

MAY 13, 2015

**BOROUGH COUNCIL MEETING MINUTES  
MAY 13, 2015**

**Meeting called to order at 7 P.M.**

**Pledge of Allegiance**

**Moment of Silence for Charles Warner and Samuel Bell, Sr.**

**Mayor Campbell read the Opening Statement** “All the notice requirements of the Open Public Meeting Act have been complied with in full.”

**ROLL CALL:**

Present:

Councilman Mitch Brown  
Councilman John Croghan  
Councilman Jack Flynn  
Councilman Michael MacFerren

Absent:

Councilman Gerald Bonsall  
Councilman Fred Deterding

Professionals: John P. Jehl, Borough Solicitor

**VOUCHERS:**

Motion to dispense reading and approve vouchers in the amount of **\$647,642.66**  
Councilman MacFerren, Second Councilman Flynn

Voice Vote:	Councilman Bonsall	Absent	Councilman Brown	Aye
	Councilman Croghan	Aye	Councilman Deterding	Absent
	Councilman Flynn	Aye	Councilman MacFerren	Aye

**ORDINANCES:**

**FIRST READING:**

2015-04      A BOND ORDINANCE OF THE BOROUGH OF GIBBSBORO PROVIDING FOR DESIGN, CONSTRUCTION, RECONSTRUCTION AND INSPECTION OF VARIOUS ROADS INCLUDING FARWOOD ROAD, BIKEWAYS, CURBS, SIDEWALKS, STORM SEWER AND SIGNAGE WITHIN THE BOROUGH OF GIBBSBORO, COUNTY OF CAMDEN, AND APPROPRIATING \$350,000 AND AUTHORIZING THE ISSUANCE OF BONDS AND/OR NOTES IN THE AMOUNT OF \$141,500 AND \$7,450 DOWN PAYMENT FROM THE CAPITAL IMPROVEMENT FUND AND THE ACCEPTANCE OF \$201,000 FROM THE NEW JERSEY DEPARTMENT OF TRANSPORTATION

Motion to approve ordinance Councilman MacFerren, Second Councilman Flynn

Poll Vote:	Councilman Bonsall	Absent	Councilman Brown	Yes
	Councilman Croghan	Yes	Councilman Deterding	Absent
	Councilman Flynn	Yes	Councilman MacFerren	Yes

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2015-05 A BOND ORDINANCE OF THE BOROUGH OF GIBBSBORO APPROPRIATING \$60,000 FOR THE RESTORATION OF THE JOHN LUCAS HOMESTEAD AND AUTHORIZING THE ISSUANCE OF BONDS AND/OR NOTES IN THE AMOUNT OF \$9,500 AND \$500 DOWN PAYMENT AND THE ACCEPTANCE OF A GRANT FROM THE CAMDEN COUNTY RECREATION, OPEN SPACE AND HISTORIC TRUST FUND IN THE AMOUNT OF \$50,000

Motion to approve ordinance Councilman Brown, Second Councilman Croghan

Poll Vote:	Councilman Bonsall	Absent	Councilman Brown	Yes
	Councilman Croghan	Yes	Councilman Deterding	Absent
	Councilman Flynn	Yes	Councilman MacFerren	Yes

2015-06 ORDINANCE APPROPRIATING \$1,100,000 IN FUNDS FOR THE ACQUISITION OF REAL PROPERTY FOR AFFORDABLE HOUSING AND PRELIMINARY ENGINEERING STUDIES AND AUTHORIZING THE ISSUANCE OF BONDS AND/OR NOTES IN THE AMOUNT OF \$1,045,000 AND \$55,000 DOWN PAYMENT FROM THE CAPITAL IMPROVEMENT FUND IN AND BY THE BOROUGH OF GIBBSBORO, IN THE COUNTY OF CAMDEN, NEW JERSEY

Motion to approve ordinance Councilman Flynn, Second Councilman MacFerren

Poll Vote:	Councilman Bonsall	Absent	Councilman Brown	Yes
	Councilman Croghan	Yes	Councilman Deterding	Absent
	Councilman Flynn	Yes	Councilman MacFerren	Yes

**SECOND READING:** None

**MEETING OPEN TO THE PUBLIC FOR COMMENT ON PENDING RESOLUTIONS**

No comment from public.

