

BOROUGH OF LAUREL SPRINGS
REGULAR MEETING OF MAYOR AND COUNCIL
MONDAY, August 13th, 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 May 17, 2018 and posting on the Borough Website and bulletin board in the Borough Hall.

ROLL CALL recorded as present: Letts, Mochel, DiGregorio, DelPidio and Redstreak, with Cruz 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. We have started the design work 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.

The work has been satisfactorily completed and we have prepared a Final Pay Estimate recommending payment to the Contractor.

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 for appropriate signatures should be forthcoming from the developer.

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 has prepared a construction cost estimate for the site improvements in order to determine the appropriate inspection escrow amount. Once the Plans are signed, all outstanding outside agency approvals are received 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.

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APPROVAL OF MINUTES –

- Regular Meeting of Monday, July 9, 2018 – the motion to approve by Councilwoman Mochel, was seconded by Councilman Letts with DiGregorio, DelPidio Letts and Mochel in favor, Redstreak abstaining and none opposed.

ORDINANCES – Second Reading and Adoption

- **#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 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 \$25,175; MAKING CERTAIN DETERMINATIONS AND COVENANTS; AND AUTHORIZING CERTAIN RELATED ACTIONS IN CONNECTION WITH THE FOREGOING**
- 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 Councilman Redstreak was seconded by Councilwoman Mochel, with Letts, DiGregorio, DelPidio, Mochel and Redstreak in favor, none opposed and no abstentions
- **#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 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 \$88,825; MAKING CERTAIN DETERMINATIONS AND COVENANTS; AND AUTHORIZING CERTAIN RELATED ACTIONS IN CONNECTION WITH THE FOREGOING**
- 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 Councilman Redstreak was seconded by Councilwoman Mochel, with Letts, DiGregorio, DelPidio, Mochel and Redstreak in favor, none opposed and no abstentions
- **#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**
- Mayor Barbera opened the meeting to the Public for questions and comments. Hearing none, Mayor Barbera closed the meeting to the public.
- Mr. Chandler of Glen Avenue asked if they don't have enough now, to which Mayor Barbera said that this is being purchased in accordance with a schedule that the Borough uses to routinely replace police vehicles. Mr. Chandler asked if it was being purchased with grant money, to which Mayor Barbera responded no it is a capital expenditure.
- The motion to adopt by Councilman Redstreak was seconded by Councilwoman Mochel, with Letts, DiGregorio, DelPidio, Mochel and Redstreak in favor, none opposed and no abstentions
- **#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**

BOROUGH OF LAUREL SPRINGS
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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 read his prepared statement in the form of his recommendation for adoption of this ordinance. Mayor Barbera clarified the tax payment and the difference between taxes on land and improvements, and how that is appropriated under the PILOT and which portion does and does not go to the county and school and the borough portion. He continued with his written statement. Mayor Barbara's recommendation was distributed to Council and available for review.
- Mayor Barbera opened the meeting to the Public for questions and comments.
 - Councilman DelPidio asked if the thirty year term could have been less, to which Mayor Barbera said it is actually is less. Councilman DelPidio specified the revenue potion, to which Mayor Barbera responded that revenue is reviewed by the State every year and if they are making more than what was agreed upon the Borough gets the excess profit. Mayor Barbera continued with regard to the term, saying that at 15 years either side can reopen the contract and the larger two of whichever methods would be the Borough's new payment.
 - Councilman DelPidio asked if there were other options available for six year stages. It was his opinion that different staging of the term of the contract would have been preferable.
 - Councilman Redstreak said that as far as the objection that the developer could make too much money, the Borough is protected against that in the agreement.
 - Councilman Redstreak read his written statement giving his recommendation for adoption of the ordinance.
 - Charles Osbourne – 435 Lindsay Avenue, stated that he has lived in Laurel Springs all of his 94 years, except the time he was in service. He said he appreciated very much the effort being made for the residents of Laurel Springs, and thinks it is an excellent use of the building and good for the appearance of the town. He questioned the low and moderate income verbiage, to which Mayor Barbera said the rent amounts are limited as low and moderate not the renters' incomes. Nine apartments have to be \$820 per month and three apartments have to be \$720 per month and reiterated that there is no income qualification for the renters.
- Mayor Barbera closed the meeting to the public.
- The motion to adopt by Councilman Redstreak was seconded by Councilwoman Mochel, with Letts, DiGregorio, Mochel and Redstreak in favor, DelPidio opposed and no abstentions

