

**BOROUGH COUNCIL MEETING MINUTES  
AUGUST 10, 2016**

**Meeting called to order at 7:00 P.M.**

**Pledge of Allegiance**

**Moment of Silence for Sarah Borland**

**Mayor Campbell announced 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 Jack Flynn  
Councilman MacFerren

Absent:

Councilman Gerald Bonsall  
Councilman John Croghan  
Councilman Fred Deterding

Professionals: John P. Jehl, Borough Solicitor  
Gregory Fusco, Borough Engineer

**VOUCHERS:**

Motion to dispense reading and approve vouchers in the amount of **\$603,355.16**  
Councilman MacFerren Second Councilman Flynn

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

**ORDINANCES:**

**FIRST READING:** None

**SECOND READING:** None

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

No comment from the public.

**CLOSED TO THE PUBLIC**

**RESOLUTIONS:**

2016-8-97 RESOLUTION AUTHORIZING AN AWARD OF CONTRACT (BID A-25/2016) FOR DEER CARCASS REMOVAL SERVICES UNDER THE CAMDEN COUNTY COOPERATIVE PRICING SYSTEM

WHEREAS, bids were received by Camden County for the project known as Bid

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A-25/2016, Camden County Cooperative Pricing System and Deer Carcass Removal Services for the removal of deer carcass on 7/15/16 with an second and third year options to renew, the receipt of which bids were duly advertised in accordance with law; and

WHEREAS, the Board of Chosen Freeholders recommended award to the lowest responsible bidder, Deer Carcass Removal Services; and

WHEREAS, this project was bid under Camden County Cooperative pricing with Camden County listed as Lead Agency; and

NOW, THEREFORE, BE IT RESOLVED by the Governing Body of the Borough of Gibbsboro, County of Camden, and State of New Jersey that said contract is from 8/1/16 to 7/31/17.

\_\_\_\_\_  
Edward G. Campbell, III  
Mayor

\_\_\_\_\_  
Anne D. Levy, RMC  
Borough Clerk

2016-8-98 RESOLUTION FROM THE BOROUGH OF GIBBSBORO AUTHORIZING THEGREEN TEAM TO PARTICIPATE IN THE SUSTAINABLE JERSEY CERTIFICATION PROGRAM

**WHEREAS**, the Mayor and Borough Council of the Borough of Gibbsboro strive to implement ways to save tax dollars while assuring clean air and water, protecting ecological resources, and building a community that is sustainable economically, environmentally and socially; and

**WHEREAS**, the Borough of Gibbsboro is seeking guidance and certification from the Sustainable Jersey program, which requires the Borough to designate a Green Team advisory committee to lead and coordinate the sustainability activities of the community; and

**WHEREAS**, the Borough's Green Team will leverage the skills and expertise of team members to develop plans, implement programs, and assist with educational opportunities that support the creation of a sustainable community; and

**WHEREAS**, the Green Team will represent Borough of Gibbsboro's diverse array of stakeholders, and harness the power of the community-at-large to shift the municipality toward a sustainable future.

**NOW, THEREFORE BE IT RESOLVED**, by the Mayor and the Borough Council of the Borough of Gibbsboro in the County of Camden of the State of New Jersey, that we do hereby officially designate the Environmental Commission as the Borough of Gibbsboro's Green Team and hereby authorize the Environmental Commission to form a Sustainability Subcommittee inviting additional members to participate for the Sustainable Jersey Program and for the purposes of applying for Sustainable Jersey grants.

**BE IT FURTHER RESOLVED** that the Green Team as created by Resolution 2015-1-36 shall be advisory in nature and shall not have the authority to bind the Borough of

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Gibbsboro without further action by the Mayor and the Borough Council.

**BE IT FURTHER RESOLVED** that the Green Team shall periodically report and make recommendations to the Mayor and Borough Council of its activities and recommended actions to be taken by the Borough.

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Edward G. Campbell, III  
Mayor

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Anne D. Levy, RMC  
Borough Clerk

2016-8-99      RESOLUTION OF THE BOROUGH COUNCIL OF GIBBSBORO ADOPTING THE PLANNING BOARD OF GIBBSBORO BOROUGH'S RECOMMENDATION THAT CERTAIN SPECIFIED PROPERTIES BE DECLARED AN AREA IN NEED OF REDEVELOPMENT PURSUANT TO N.J.S.A. 40A:12A-1 ET SEQ.