**CLOSED TO THE PUBLIC**

**(7) RESOLUTIONS:**

2015-5-61 RESOLUTION PROVIDING FOR THE INSERTION OF A SPECIAL ITEM OF REVENUE IN THE BUDGET PURSUANT TO CHAPTER 159 P.L. 1948 (SUSTAINABLE JERSEY SMALL GRANTS PROGRAM - \$2,000.000)

WHEREAS, N.J.S.A 401:4-87 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 municipality when such item shall have been made available by law and the amount thereof was not determined as the time of the adoption of the budget; and

WHEREAS, the Director may also approve the insertion of an item of appropriation for the equal

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amount;

NOW, THEREFORE, BE IT RESOLVED that the Borough Council of the Borough of Gibbsboro, County of Camden, New Jersey, hereby requests the Director of the Division of Local Government Services to approve the insertion of an item of revenue in the budget of the Year 2015 in the sum of \$2,000.00 which item is now available as a revenue from Sustainable Jersey.

BE IT FURTHER RESOLVED that a like sum of \$2,000.00 is hereby appropriated under the caption of:

Grant Fund  
SUSTAINABLE JERSEY SMALL GRANTS PROGRAM

BE IT FURTHER RESOLVED that the above is the result of funds from Sustainable Jersey in the amount of \$2,000.00 and that a completed Certification of this Resolution is to be forwarded to the Director of Local Government Services for approval.

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Edward G. Campbell, III  
Mayor

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Anne D. Levy, RMC  
Borough Clerk

2015-5-62      RESOLUTION AUTHORIZING ELECTRONIC TAX SALE

WHEREAS, NJSA 54:5-19.1 authorizes electronic tax sales pursuant to rules and regulations to be promulgated by the Director of the Division of Government Services, and

WHEREAS, the Director of the Division of Local Government Services has promulgated rules and regulations for pilot programs, and

WHEREAS, the Director of the Division of Local Government Services has approved NJ Tax Lien/Investors/RealAuction.com to conduct pilot programs, and

WHEREAS, the rules and regulations authorize a municipality to submit an application for participation in the pilot program for an electronic tax sale, and

WHEREAS, an electronic tax sale is innovative a provides a greater pool of potential lien buyers, thus creating the environment for a more complete tax sale process, and

WHEREAS, the Borough of Gibbsboro in the County of Camden and State of New Jersey wishes to participate in the pilot program for an electronic tax sale.

NOW, THEREFORE, BE IT RESOLVED, by the Borough Council of the Borough of Gibbsboro, New Jersey, that the Tax Collector is hereby authorized to complete an application to participate in the electronic tax sale program and submit same to the Director of the Division of Local Government Services.

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Edward G. Campbell, III

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Anne D. Levy, RMC

MAY 13, 2015  
Mayor

Borough Clerk

2015-6-63 RESOLUTION IN RECOGNITION OF MUNICIPAL CLERK'S WEEK MAY  
3<sup>RD</sup> TO MAY 9<sup>TH</sup>

WHEREAS, a Municipal Clerk is a professional who provides continuity in Government from administration to administration, seeing to it that the business of local government continues uninterrupted while providing experienced and dedicated public service to the governing body, colleagues and residents; and

WHEREAS, one of the oldest positions of public servants in local government, the Municipal Clerk's Office was established when the early colonists came to America and began setting up forms of local government; and

WHEREAS, the functions of a Municipal Clerk necessitate a thorough knowledge of law procedure, administration and interpersonal relations; and

WHEREAS, a Municipal Clerk has core duties prescribed by state statute, including but not limited to (1) acting as secretary to the municipal corporation; (2) acting as secretary to the governing body; (3) serving as chief administrative officer in all elections; (4) serving as chief registrar of voters in their municipality; (5) serving as the administrative officer responsible for accepting and issuing various licenses and permits; (6) serving as coordinator and records manager; and (7) performing other such duties as are imposed by statute, regulation of municipal ordinance or resolution; and

WHEREAS, in recognition of Municipal Clerk's Week (May 3-9, 2015), the Municipal Council of the Borough of Gibbsboro wishes to recognize its Municipal Clerk and her staff for their outstanding services with which they provide to our community.