First Reading and Introduction-

- #826-2018 - AN ORDINANCE AMENDING AND SUPPLEMENTING CHAPTER 23 OF THE CODE OF THE BOROUGH OF LAUREL SPRINGS ENTITLED, "HEALTH"
- The motion to introduce by Councilman Redstreak was seconded by Councilwoman Mochel with, Letts, DiGregorio, DelPidio, Mochel and Redstreak in favor, none opposed and no abstentions
- The Second Reading, Public Hearing and Adoption are scheduled for Monday, September 10th, 2018 at 7 pm at Laurel Springs Recreation Center, 820 Grand Avenue Laurel Springs NJ 08021.

- #827-2018-AN ORDINANCE AMENDING AND SUPPLEMENTING CHAPTER 193 OF THE CODE OF THE BOROUGH OF LAUREL SPRINGS ENTITLED, "PROPERTY MAINTENANCE"
- The motion to introduce by Councilman Redstreak was seconded by Councilwoman Mochel with, Letts, DiGregorio, DelPidio, Mochel and Redstreak in favor, none opposed and no abstentions
- The Second Reading, Public Hearing and Adoption are scheduled for Monday, September 10th, 2018 at 7 pm at Laurel Springs Recreation Center, 820 Grand Avenue Laurel Springs NJ 08021.

RESOLUTIONS

BOROUGH OF LAUREL SPRINGS
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- **#065-2018 - AUTHORIZING AWARD OF CONTRACT TO ELECTRIC ENERGY GENERATION SERVICE SUPPLIER AS A MEMBER OF THE SOUTH JERSEY POWER COOPERATIVE**

WHEREAS, the Borough of Laurel Springs is a member of the South Jersey Power Cooperative (SJPC), and the County of Camden, as lead agency provided for the procurement of electric supply service on the open market; and

WHEREAS, bids for retail electric supply service were received by the County of Camden on July 17, 2018; and

WHEREAS, the following provides the winning bidder and consultant information:

- Winning Bidder: Bid Group 1, 2, 4 & 7 is Constellation NewEnergy, Inc., 1310 Point Street, Baltimore, MD 21231
- Winning Bidder: Bid Group 3 & 5 is South Jersey Energy Company, 1317 Route 73 North, Suite 206, Mt. Laurel, NJ 08054
- Consultant: Concord Energy Services, 520 South Burnt Mill Road, Voorhees, NJ 08043

WHEREAS, the following provides the Service Period information:

- Service Start: September 2018 (begins with each account's meter read after September 1, 2018)
- Service End: August 31, 2020
- Term of Service: 24 months

WHEREAS, the following provides the Bid Pricing information, for which the County selected the Fixed All Inclusive Pricing:

Utility	Rate Code	Bid Group	Term/Months	Bid Price	Awarded Supplier
• Atlantic City Elec	AGS-P, AGS-SH, DDC	1	24	\$0.07289/kWh	Constellation NewEnergy
• Atlantic City Elec	MGS-P, AGS-S	2	24	\$0.07774/kWh	Constellation NewEnergy
• Atlantic City Elec	MGS-S, RS	3	24	\$0.08132/kWh	South Jersey Energy
• Atlantic City Elec	SPL, CSL	4	24	\$0.04569/kWh	Constellation NewEnergy
• PSE&G	GLP, LPL-S (All Accts)	5	24	\$0.09272/kWh	South Jersey Energy
• PSE&G	BPL, PSAL	6	Not Awarded		
• PSE&G	LPL-P	7	24	\$0.07197/kWh	Constellation NewEnergy

WHEREAS, with regard to the Billing and Payment Term, each Participant shall receive one bill from their respective utility for the Delivery and Transportation of electricity and one bill from the Third Party Supplier (Constellation NewEnergy/South Jersey Energy) for the electricity supply service, and billing for each SJPC Member shall be based upon the applicable Local Distribution Company's (utility) meter readings by location with the invoice payment term of 20 days; and

WHEREAS, the respective utility will continue to provide safe and adequate service to include the delivery and distribution of the electricity, and the utility is responsible for maintaining the existing network of poles and lines that make up the delivery system, which will serve all consumers, regardless of whom they choose to purchase their electric supply; and

NOW THEREFORE, BE IT RESOLVED, by the Governing Body of the Borough of Laurel Springs, that the bid for retail electric supply be awarded to the supplier indicated by the South Jersey Power Cooperative and award a contract for its needs to the appropriate electric energy generation service supplier as described herein, in accordance with the terms and condition of the aforementioned bid.

