the Borough of Laurel Springs is desirous of completing a project for Removal of Architectural Barriers at the proposed Laurel Springs Borough Hall, commonly known as “The Cord Mansion”; and

**WHEREAS**, this is an approved Camden County Community Development Block Grant funded project; and

**WHEREAS**, Capital Funds have been appropriated for such by the adoption of Bond Ordinance #801:2016;

**NOW, THEREFORE, BE IT RESOLVED** by Mayor and Council of the Borough of Laurel Springs, that the Borough Architect and Municipal Clerk are hereby

authorized to prepare public bid documents and advertise for the solicitation of public bids for Removal of Architectural Barriers at the Cord Mansion.

- The motion to approve by Councilman Redstreak was seconded by Councilman Cruz with Letts, DiGregorio, Cruz, DelPidio, and Redstreak in favor, none opposed and no abstentions.
- **#044-2018- DESIGNATING A CERTAIN AREA WITHIN THE BOROUGH OF LAUREL SPRINGS AS AN AREA IN NEED OF REHABILITATION PURSUANT TO N.J.S.A. 40A:12-6**

**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 “rehabilitation areas” or “areas in need of rehabilitation” as defined in N.J.S.A. 40A:12A-14 ; and

**WHEREAS**, the Borough Council of the Borough of Laurel Springs, by Resolution #037-2018, dated February 26, 2018, 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 37, Lot 5, Lot 7, Lot 8, Lot 8.01, Lot 9, Lot 9.01, Lot 10, Lot 11, Lot 12, Lot 13, Lot 14, Lot 15 and Lot 15.01 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-14 et seq., for this property to be deemed “in need of rehabilitation” 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 Rehabilitation,” dated March 1, 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 37, Lot 5, Lot 7, Lot 8, Lot 8.01, Lot 9, Lot 9.01, Lot 10, Lot 11, Lot 12, Lot 13, Lot 14, Lot 15 and Lot 15.01 on the Official Tax Map of the Borough of Laurel Springs, to determine whether the proposed land is an area in need of rehabilitation; and

**WHEREAS**, the Planning Board of the Borough of Laurel Springs has conducted a public hearing on March 15, 2018, during which expert testimony was taken from Barbara J. Fegley, A.I.C.P., P.P. of Environmental Resolutions, Inc. of Mount Laurel, New Jersey, and all members of the public, including those who would or could be affected by the designation of the property and area to be a “Rehabilitation Area,” were given the opportunity to be heard; and

**WHEREAS**, the Planning Board has recommended to the Borough Council that substantial evidence exists to support a finding that the a certain property and area within the Borough of Laurel Springs, as more particularly described as Block 37, Lot 5, Lot 7, Lot 8, Lot 8.01, Lot 9, Lot 9.01, Lot 10, Lot 11, Lot 12, Lot 13, Lot 14, Lot 15 and Lot 15.01 on the Official Tax Map of the Borough of Laurel Springs, is in need of rehabilitation and shall be designated as a rehabilitation area pursuant to N.J.S.A. 40A:12A-14; and

**WHEREAS**, the Planning Board will memorialize this recommendation at their meeting of April 19, 2018 and will be attached to this Resolution as “Exhibit A”

**NOW THEREFORE, BE IT RESOLVED** by the Borough Council of the Borough of Laurel Springs finds, based upon the recommendation of the Planning Board of the Borough of Laurel Springs, that substantial evidence exists to support a finding that the a certain property and area within the Borough of Laurel Springs, as more particularly described as Block 37, Lot 5, Lot 7, Lot 8, Lot 8.01, Lot 9, Lot 9.01, Lot 10, Lot 11, Lot 12, Lot 13, Lot 14, Lot 15 and Lot 15.01 on the Official Tax Map of the

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Borough of Laurel Springs, is an area in need of rehabilitation and shall be designated as rehabilitation areas pursuant to N.J.S.A. 40A:12A-14; and

**BE IT FURTHER RESOLVED** that the notice of the determination required pursuant to N.J.S.A. 40A:12A-6 subparagraph (d) of this paragraph shall indicate that any owner desiring to challenge the adoption of this Resolution determining that the a certain property and area within the Borough of Laurel Springs, as more particularly described as Block 37, Lot 5, Lot 7, Lot 8, Lot 8.01, Lot 9, Lot 9.01, Lot 10, Lot 11, Lot 12, Lot 13, Lot 14, Lot 15 and Lot 15.01 on the Official Tax Map of the Borough of Laurel Springs, is in need of rehabilitation pursuant to N.J.S.A. 40A:12A-14, must do so by filing an action in lieu of prerogative writ in the Superior Court of New Jersey, Law Division, Camden County within forty-five (45) days of the receipt of notice of the adoption of this Resolution by the Borough Council of the Borough of Laurel Springs, and that failure to do so shall preclude an owner to legally challenge the validity of the action of the Borough Council; and

**BE IT FURTHER RESOLVED**, upon the adoption of this Resolution, the Borough Clerk of the Borough of Laurel Springs shall forthwith transmit a copy of this Resolution to the Commissioner of the New Jersey Department of Community Affairs for review. If the Commissioner does not issue an approval or disapproval within thirty (30) calendar days of transmittal by the clerk, the determination shall be deemed to be approved; and