NOW, THEREFORE, BE IT RESOLVED, by the Municipal Council of the Borough of Gibbsboro, that while recognizing the importance of its role and functions of the Municipal Clerk's Office and the impact it has on the public, that it salutes its Municipal Clerk, Anne D. Levy for her dedication and commitment to Gibbsboro's local government; and

BE IT FURTHER RESOLVED, that the Municipal Council of the Borough of Gibbsboro recognizes all of New Jersey's Municipal Clerks and their staff members for their service to their respective local governments and calls upon other communities to join them in recognizing their Municipal Clerks and staff members during the week of Municipal Clerk's Week, May 3-9, 2015.

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Edward G. Campbell, III  
Mayor

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Anne D. Levy, RMC

2015-5-66 RESOLUTION AUTHORIZING CHANGE ORDER NUMBER 2-FINAL  
FOR THE RESTORATION OF WOODBRIDGE ROAD

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WHEREAS, it was necessary to make changes in the scope of work to be done in completing the Restoration of Woodbridge Road from Cedarcroft Road to Edgehill Road (funded through N.J.D.O.T., FY2014) in the Borough of Gibbsboro, Camden County, New Jersey.

WHEREAS, Change Order Number 2-FINAL was developed to itemize and authorize those changes and

WHEREAS, certification has been received by the Borough Chief Financial Officer that sufficient funds have been allocated for this Change Order;

NOW, THEREFORE BE IT RESOLVED by the Borough of Gibbsboro, County of Camden, State of New Jersey that Change Order Number 2-FINAL is hereby authorized and approval is hereby granted to revise the contract amount from \$188,531.00 to \$186,221.00 (decrease of \$2,310).

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Edward G. Campbell, III  
Mayor

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Anne D. Levy, RMC  
Borough Clerk

Motion to approve Resolutions Councilman Flynn, Second Councilman Croghan

Voice Vote:	Councilman Bonsall	Absent	Councilman Brown	Aye
	Councilman Croghan	Aye	Councilman Deterding	Absent
	Councilman Flynn	Aye	Councilman MacFerren	Aye

**(8) MINUTES:**

Motion to dispense reading and approve minutes of 4/15/15 Councilman Brown, Second Councilman Flynn

Voice Vote:	Councilman Bonsall	Absent	Councilman Brown	Aye
	Councilman Croghan	Aye	Councilman Deterding	Absent
	Councilman Flynn	Aye	Councilman MacFerren	Abstain

**(9) REPORT OF MUNICIPAL OFFICERS:**

Borough Clerk	<u>  X  </u>	Police Department	<u>  X  </u>
Construction Official	<u>  X  </u>	Sewer Clerk	<u>  X  </u>
Tax Collector	<u>  X  </u>	Court Clerk	<u>  X  </u>
Treasurer	<u>  X  </u>		
Compliance/Zoning Officer	<u>  X  </u>	Engineer	<u>  X  </u>
Fire Official	<u>  X  </u>	Risk Manager	<u>  X  </u>

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**(9) COUNCIL COMMITTEE REPORTS:**

**PLANNING BOARD/PUBLIC WORKS**

**COUNCILMAN BONSTALL**

In Councilman Bonsall's absence, Mayor Campbell reported that the Planning Board meeting held on May 12, 2015 in which a certificate of appropriateness of the canopy of the Super Jet was under consideration. The applicants requested a modification of the previously approved canopy which was not well received by the Board. The applicants deferred to work with the Planner to come up with a better solution.

**PUBLIC EVENTS**

**COUNCILMAN BROWN**

Councilman Brown reminded the Council of the Memorial Day event starting at 8 a.m. at the American Legion on May 25<sup>th</sup>. A meeting to plan the Miss Gibbsboro Pageant was held with Anne Levy, Maria Carrington, Sharon Maher and Councilman Brown. Plans are well underway for the pageant to be held on Tuesday, June 30, 2015. Councilman Brown invited the public attending the Council Meeting to participate.