- The motion to approve by Councilman Redstreak was seconded by Councilwoman Mochel with Letts, DiGregorio, DelPidio, Mochel and Redstreak in favor, none opposed and no abstentions

- **#066-2018 - 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.

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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 August 13, 2018:

EXPRESS Auto Service
101 South White Horse Pike

- The motion to approve by Councilman Redstreak was seconded by Councilwoman Mochel with Letts, DiGregorio, DelPidio, Mochel and Redstreak in favor, none opposed and no abstentions

- **#067-2018- TO EXTEND GRACE PERIOD FOR THIRD QUARTER 2018 TAXES**

WHEREAS, property taxes are payable on August 1, 2018; and

WHEREAS, the Borough Tax Collector under normal circumstances mails tax bills prior to July 15 of each year; and

WHEREAS, delays in the release of Certified Tax Rate precluded the Borough from printing the Tax Bills on a timely basis; and

WHEREAS, it is the intention of the Borough Council to grant property owners adequate time to pay third quarter taxes due August 1, 2018.

WHEREAS, the Final 2018/Preliminary 2019 Tax Bills were mailed 6/25/18.

NOW, THEREFORE BE IT RESOLVED by the Mayor and the Council of the Borough of Laurel Springs, County of Camden, State of New Jersey that the Tax Collector is directed not to charge interest on third quarter taxes received by the close of business on Monday, August 20, 2018.

BE IT FURTHER RESOLVED by the Mayor and Council of the Borough of Laurel Springs, County of Camden, State of New Jersey that the Tax Collector is directed to charge statutory interest from August 1, 2018 on all third quarter taxes received later than close of business on Monday, August 20, 2018.
- The motion to approve by Councilman Redstreak was seconded by Councilwoman Mochel with Letts, DiGregorio, DelPidio, Mochel and Redstreak in favor, none opposed and no abstentions

- **#068-2018- RENEWAL OF MEMBERSHIP IN THE CAMDEN COUNTY MUNICIPAL JOINT INSURANCE FUND**

WHEREAS, the Borough of Laurel Springs is a member of the Camden County Municipal Joint Insurance Fund; and

WHEREAS, said renewed membership terminates as of December 31, 2018 unless earlier renewed by agreement between the Municipality and the Fund; and

WHEREAS, the Municipality desire to renew said membership:

NOW THEREFORE BE IT RESOLVED, as follows:

 1. The Borough of Laurel Springs agrees to renew its membership in the Camden County Municipal Joint Insurance Fund and to be subject to the Bylaws, Rules and Regulations, coverages, and operating procedures thereof as presently existing or as modified from time to time by lawful act of the Fund.
 2. The Mayor and Municipal Clerk shall be and hereby are authorized to execute the agreement to renew membership annexed hereto and made a part hereof and to deliver same to the Camden County Municipal Joint Insurance Fund evidencing the Municipality's intention to renew its membership.
- The motion to approve by Councilman Redstreak was seconded by Councilwoman Mochel with Letts, DiGregorio, DelPidio, Mochel and Redstreak in favor, none opposed and no abstentions

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• **#069-2018- APPROVING THE APPLICATION OF MASAKATSU, LLC, FOR A TAX ABATEMENT PURSUANT TO N.J.S.A. 40A:20-1 ET SEQ. AND BOROUGH ORDINANCE 241-1 ET SEQ., IN CONNECTION WITH A CERTAIN REHABILITATION PROJECT**

WHEREAS, the Borough of Laurel Springs (the "Borough"), acting through the Borough Council (the "Council"), determined by Resolution adopted by the Council on March 26, 2018 that certain areas within the Borough (collectively the "Rehabilitation Area") that includes **Block 37, Lot 15** on the official tax map of the Borough of Laurel Springs, County of Camden, State of New Jersey, more commonly referred to as 1124 Stone Road (the "Property") is an "area in need of rehabilitation" as defined in and pursuant to the Local Redevelopment and Housing Law, N.J.S.A. 40:12A-1 et seq. (the "Redevelopment Act"); and

WHEREAS, the Masakatsu, LLC (the "Entity") Entity was formed to own and rehabilitate the Property under the Redevelopment Act; and

WHEREAS, the Entity owns the Property; and

WHEREAS, the Entity intends to rehabilitate the Property for use as a martial arts academy; and

WHEREAS, the Entity has submitted to the Mayor of the Borough (the "Mayor") an application (the "Application") for a tax abatement pursuant to Borough Ordinance 241-1 et seq. for the Project; and

WHEREAS, the Mayor has, pursuant to Borough Ordinance 241-1 et seq., submitted to the Council and recommended approval of the Application; and

WHEREAS, the Council desires to approve the Application.

