

BOROUGH OF LAUREL SPRINGS  
REGULAR MEETING OF MAYOR AND COUNCIL  
MONDAY, July 9<sup>th</sup>, 2018  
MAYOR THOMAS A. BARBÉRA 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 May 17, 2018 and posting on the Borough Website and bulletin board in the Borough Hall.

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

**ENGINEER’S REPORT**

**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. ERI has completed the field survey work and the base plans as of July 3, 2018. We will be starting the design work during the Week of July 9, 2018, with the intention of having the Plans and Specifications completed in time for a Fall 2018 construction start date.

3. Roadway Repair - Sycamore Avenue and Glen Avenue

Quotes were received by ERI on April 27, 2018. Alternate Bid #2 was awarded to RTW Construction, in the amount of \$21,400.00 at the May 14, 2018 Borough Council Meeting. The Contractor has mobilized equipment and will be starting the work on July 5, 2018.

During the work, 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

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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, but the pipe cannot be further evaluated without excavation or being televised.

**OTHER PROJECTS**

4. Municipal Building Redevelopment Plan / Stone Road Redevelopment Area

The Site Plan for the conversion of the municipal building to twelve (12) age restricted one-bedroom apartments, and associated site work was granted Preliminary and Final Site Plan Approval at the May 17, 2018 Borough Combined Planning Zoning Board meeting. The Site Plan was developed in symmetry with the previously approved Municipal Building Redevelopment Plan. We have completed a conformance review of the Plans and the revisions have been made in substantial conformance with the Board approval. Final Plans should be sent to the Borough for appropriate signatures within the upcoming week.

There are no improvements within the project that require a performance bond under the new municipal bonding laws that were passed earlier this year. Our office will prepare a construction cost estimate within the next week to determine the appropriate amount of escrow funds to be posted for inspection of the site improvements. Once the Plans are signed and escrow is posted a preconstruction meeting can be schedule and the work can proceed.

Borough Council adopted the Stone Road Rehabilitation Plan Plans at their March 26, 2018 meeting.

**APPROVAL OF MINUTES -**

- Regular Meeting of Monday, June 11, 2018 – the motion to approve by Councilwoman Mochel, was seconded by Councilman Cruz with Letts, Cruz and Mochel in favor, DelPidio abstaining and none opposed.

**RESOLUTIONS**

• **#063-2018- INSERTION OF AN ITEM OF REVENUE - NJ CLEAN COMMUNITIES GRANT**

**WHEREAS**, N.J.S.A. 40A: 4-87 provides that the Director of the Division of Local Government Services may approve the insertion of any special item of revenue in the budget of any county or municipality, when such item shall have been made available by law, and the amount thereof was not determined at the time of the adoption of the budget; and

**WHEREAS**, said Director may also approve the insertion of any item of appropriation for an equal amount;

**NOW, THEREFORE, BE IT RESOLVED**, that the Mayor and Borough Council of the Borough of Laurel Springs do hereby request the Director of the Division of Local Government Services to

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approve **the insertion of an item of revenue in the budget of the year 2018 in the sum of \$4,232.91, which is now available as a revenue from a NJ Clean Communities Grant.**

**BE IT FURTHER RESOLVED**, that a like sum of \$4,232.91 is hereby appropriated under the title "Clean Communities Grant – Other Expenses," pursuant to the provisions of the statute.

- The motion to approve by Councilwoman Mochel was seconded by Councilman Cruz with Letts, DelPidio, Cruz and Mochel in favor, none opposed and no abstentions
- **#064-2018 - TO REFUND TAX OVERPAYMENT - TO REFUND DEFECT TAX SALE CERTIFICATE**

**WHEREAS**, certain adjustments are necessary to the records of the Tax Collector;

**WHEREAS**, Tax Sale Certificate 17-00001 was issued in error, and per NJSa 54:5.19 states the lienholder be entitled to refund of all monies plus legal interest (.50%) from each date of subsequent payments.

**NOW, THEREFORE, BE IT RESOLVED** by the Mayor and Borough Council of the Borough of Laurel Springs, County of Camden, State of New Jersey that the following adjustments be approved.

**Refund to US BANK CUST/PC7 FIRSTRUST BK :**

**\$17,365.76 Lienholder payments returned**  
**53.00 Refund of County Recording Fee**  
**39.73 Legal Interest owed to Lienholder**

- The motion to approve by Councilwoman Mochel was seconded by Councilman Cruz with Letts, DelPidio, Cruz and Mochel in favor, none opposed and no abstentions
- **RESOLVED TO PAY \$202,530.49 FROM CURRENT ACCOUNT AND \$36,420.78 FROM TRUST AND CAPITAL ACCOUNTS**
- The motion to approve by Councilwoman Mochel was seconded by Councilman Cruz with Letts, DelPidio, Cruz and Mochel in favor, none opposed and no abstentions