**POLICE/LIBRARY**

**COUNCILMAN CROGHAN**

Councilman Croghan stated that the police have been active in March and April, and he has received all positive reports from residents. The police force is performing well. He will follow up with the library to request monthly reports.

**TRASH/RECYCLING**

**COUNCILMAN DETERDING**

There was no report.

**RECREATION/L&I**

**COUNCILMAN MACFERREN**

For L&I, Councilman MacFerren reported that \$905 in permit fees were collected on \$22,000 of construction. Regarding recreation, the new playground equipment at Lauer Park has been installed and being actively used.

**INSURANCE/ENVIRONMENTAL**

**COUNCILMAN FLYNN**

Councilman Flynn reported that a resident's tree fell on a borough fence across from Cricket Field; the insurance carrier has been notified. Regarding the Environmental Commission, the borough clean-up day was well attended on April 25<sup>th</sup>. The Commission/Green Team has begun identifying hazardous trees on the Blueberry Hill section of the bike path. A milkweed seed project has been started with the school to foster the Monarch butterfly population.

**MAYOR'S REPORT**

**MAYOR CAMPBELL**

Mayor Campbell reported that a conference call was held with the EPA's TASC contractor to discuss the technical advice that will be needed as the first of five proposed Superfund clean-up plans is expected next month. EPA will hold a meeting at the Senior Center and then the TASC contractor will hold a second meeting, without the EPA, for our residents. The TASC contractor will be able to answer any questions the residents have and to provide technical assistance to both the borough and the residents. It was also discussed that the contractor would set up a day at the Borough Hall where residents can ask questions and seek advice in private. The newsletter is complete and will be received before Memorial Day.

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Greg Fusco, Borough Engineer, is starting the preliminary engineering studies for the Farwood Road project in anticipation of the ordinance. He is also looking into the restoration of windows at the Lucas House. DiMeglio has been doing work extending the bikeways to the top of Blueberry Hill as well as the lower trail along Berlin Road from Marlton Avenue to where Brookside Manor used to be. The \$25,000 grant from the county was to pour concrete.

Motion to put written reports on file for one year Councilman Flynn, Second Councilman MacFerren

Voice Vote:	Councilman Bonsall	Absent	Councilman Brown	Aye
	Councilman Croghan	Aye	Councilman Deterding	Absent
	Councilman Flynn	Aye	Councilman MacFerren	Aye

**CORRESPONDENCE:**

TO: Mayor and Council dated April 30, 2015  
FROM: Lee, Lamon, Alexander and Vasta Families  
RE: Neighborhood BBQ—Saturday, June 20, 2015 from 4 p.m. to 10 p.m.  
ACTION: Motion made by Councilman MacFerren to block off a portion of Driftwood Way, as requested, for the block party. Seconded by Councilman Croghan.

Voice Vote:	Councilman Bonsall	Absent	Councilman Brown	Aye
	Councilman Croghan	Aye	Councilman Deterding	Absent
	Councilman Flynn	Aye	Councilman MacFerren	Aye

**OLD BUSINESS:** None

**NEW BUSINESS:**

1. PUBLIC WORKS LAWN MOWER

Quotes were received for a 52” lawn mower (rear bagger) system from:

Ed’s Rental	\$5,129.90
South Jersey Mowers	\$7,090.04
Robey’s Lawn Mower	No quote

Motion to award to Ed’s Rental in the amount of \$5,129.90, charged to Public Works OE, contingent upon certification of available funds from CFO Councilman MacFerren, Second Councilman Croghan. It is noted that the mower will be new.

Voice Vote:	Councilman Bonsall	Absent	Councilman Brown	Aye
	Councilman Croghan	Aye	Councilman Deterding	Absent
	Councilman Flynn	Aye	Councilman MacFerren	Aye

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2. WOOD CARVED SIGNS FOR JOHN LUCAS HOUSE, LUCAS PARK AND HIDDEN WOODS

Quotes for three unique wood carved/sand blasted signs were received:

Nova Sign Group	\$9,200.00
Alpha 1 Studio	\$9,440.00
Affinity Signs	No quote

Motion to award to Nova Sign Group in the amount of \$9,200.00, charged to the Clean Communities Grant, contingent upon certification of available funds from CFO Councilman Flynn, Second Councilman MacFerren