**WHEREAS**, pursuant to *N.J.S.A. 40A:12A-6(a)*, the Mayor and Gibbsboro Borough Council ("Mayor and Council") directed the Gibbsboro Planning Board ("Planning Board") to conduct a preliminary investigation to determine whether Block 7.01; Lots 1.01, 1.02, 1.03, 1.05, 1.06, 1.09, 1.10, 3, pt. of 4 (Rt. 561 side excluding barn and house), 5.04, and 5.05 and Block 7.02; Lots 2, 3.02, 3.03 and 4 on the official tax assessment plate number 4 of the municipality ("Lakeview North Study Area") are areas in need of redevelopment pursuant to the criteria set forth in *N.J.S.A. 40A:12A-5*; and

**WHEREAS**, Resolution 2014-6-70, dated June 11, 2014 directed the Planning Board to undertake the preliminary investigation of the Lakeview North Study Area as a Condemnation Study Area pursuant to *N.J.S.A. 40A:12A-6a*; and

**WHEREAS**, the Planning Board duly conducted, after proper notice to all property owners affected by the proposed redevelopment designation and in accordance with *N.J.S.A. 40A:12A-6(b)*, a public hearing on Tuesday, July 12, 2016, at which time all interested individuals and property owners were provided the opportunity to voice any questions and concerns to the Planning Board; and

**WHEREAS**, after study and deliberation of the statements and testimony made during the public hearing and the expert testimony of Borough Planner Brian Slaugh, PP, AICP, as well as the comprehensive preliminary investigation report dated May 12, 2016 and all evidence presented during the course of the public hearing, the Planning Board recommended to the Mayor and Council that the Study Area be declared area in need of redevelopment as defined under *N.J.S.A. 40A:12A-1 et seq.*;

**NOW, THEREFORE, BE IT RESOLVED**, by the Mayor and Gibbsboro Borough Council that the Mayor and Council accepts the findings of fact and conclusions of law made by the Planning Board at its July 12, 2016 hearing as well as the comprehensive preliminary investigation report and testimony prepared by the Borough Planner.

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The Mayor and Township Council make further findings of fact and resolves as follows:

1. Notice was properly served on all interested parties in accordance with *N.J.S.A.* 40A:12A-6.b(3).
2. The contents of the notice for the June 8, 2016 public hearing were in compliance with the requirements of *N.J.S.A.* 40A:12A-6b.(3), which requires that the notice contain “the general boundaries of the area to be investigated and state that a map has been prepared and can be inspected at the office of the municipal clerk.”
3. Gibbsboro has been designated by the State Planning Commission as a Smart Growth Area, which is part of Planning Areas 1 and 2. Not only is redevelopment of the Study Area consistent with the State Plan, it would further smart growth principles by the adoption of a redevelopment plan that regulates urban design consistent with smart growth principles. Smart growth development of the Study Area cannot be accomplished through a conventional zoning ordinance which regulates use, height and bulk requirements rather than urban design requirements necessary for smart growth development.
4. Based on the recommendation of the Planning Board, the Mayor and Council hereby determine that the Lakeview North Study Area satisfies the following criteria pursuant to *N.J.S.A.* 40A:12A-5a, -5d, -5e and -5h.
  - a. The generality of buildings are substandard, unsafe, unsanitary, dilapidated, or obsolescent, or possess any of such characteristics, or are so lacking in light, air, or space, as to be conducive to unwholesome living or working conditions that applies to Block 7.01; Lots 1.03 and Block 7.02, Lot 2;
  - d. Areas with buildings or improvements which, by reason of dilapidation, obsolescence, overcrowding, faulty arrangement or design, lack of ventilation, light and sanitary facilities, excessive land coverage, deleterious land use or obsolete layout, or any combination of these or other factors, are detrimental to the safety, health, morals, or welfare of the community that applies to Block 7.01; Lots 1.02, 1.03, 1.05, 1.06, 1.09, 1.10, 3 and 5.04; and Block 7.02, Lots 2, 3.02, 3.03 and 4;
  - e. A growing lack or total lack of proper utilization of areas caused by the condition of the title, diverse ownership of the real properties therein or other similar conditions which impede land assemblage or discourage the undertaking of improvements, resulting in a stagnant and unproductive condition of land potentially useful and valuable for contributing to and serving the public health, safety and welfare, which condition is presumed to be having a negative social or economic impact or otherwise being detrimental to the safety, health, morals, or

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welfare of the surrounding area or the community in general that applies to Block 7.01; Lots 1.01; and

- h. The designation of the entire delineated area is consistent with smart growth planning principles adopted pursuant to law or regulation.
5. Block 7.01, Lots pt. 4 and 5.05 are necessary for the effective redevelopment of the designated area.