**ORDINANCES– First Reading and Introduction**

- **#822-2018- BOND ORDINANCE AUTHORIZING THE COMPLETION OF IMPROVEMENTS TO VARIOUS BOROUGH BUILDINGS AND GROUNDS IN AND FOR THE BOROUGH OF LAUREL SPRINGS, COUNTY OF CAMDEN, NEW JERSEY; APPROPRIATING THE SUM OF \$26,500 THEREFOR; AUTHORIZING THE ISSUANCE OF GENERAL OBLIGATION BONDS OR BOND ANTICIPATION NOTES OF THE BOROUGH OF LAUREL SPRINGS, COUNTY OF CAMDEN, NEW JERSEY, IN THE AGGREGATE PRINCIPAL AMOUNT OF UP TO \$25,175; MAKING CERTAIN DETERMINATIONS AND COVENANTS; AND AUTHORIZING CERTAIN RELATED ACTIONS IN CONNECTION WITH THE FOREGOING**
- The motion to introduce by Councilwoman Mochel was seconded by Councilman Cruz with Letts, DelPidio, Cruz and Mochel in favor, none opposed and no abstentions
- The Second Reading, Public Hearing and Adoption are scheduled for Monday, August 13, 2018 at 7 pm at Borough Hall.
- **#823-2018- BOND ORDINANCE AUTHORIZING THE RECONSTRUCTION OF VARIOUS ROADS IN AND FOR THE BOROUGH OF LAUREL SPRINGS, COUNTY OF CAMDEN, NEW JERSEY; APPROPRIATING THE SUM OF \$93,500 THEREFOR; AUTHORIZING THE ISSUANCE OF GENERAL**

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**OBLIGATION BONDS OR BOND ANTICIPATION NOTES OF THE BOROUGH OF LAUREL SPRINGS, COUNTY OF CAMDEN, NEW JERSEY, IN THE AGGREGATE PRINCIPAL AMOUNT OF UP TO \$88,825; MAKING CERTAIN DETERMINATIONS AND COVENANTS; AND AUTHORIZING CERTAIN RELATED ACTIONS IN CONNECTION WITH THE FOREGOING**

- The motion to introduce by Councilwoman Mochel was seconded by Councilman Cruz with, Letts, DelPidio, Cruz and Mochel in favor, none opposed and no abstentions
- The Second Reading, Public Hearing and Adoption is scheduled for Monday, August 13, 2018 at 7 pm at Borough Hall.
  
- **#824-2018- BOND ORDINANCE AUTHORIZING THE ACQUISITION OF VARIOUS EQUIPMENT FOR THE BOROUGH OF LAUREL SPRINGS, COUNTY OF CAMDEN, NEW JERSEY; APPROPRIATING THE SUM OF \$47,500 THERFOR; AUTHORIZING THE ISSUANCE OF GENERAL OBLIGATION BONDS OR BOND ANTICIPATION NOTES OF THE BOROUGH OF LAUREL SPRINGS, COUNTY OF CAMDEN, NEW JERSEY, IN THE AGGREGATE PRINCIPAL AMOUNT OF UP TO \$45,125; MAKING CERTAIN DETERMINATIONS AND COVENANTS; AND AUTHORIZING CERTAIN RELATED ACTIONS IN CONNECTION WITH THE FOREGOING**
- The motion to introduce by Councilwoman Mochel was seconded by Councilman Cruz with, Letts, DelPidio, Cruz and Mochel in favor, none opposed and no abstentions
- The Second Reading, Public Hearing and Adoption is scheduled for Monday, August 13, 2018 at 7 pm at Borough Hall.
  
- **#825-2018- ORDINANCE OF THE BOROUGH OF LAUREL SPRINGS, COUNTY OF CAMDEN AND STATE OF NEW JERSEY AUTHORIZING FINANCIAL AGREEMENTS BETWEEN THE BOROUGH OF LAUREL SPRINGS AND LAUREL WHITMAN URBAN RENEWAL, LLC PURSUANT TO THE LONG TERM TAX EXEMPTION LAW, N.J.S.A. 40A:20-1 ET. SEQ.\_**
- Mayor Barbera introduced Dave Capozzi, attorney for Richard DePetro, the Redeveloper of the former Borough Hall site. The Mayor explained that the ordinance gives authority to the Borough to sign a financial agreement with Mr. DePetro under the State Statute that is sited in the Ordinance. This grants a tax exemption that allows the Redevelopment to be viable. He is entitled to it, the law encourages it, and the Borough is in an ideal situation to grant it. The Borough will receive a payment in lieu of taxes, but it does not have to be shared with the School Board or County. There are surcharges written into the law for the County. There was discussion of the current tax-exempt status of the building as a municipal building. There was discussion of how much money Mr. DePetro's own money is being used and the different monies borrowed toward investment in the project. Mr. Capozzi discussed what Mr. DePetro is required to do in response to the funding from the Camden County Improvement Authority and in compliance with Affordable Housing requirements for development. To date Mr. DePetro has invested \$75,000 of personal funds into the project. Mayor Barbera said the project will cost 1.5 million dollars, he is putting 1.2 of that, and discussed how much return someone would want to get on that investment. Mayor Barbera feels the Borough is getting a good deal. Councilman DelPidio asked if the tax payment had been negotiated yet, to which Mayor Barbera responded that it has not been finalized. Mayor Barbera further said that this ordinance allows the Borough to enter into the process. Councilman DelPidio asked if the final amount of the Agreement had to be voted on by Council, to which Mayor Barbera said there would be an acceptance of the whole deal. Mayor Barbera said that we want Mr. DePetro to succeed and do not want to take