**BE IT FURTHER RESOLVED** that a copy of this Resolution shall be served, within ten (10) days after the determination, upon all record owners of property located within the delineated area, those whose names are listed on the tax assessor's records, and upon each person who filed a written objection thereto and stated, in or upon the written submission, an address to which notice of determination may be sent; and

**BE IT FURTHER RESOLVED** by the Borough Council of the Borough of Laurel Springs, that it directs the Planning Board of the Borough of Laurel Springs to prepare a Rehabilitation Plan on a certain property and area within the Borough of Laurel Springs, as more particularly described as Block 37, Lot 5, Lot 7, Lot 8, Lot 8.01, Lot 9, Lot 9.01, Lot 10, Lot 11, Lot 12, Lot 13, Lot 14, Lot 15 and Lot 15.01 on the Official Tax Map of the Borough of Laurel Springs.

- o The motion to approve by Councilman Redstreak was seconded by Councilman Cruz with Letts, DiGregorio, Cruz, DelPidio and Redstreak in favor, none opposed and no abstentions.
- RESOLVED TO PAY \$75,203.28 FROM CURRENT ACCOUNT AND \$32,399.40 FROM TRUST AND CAPITAL ACCOUNTS
- The motion to approve by Councilman Redstreak was seconded by Councilman Cruz, with Letts, DiGregorio, Cruz, DelPidio and Redstreak in favor, none opposed and no abstentions.

**INTRODUCTION OF THE 2018 MUNICIPAL BUDGET IN THE AMOUNT OF \$3,177,000**

- The motion to introduce by Councilman Redstreak was seconded by Councilman Cruz with, Letts, DiGregorio, Cruz, DelPidio, and Redstreak in favor, none opposed and no abstentions
- The Second Reading, Public Hearing and Adoption are scheduled for Monday, April 23<sup>rd</sup>, 2018 at 7 pm at Borough Hall.

**CORD MANSION PRESENTATION** – Jim Ebersberger and Dan Rodier, Rodier and Ebersberger, Borough Architects – Mr. Ebersberger and Mr. Rodier electronically displayed the plans for the Elevator/Stair Tower addition to the Cord Mansion for Borough Council and all present members of the public. The purpose of this project is the Removal of Architectural Barriers in the Cord Mansion by the addition of an Elevator with the

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accompanying stair tower with handicapped accessible bathrooms. There is only one spot in the building that will accommodate an elevator to all portions of the Cord Mansion. This is on the opposite side of the building from Tomlinson Avenue and will only be new construction, and the only place suitable to allow accessibility to all portions of the building. There will be no loss of the driveway on that side of the building. Mr. Ebersberger pointed out that again this would be the only space available to place the addition without encroaching on the existing traffic circulation. There was discussion of the basement addition, which will be one foot lower than the existing. Mr. Ebersberger described the unevenness of the stories of the building and the resulting requirements in the new construction. There were also challenges with the configuration of the primarily four square roof. The two windows on the gable end opposite Tomlinson will have to be removed. Mr. Ebersberger pointed out the gable end of the third floor and different grades that will require cuts in the floor for the basement. There will be bathrooms at grade level and the sanitary sewers at a different grade requiring a pump. The entry will require need to be a floor and a half to compensate for the different grades and different story heights. It was reiterated that the presentation this evening centered on the Removal of Architectural Barriers and the Community Development Funding to provide a new construction addition to include ADA Bathrooms and elevator with accompanying stair tower. Challenge in putting an addition on the Cord Mansion is respecting what is there. The addition is set back from the front and back about a foot and a half. The wood siding has a 30-year warranty. The Cord Mansion will stand unto itself. The new entry will have a canopy in the front and window types and sizes that mirror the Cord Mansion itself. He pointed out the second floor line in the addition. There was discussion of the windows on the side of the addition, which Mr. Ebersberger pointed out in relation to the proposed design and requirements for the stair and file storage weight requirements. There were drawings of the ceiling plans which were reviewed for each story and the bathrooms. There was discussion of getting a sample of the siding material. There was discussion of the use of wood siding alongside the stone. Mr. Rodier said it is the most appropriate material to use, and showed photos of similar homes in town, that combined stone and clapboard and an old photos of the Cord Mansion itself. There was discussion of the color of the wood and what colors to mirror or accentuate from the original building. There was discussion of the distances from the original Cord Mansion to the front corner of the addition and to the entry.

**MATTERS FOR DISCUSSION-** None

**ITEMS RECEIVED AFTER THE AGENDA WAS PRINTED -** None.

**COMMENTS FROM THE PUBLIC –** None

**ANNOUNCEMENTS**

- Tuesday, March 27<sup>th</sup>, School Board Meeting @7 pm @Laurel Springs School
- Monday, April 2<sup>nd</sup>, Borough Hall is closed in observance of Easter
- Wednesday, April 4<sup>th</sup>, Recreation Commission Meeting @7pm @Recreation Center
- Monday, April 9<sup>th</sup>, Regular Meeting of Mayor and Council, @7pm @Borough Hall

**ADJOURNMENT** –There being no further business a motion was made by Councilman Redstreak which was seconded by Councilwoman DiGregorio to adjourn at 7:56 p.m.

Respectfully submitted,

Dawn T. Amadio, RMC, Municipal Clerk