NOW, THEREFORE, BE IT RESOLVED by the Mayor and Borough Council of the Borough of Laurel Springs that:

1. They hereby adopt the facts and determinations as set forth in the preamble of this resolution as if the same were more fully set forth herein, and the facts and determinations shall have the same binding effect as the paragraphs set forth herein below.

2. The Application of the Entity for a tax abatement as is set forth in the recitals of this resolution is hereby approved.

3. The terms of the tax exemption shall be memorialized in a Tax Abatement Agreement between the Borough and the Entity, which Agreement shall be consistent with the provisions of Borough Ordinance 241-1 et seq., and the Application and approved by a duly-adopted ordinance of the Council.

- The motion to approve by Councilman Redstreak was seconded by Councilwoman Mochel with Letts, DiGregorio, DelPidio, Mochel and Redstreak in favor, none opposed and no abstentions
- RESOLVED TO PAY \$381,521.05 FROM CURRENT ACCOUNT AND \$54,579.45 FROM TRUST AND CAPITAL ACCOUNTS
- The motion to approve by Councilman Redstreak was seconded by Councilwoman Mochel with Letts, DiGregorio, DelPidio, Mochel and Redstreak in favor, none opposed and no abstentions

COMMITTEE REPORTS

- DIRECTOR OF PUBLIC WORKS, BOARDS, SERVICES/PRESIDENT OF COUNCIL – Councilman Redstreak read sewer report for the month of July, 2018, a copy of which is available for review. He reported that everything was working well with Public Works.
- DIRECTOR OF PUBLIC BUILDINGS & GROUNDS – Councilman Cruz was absent. Mayor Barbera commented that there is a problem with the Christmas Tree being at a serious angle. The tree needs to come down as they are worried about it coming down on its own, and lighting has reached the limit of the lift truck, which has to be borrowed. So the expense and the worry may precipitate the replacing of the tree in the Fall.
- 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 July 31st, 2018, a copy of which is on file and available for review.
- DIRECTOR OF RECREATION – Councilman DelPidio read the Recreation report dated 8/13/18, a copy of which is available for review.

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- DIRECTOR OF PUBLIC SAFETY – POLICE AND FIRE – Councilwoman Mochel read the Fire and Police reports for July 2018, copies of which are on file and available for review.
- MAYOR’S REPORT – Mayor Barbera read the Mayor’s Report which reviewed his activities since the last regular meeting on July 9th, copies of which are on file and available for review.

OLD BUSINESS - None.

NEW BUSINESS- None.

CORRESPONDENCE- None.

ITEMS RECEIVED AFTER THE AGENDA WAS PRINTED – None.

COMMENTS FROM THE PUBLIC –

- **Paul Bobby- 819 West Atlantic Avenue** – stated there had been four drug overdoses next to his home. In the second overdose a crack pipe was found and a stun gun was found. He wanted more information. He was referred to Police Chief Rabottino for discussion of the situation.
- **Mr. Chandler- Glen Avenue**- concerned about street lighting on Lakeview Avenue and Glen Avenue. Borough Administrator Cheeseman said he would take a look at it. There were complaints about street light out and street lights being dark. There was discussion about the report form on the ACE website, which will be redistributed on social media and to Council.

ANNOUNCEMENTS

- Thursday, August 16th - Combined Land Use Meeting @7pm @Rec Center -No matters for Board
- Wednesday, August 22nd – Board of Education @7pm @Laurel Springs School
- There is no Work Session Meeting in August
- Monday, September 3rd - Labor Day. Borough Offices are closed.
- Wednesday, September 5th – Recreation Commission @7pm @Recreation Center
- Thursday, September 6th JIF Safety Meeting @12:30 @Fire Department Training Room
- Monday, September 10th – Laurel Green Team @6 pm @Recreation Center
- Monday, September 10th –Regular Council Meeting @7pm @Recreation Center

ADJOURNMENT –There being no further business a motion was made by Councilman Redstreak, which was seconded by Councilwoman Mochel to adjourn at 7:49 p.m.

Respectfully submitted

Dawn T. Amadio, RMC,
Municipal Clerk