Voice Vote:	Councilman Bonsall	Absent	Councilman Brown	Aye
	Councilman Croghan	Aye	Councilman Deterding	Absent
	Councilman Flynn	Aye	Councilman MacFerren	Aye

3. USE OF GIBBSBORO MUNICIPAL FACILITIES

- A. Applicant: Laurel Lake Fire Alliance (Greg Lydic)
- FACILITY: Cricket Field—Babe Ruth Field
- Date of Event: Various Wednesdays between May 6 and September 24  
6 p.m to 8:30 p.m.
- Fee & Bond Paid: N/A

Motion to approve use of the Municipal Facilities Councilman Brown, Second Councilman MacFerren

Voice Vote:	Councilman Bonsall	Absent	Councilman Brown	Aye
	Councilman Croghan	Aye	Councilman Deterding	Absent
	Councilman Flynn	Aye	Councilman MacFerren	Aye

- B. Applicant: Gerace Family
- FACILITY: Cricket Field—Little League Field
- Date of Event: Sunday, May 31, 2015—11 a.m. to 1 p.m.
- Fee & Bond Paid: N/A

Motion to approve use of the Municipal Facilities Councilman MacFerren, Second Councilman Croghan

Voice Vote:	Councilman Bonsall	Absent	Councilman Brown	Aye
	Councilman Croghan	Aye	Councilman Deterding	Absent
	Councilman Flynn	Aye	Councilman MacFerren	Aye

4. RESOLUTION TO ENTER CLOSED SESSION

2015-5-64 RESOLUTION PERMITTING THE EXCLUSION OF THE PUBLIC



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FROM A PORTION OF THE MAY 13, 2015 MEETING  
OF THE BOROUGH COUNCIL OF THE BOROUGH OF GIBBSBORO

WHEREAS, the Open Public Meetings Act, P.L. 1975, Chapter 231, permits the exclusion of the public from a portion of a regularly scheduled meeting in certain circumstances, and

WHEREAS, the Mayor and the Borough Council of the Borough of Gibbsboro is of the opinion that such circumstances presently exist; and

WHEREAS, the Mayor and the Borough Council of the Borough of Gibbsboro wishes to discuss pending litigation in which the Borough Council is a party requiring attorney-client privilege.

NOW THEREFORE BE IT RESOLVED that the public be excluded from a portion of the May 13, 2015 Borough Council meeting wherein no official action will be taken.

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Edward G. Campbell, III  
Mayor

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Anne D. Levy, RMC  
Borough Clerk

Motion to approve Resolution and enter Closed Session Councilman MacFerren, Second Councilman Flynn

Voice Vote:	Councilman Bonsall	Absent	Councilman Brown	Aye
	Councilman Croghan	Aye	Councilman Deterding	Absent
	Councilman Flynn	Aye	Councilman MacFerren	Aye

**INFORMATIONAL:**

1. Memorial Day Ceremonies, Monday, 5/25/15 beginning at 8 a.m. at the American Legion
2. Next Regular Council meeting – Wednesday, June 10, 2015 at 7 p.m.
3. Miss Gibbsboro Pageant – Tuesday, June 30, 2015

**MEETING OPEN TO THE PUBLIC**

Karista Schwarz of 65 United States Avenue asked whether the 2015-06 bond ordinance appropriating funds for affordable housing was directed toward certain block and lots of property. Mayor explained that it is a general appropriation, but it is for the project concerning your property. He further explained that the Borough is going out for a bond issue seeking money for any envisioned projects; if the borough changes its mind, it can cancel the appropriation and recover its money. Not including this project in the bond issue would not be a wise financial move for the borough.

Regarding the specific affordable housing project affecting her property, Mrs. Schwarz questioned whether a community center is required because, if not perhaps her properties could be excluded from the redevelopment area. The Mayor explained that the sketch contained in Planner Slauch’s report was for conceptual reasons to show how the parcel could be used. For an inclusionary center as envisioned, it is reasonable to suspect a desire for a community center.