**BE IT FURTHER RESOLVED**, that the Borough Clerk, or her designee, is hereby directed to serve within ten (10) days a copy of this Resolution upon each person, if any, who files a written objection to the Planning Board's recommendation and so shall also notify the New Jersey Commissioner of the Department of Community Affairs of this action with service to be in a manner prescribed by *N.J.S.A. 40A:12A-6.b(5)*.

**NOW, THEREFORE, BE IT FURTHER RESOLVED**, that this Resolution shall take effect immediately.

Mayor and Gibbsboro Borough Council

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**EDWARD G. CAMPBELL, III, MAYOR**

ATTEST:

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**ANNE D. LEVY, RMC, BOROUGH CLERK**

2016-8-100 RESOLUTION APPROVING ON-PREMISES MERCHANDISE DRAW RAFFLE LICENSES RL 2016-16, RL 2016-17 AND RL 2016-18 50/50 DRAW RAFFLE FOR ST. ANDREW THE APOSTLE CATHOLIC CHURCH

BE IT RESOLVED by Mayor and Council of the Borough of Gibbsboro, County of Camden, State of New Jersey that an application for an On-Premise Merchandise Draw Raffles and a 50/50 Raffle has been submitted to the Borough of Gibbsboro by St. Andrew the Apostle Catholic Church for their carnival event to be held from November 19, 2016 to November 20, 2016 and

BE IT RESOLVED by the Mayor and Council that Licenses RL 2016-16, 2016-17 and 2016-18 is hereby granted to St. Andrew the Apostle Catholic Church; and

BE IT FURTHER RESOLVED that said license are for the benefit of ministries of St. Andrew the Apostle Catholic Church.

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Edward G. Campbell, III

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Mayor

2016-8-101 CHANGE ORDER NO. 1 FOR WINDOW RESTORATION AT THE JOHN LUCAS HOUSE

**WHEREAS**, it was necessary to make changes in the scope of work to be done in completing the Window Restoration Project at John Lucas House in the Borough of Gibbsboro, Camden County, New Jersey;

**WHEREAS**, Change Order No. 1 was developed to itemize and authorize those changes.

**WHEREAS**, certification has been received by the Borough Treasurer/Finance Director that sufficient funds have been allocated for this Change Order No. 1;

**NOW, THEREFORE, BE IT RESOLVED** by the Borough of Gibbsboro that Change Order No. 1 is hereby authorized and approval is hereby granted to keep the contract the same at \$92,708.00.

Date: \_\_\_\_\_

\_\_\_\_\_  
Mayor Edward G. Campbell, III

Date: \_\_\_\_\_

\_\_\_\_\_  
Anne D. Levy, R.M.C., Borough Clerk

2016-8-102 CHANGE ORDER NO. 2 FOR WINDOW RESTORATION AT THE JOHN LUCAS HOUSE

**WHEREAS**, it was necessary to make changes in the scope of work to be done in completing the Window Restoration Project at John Lucas House in the Borough of Gibbsboro, Camden County, New Jersey;

**WHEREAS**, Change Order No. 2 was developed to itemize and authorize those changes.

**WHEREAS**, certification has been received by the Borough Treasurer/Finance Director that sufficient funds have been allocated for this Change Order No. 2;

**NOW, THEREFORE, BE IT RESOLVED** by the Borough of Gibbsboro that Change Order No. 2 is hereby authorized and approval is hereby granted to revise the contract from **\$92,708.00 to \$93,708.00**.

Date: \_\_\_\_\_

\_\_\_\_\_  
Mayor Edward G. Campbell, III

Date: \_\_\_\_\_

\_\_\_\_\_  
Anne D. Levy, R.M.C., Borough Clerk

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Motion to approve Resolutions Councilman MacFerren, Second Councilman Flynn

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

**MINUTES:**

Motion to dispense reading and approve minutes of 7/13/16 Councilman MacFerren, Second Councilman Flynn

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

**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>

**COUNCIL COMMITTEE REPORTS:**

**PLANNING BOARD/PUBLIC WORKS**

**COUNCILMAN BONSAALL**

Councilman Bonsall was absent. Mayor Campbell commented that the planning board did not hear the Forte application, but a site review meeting was held and came to an agreement on what the façade at 59-63 Lakeview Drive will look like. The plans will be revised to reflect the changes. Public Works cleaned up the Cricket Field and Wally did an awesome job.

**PUBLIC EVENTS**

**COUNCILMAN BROWN**

Councilman Brown commented that the 4<sup>th</sup> of July went very well. The next event will be the Halloween Parade.