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the last dollar available, and reiterated the amount that Mr. DePetro had invested into the project and that he is not making a great deal of money from this project. Mr. Capozzi updated Council on the project saying the underground tank had successfully been removed. He added that the reason that the PILOT is needed at this juncture is to further finance the project, saying it really is on a very tight budget. He said the financial prospectus figures indicate that his client is anticipating \$22,000 to \$23,000 annual income from the building, so after you would pay the taxes, there really is not very much there. He asked Council to give that consideration, and reiterated that it is a shoe string budget because they are capped at the amount for rents because of the affordable housing obligation. Councilman DelPidio asked what they are offering tax wise, to which Mr. Capozzi said that he does not know where it stands with Council but some numbers have been bandied back and forth. Primarily, for the minimum baseline PILOT payment there was initially discussions of \$5,000. They came up a bit and offered \$6,750 which means that would be the base minimum that the town would collect each year, and it is going to go up 3% each year incrementally. After ten years of that exemption it will be done on a percentage of gross revenue. There was additional discussion of how the payment can be allocated. There was discussion of when the next meeting will be scheduled to discuss the matter.

- The motion to introduce by Councilwoman Mochel was seconded by Councilman Cruz, with Letts, DelPidio, Cruz and Mochel in favor, none opposed and no abstentions.
- The Second Reading, Public Hearing and Adoption is scheduled for Monday, August 13, 2018 at 7 pm at Borough Hall.

**COMMITTEE REPORTS**

- DIRECTOR OF PUBLIC WORKS, BOARDS, SERVICES/PRESIDENT OF COUNCIL – Councilman Redstreak was absent.
- DIRECTOR OF PUBLIC BUILDINGS & GROUNDS – Councilman Cruz reported that the Borough had applied for and received a Clean Energy Direct Install program grant. This energy efficiency grant will provide LED lighting for the Fire Station and Public Works Building and a high efficiency water heater. There will be a meeting this Wednesday with the installation provider. With regard to the Cord Mansion Project, Architect Jim Ebersberger is reviewing and updating the specifications and it will go out to bid soon. The move from the old Borough Hall is going well with permanent records moved into the climate control storage unit. Furniture and files have been moved to a storage unit as well. The office trailer is working out okay.
- DIRECTOR OF MUNICIPAL COURT – Councilwoman DiGregorio was absent
- DIRECTOR OF ADMINISTRATION AND FINANCE – Councilman Letts read the CFO's report for the month ending June 30, 2018, a copy of which is on file and available for review.
- DIRECTOR OF RECREATION – Councilman DelPidio had no report as the meeting was postponed a week due to the Fourth of July holiday.
- DIRECTOR OF PUBLIC SAFETY – POLICE AND FIRE – Councilwoman Mochel read the Fire and Police reports for the June, 2018, copies of which are on file and available for review.
- MAYOR'S REPORT – Mayor Barbera read the Mayor's Report dated July 9, 2018 which reviewed his activities since the last regular meeting, copies of which are on file and available for review.

**OLD BUSINESS** - None.

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**NEW BUSINESS-** Adoption of Public Health Nuisance Code 1953 and NJ State Housing Code 6:28 – There was discussion of the need to adopt both of the County recommended ordinance. The form will be completed and sent back to the County, and then start working on the ordinances.

**CORRESPONDENCE-**

- From Laurel Springs’ Board of Education – the BOE Meeting for August is August 22, 2018, but thereafter it is the third Wednesday in September, October, November and December. And
- From Borough of Magnolia inviting Council to Park Dedication – an invitation was directed to Council for this dedication on Saturday, July 14, 2018.

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

**COMMENTS FROM THE PUBLIC** - None.

**ANNOUNCEMENTS**

- Tuesday, July 10<sup>th</sup> – Whitman Stafford Committee @7pm @Farmhouse
- Wednesday, July 11<sup>th</sup> – Recreation Commission @7 pm @Recreation Center
- Wednesday, July 18<sup>th</sup> – Bulk Pick Up
- Wednesday, July 18<sup>th</sup> – Blueberry Festival @6 pm @Farmhouse
- Thursday, July 19<sup>th</sup> - Combined Land Use Meeting @7pm @Borough Hall
- The months of May, June, July and August there are no Work Session Meetings
- Wednesday, August 1<sup>st</sup> – Recreation Commission @7pm @Recreation Center
- Tuesday, August 7<sup>th</sup> – National Night Out @7pm @Cord Mansion Greene
- Monday, August 13<sup>th</sup> –Regular Council Meeting @7pm @Recreation Center

**ADJOURNMENT** –There being no further business a motion was made by Councilwoman Mochel, which was seconded by Councilman Cruz to adjourn at 7:32 p.m.

Respectfully submitted

Dawn T. Amadio, RMC,  
Municipal Clerk