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Specifics will be provided in plans submitted to the Planning Board and the Schwarz's will be notified. Gibbsboro's fair share obligations for affordable housing was discussed, as well as how the borough and school are preparing for additional population. The concept of an inclusionary affordable housing project for disabled persons was discussed. Mrs. Schwarz questioned the frontage shown in the concept plan of the corner house. She believes that if it were decreased, her property could be spared. Mayor Campbell stated that the frontage size needs to be large enough to accommodate the street scape but could possibly be decreased. The Mayor told Mrs. Schwarz that she need not wait for a meeting to raise her concerns as he and the Council are available to meet with her. The goal is to accomplish this important project while maintaining Gibbsboro's values.

**CLOSED TO THE PUBLIC**

Motion to adjourn for a five minute recess before proceeding into the close session was made by Councilman MacFerren, Second Councilman Croghan

Voice Vote:	Councilman Bonsall	Absent	Councilman Brown	Aye
	Councilman Croghan	Aye	Councilman Deterding	Absent
	Councilman Flynn	Aye	Councilman MacFerren	Aye

**RECESS**

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**MAYOR AND BOROUGH COUNCIL ENTER EXECUTIVE SESSION  
CLOSED TO THE PUBLIC**

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MOTION TO LEAVE CLOSED SESSION COUNCILMAN FLYNN, SECOND COUNCILMAN MACFERREN

Voice Vote:	Councilman Bonsall	Absent	Councilman Brown	Aye
	Councilman Croghan	Aye	Councilman Deterding	Absent
	Councilman Flynn	Aye	Councilman MacFerren	Aye

ACTIONS FROM CLOSED SESSION - RESOLUTION 2015-5-65

A. RESOLUTION 2015-5-65 APPOINTING SPECIAL COUNSEL

WHEREAS, there exists a need for the appointment of a Special Counsel for Affordable Housing/COAH issues in connection with the Borough of Gibbsboro (the "Borough") in the County of Camden, State of New Jersey, including the rendering of approving legal opinions; and

WHEREAS, such special legal services can be provided only by a recognized firm, and the law firm Jeffrey R. Surenian and Associates, LLC of Brielle, New Jersey is so recognized by the legal community; and

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WHEREAS, funds are available for this purpose; and

WHEREAS, the Local Public Contracts Law, N.J.S.A. 40A:11-1 et seq., requires that notice with respect to contracts for Professional Services is awarded under a Fair and Open Process and must be publicly advertised;

NOW, THEREFORE, BE IT RESOLVED by the Borough Council of the Borough of Gibbsboro, County of Camden, State of New Jersey as follows:

1. The law firm of Jeffrey R. Surenian and Associates, LLC, Brielle, New Jersey is hereby retained to provide specialized legal services necessary in connection with the Borough of Gibbsboro in accordance with an Agreement dated May 13, 2015 and submitted to the Borough (the "Contract").
2. The Contract is awarded under a Fair and Open Process as a "Professional Service" in accordance with the Local Public Contracts Law, N.J.S.A. 40A:11-5(1)(a).
3. A copy of this resolution as well as the Contract shall be placed on file with the Clerk of the Borough.
4. A notice in accordance with the Local Public Contracts Law of New Jersey in the form attached hereto shall be published in the Borough's legal newspaper.

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 EDWARD G. CAMPBELL, III  
 MAYOR

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 ANNE D. LEVY, RMC  
 BOROUGH CLERK

Motion to approve Resolution Councilman MacFerren, Second Councilman Flynn

Voice Vote:	Councilman Bonsall	Absent	Councilman Brown	Aye
	Councilman Croghan	Aye	Councilman Deterding	Absent
	Councilman Flynn	Aye	Councilman MacFerren	Aye

**MEETING OPEN TO THE PUBLIC**

No public comment.

**CLOSED TO THE PUBLIC**

**MOTION TO ADJOURN AT 8:50 P.M. COUNCILMAN CROGHAN, SECOND COUNCILMAN FLYNN**

Voice Vote:	Councilman Bonsall	Absent	Councilman Brown	Aye
	Councilman Croghan	Aye	Councilman Deterding	Absent
	Councilman Flynn	Aye	Councilman MacFerren	Aye

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 Anne D. Levy, RMC  
 Borough Clerk

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 Edward G. Campbell, III  
 Mayor

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