**POLICE/LIBRARY**

**COUNCILMAN CROGHAN**

Councilman Croghan was absent. Mayor Campbell commented that a meeting was held regarding the American Legion event to be held October 1<sup>st</sup>. In attendance was fire chief, emergency management, police chief, construction, fire marshal, and the Mayor as well as members from the American Legion. The site plan will be prepared and submitted for review.

**TRASH & RECYCLING/HEALTH**

**COUNCILMAN DETERDING**

Councilman Deterding was absent. No report.

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RECREATION/L&I

COUNCILMAN MACFERREN

Councilman MacFerren that L&I collected \$5,734 in permit fees.

INSURANCE/ENVIRONMENTAL

COUNCILMAN FLYNN

Councilman Flynn commented that there were no insurance claims for July. The Environmental Commission is working on the Southern Pine Beetle issue. An expert is needed to determine if it is the Southern Pine Beetle. If it is determined bids would be sought to cut down the trees along the bike path. There is a grant for the tree removal. Work is ongoing for the Sustainable New Jersey certification. To date we have been approved for 100 points. More information is needed on other projects. Seminars are being planned for sustainability and one is scheduled for August 17<sup>th</sup> at the Senior Center regarding composting, mulching and watering in an economical way. Water has been installed at the garden. Bids will be sought for lawn hydrants. A storage barn is also being considered to store the supplies. A grant for \$10,000 was received from New Jersey American Water.

MAYOR’S REPORT

MAYOR CAMPBELL

Mayor Campbell commented that August 16, 2016 at 7:00 pm. Sherwin Williams will do a briefing for 1<sup>st</sup> responders including fire company, emergency management, police chief, and EMS. The Mayor has a meeting on 8/24/16 with Voorhees regarding Cross County Connection. Voorhees assistance with the application to obtain funding for sidewalk on Hilliards Road to Kirkwood Road. EPA comments were finalized and submitted. Camden County submitted a package supportive of Gibbsboro’s position. Since starting with Investor’s Bank in February, the Borough has earned \$8,000 in interest.

Mayor Campbell commented that Engineer Greg Fusco is working on a subdivision application for the Schwarz property and on the improvements at the Radar Base that is required for High Ridge Commons.

MOTION TO AUTHORIZE THE ENGINEER TO PREPARE THE SUBDIVISION FOR SUBMISSION TO THE PLANNING BOARD ON THE SCHWARZ PROPERTY – COUNCILMAN MACFERREN, SECOND COUNCILMAN FLYNN

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

MOTION TO AUTHORIZE THE ENGINEER TO PREPARE PLANS AND SPECIFICATIONS FOR AN AMENDED FINAL SUBDIVISION APPROVAL FOR HIGH RIDGE COMMONS FOR PARKING AND OTHER AMENITIES – COUNCILMAN BROWN, SECOND COUNCILMAN MACFERREN

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



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Councilman Flynn                      Aye                      Councilman MacFerren                      Aye

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

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

**CORRESPONDENCE:**

TO:                      Gibbsboro dated 7/18/16  
FROM:                      Jack A. Sattin, President – Market Development Group  
RE:                      In appreciation donation to Gibbsboro Police Department  
ACTION:                      FYI

TO:                      Renee Gelbart, US EPA dated 8/8/16  
FROM:                      Mayor Edward G. Campbell, III  
RE:                      Public Comments on Proposed Plan for Route 561 Dump Site  
ACTION:                      FYI

**OLD BUSINESS:**

- 1.        SUPERFUND GROUND LEASE OF BOROUGH LOT

Mayor Campbell commented that nothing new has happened with the lease. In conversations with Sherwin Williams, one of the sites they have looked at is Brookside. It seems to be a perfect location. The site is out of the way and adjacent to two of the superfund sites. Council is contemplating purchasing the lot and then lease it to Sherwin Williams. The lease amount would probably cover the amount of the purchase price.

**NEW BUSINESS:**                      None

**INFORMATIONAL:**

- 1. The next Borough Council meeting will be held on Wednesday, September 14, 2016.

**MEETING OPEN TO THE PUBLIC**

Mike Kelly, Emergency Management Coordinator. Mr. Kelly comments that the JIF inspected the Senior Center, Boy Scout Building, police department and the fire company. There are minor items to be corrected.

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**CLOSED TO THE PUBLIC**

**MOTION TO ADJOURN AT 7:27 P.M. COUNCILMAN FLYNN, SECOND COUNCILMAN BROWN**

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

\_\_\_\_\_  
Anne D. Levy, RMC  
Borough Clerk

\_\_\_\_\_  
Edward G. Campbell, III  
Mayor

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