

**BOROUGH COUNCIL MEETING MINUTES
AUGUST 12, 2015**

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

Pledge of Allegiance

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

Absent:

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 **\$1,566,154.83**
Councilman Bonsall, Second Councilman Flynn

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

ORDINANCES:

FIRST READING:

2015-07 AN ORDINANCE OF THE BOROUGH OF GIBBSBORO AUTHORIZING REAL PROPERTY TAX EXEMPTION AND PAYMENTS IN LIEU OF TAXES FOR PROPERTY KNOWN AS BLOCK 8.03 LOTS 6.01 AND 6.05 PURSUANT TO THE LONG TERM TAX EXEMPTION LAW N.J.S.A. 48:20-1, ET SEQ.

Motion to approve ordinance Councilman Bonsall, Second Councilman Croghan

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

SECOND READING: None

AUGUST 12, 2015

MEETING OPEN TO THE PUBLIC FOR COMMENT ON PENDING RESOLUTIONS

No comment from public.

CLOSED TO THE PUBLIC

RESOLUTIONS:

2015-8-76 RESOLUTION PROVIDING FOR THE ISSUANCE OF LICENSES TO SELL ALCOHOLIC BEVERAGES FOR THE FISCAL YEAR COMMENCING JULY 1, 2015 AND ENDING JUNE 30, 2016, WITHIN THE BOROUGH OF GIBBSBORO, COUNTY OF CAMDEN, STATE OF NEW JERSEY

WHEREAS, applications for renewal have been made through the New Jersey Alcoholic Beverage Control's Online Licensing System to sell alcoholic beverages within the Borough of Gibbsboro for the fiscal year commencing July 1, 2015 and ending June 30, 2016; and

WHEREAS, said applications have been found to be in order; and

WHEREAS, each renewal applicant has paid the municipal fees as specified herein.

NOW, THEREFORE, BE IT RESOLVED by the Borough Council of the Borough of Gibbsboro, in the County of Camden, that the Clerk of the Borough of Gibbsboro be and is hereby authorized and directed to issue and deliver the following renewal licenses for the aforesaid fiscal year:

License No. 0413-33-002-009	Plenary Retail Consumption License: Gibbsboro Enterprises, Inc. t/a The Chophouse Premises: Haddonfield Berlin Road	Fee: \$2,500.00
--------------------------------	---	-----------------

License No. 0413-44-001-006	Plenary Retail Distribution License: PSG Liquor, Inc. t/a Colombo Liquors Premises: 80 Haddonfield-Berlin Road	Fee: \$2,500.00
--------------------------------	--	-----------------

License No. 0413-31-004-001	Club License: Square Circle Sportsmen of Camden County Inc., Premises: 97 Clementon Road	Fee: \$ 188.00
--------------------------------	--	----------------

License No. 0413-31-003-001	Club License: George Walton Post 371 American Legion Post Premises: Lakeview Drive and Lucas Blvd.	Fee \$ 188.00
--------------------------------	--	---------------

Edward G. Campbell, III
Mayor

Anne D. Levy, RMC
Borough Clerk

2015-8-77 RESOLUTION APPROVING ON-PREMISE NON-DRAW RAFFLE LICENSE RL 2015-05 TO AMERICAN LEGION POST #371 – GEORGE WALTON

AUGUST 12, 2015

BE IT RESOLVED by Mayor and Council of the Borough of Gibbsboro, County of Camden, State of New Jersey that a Raffle application has been submitted to the Borough of Gibbsboro by the American Legion Post #371 – George Walton who is sponsoring an On-Site Instant Raffle (Pull Tab) Ticket Raffle to be held from August 22, 2015 to July 18, 2016; and

BE IT RESOLVED by the Mayor and Council that License RL2015-05 is hereby granted to the American Legion Post #371 – George Walton; and

BE IT FURTHER RESOLVED that said license is for the benefit of the American Legion Post #371 to raise funds for veteran affairs.

Edward G. Campbell, III
Mayor

Anne D. Levy, RMC
Borough Clerk

2015-8-78 RESOLUTION APPROVING ON-PREMISE NON-DRAW RAFFLE LICENSE
RL 2015-06 TO AMERICAN LEGION POST #371 – GEORGE WALTON

BE IT RESOLVED by Mayor and Council of the Borough of Gibbsboro, County of Camden, State of New Jersey that a Raffle application has been submitted to the Borough of Gibbsboro by the American Legion Post #371 – George Walton who is sponsoring On-Site 50/50 Draw Raffles to be held six nights a week from July 23, 2015 to July 18, 2016; and

BE IT RESOLVED by the Mayor and Council that License RL2015-06 is hereby granted to the American Legion Post #371 – George Walton; and

BE IT FURTHER RESOLVED that said license is for the benefit of the American Legion Post #371 to raise funds for veteran affairs.

Edward G. Campbell, III
Mayor

Anne D. Levy, RMC
Borough Clerk

2015-8-79 RESOLUTION AUTHORIZING CHANGE ORDER NO. 1 FOR THE GIBBSBORO
MULTI-PURPOSE PATH, PHASE IV IN THE BOROUGH OF GIBBSBORO

WHEREAS, it was necessary to make changes in the scope of work to be done in completing Gibbsboro Multi-Purpose Path, Phase IV in the Borough of Gibbsboro (Funded by the New Jersey Department of Transportation, FY2013) 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;

AUGUST 12, 2015

NOW, THEREFORE, BE IT RESOLVED by the Borough of Gibbsboro that Change Order No. 1 is hereby authorized to revise the Contract amount from \$231,903.25 to \$240,993.25.

Edward G. Campbell, III
Mayor

Anne D. Levy, RMC
Borough Clerk

2015-8-80 RESOLUTION AUTHORIZING THE BOROUGH ENGINEER TO PREPARE PLANS AND SPECIFICATIONS FOR THE RECONSTRUCTION OF FARWOOD ROAD AND VARIOUS OTHER ROADWAYS WITHIN THE BOROUGH OF GIBBSBORO

WHEREAS, the Mayor and Council of the Borough of Gibbsboro is desirous of having plans and specifications prepared for the of Farwood Road and various other roadways within the Borough of Gibbsboro; and

NOW, THEREFORE, BE IT RESOLVED, that the Borough Engineer is hereby authorized to perform the above-mentioned activities at a cost not to exceed \$20,000.

Edward G. Campbell, III
Mayor

Anne D. Levy, RMC
Borough Clerk

2015-8-81 RESOLUTION AUTHORIZING THE MAYOR TO EXECUTE DEVELOPMENT, FINANCIAL AND OPTION AGREEMENTS WITH PROJECT FREEDOM

WHEREAS, the Borough of Gibbsboro and Project Freedom, Inc., a not-for-profit New Jersey corporation located at 1 Freedom Boulevard, Lawrenceville, New Jersey 08648, referred to herein as "Project Freedom" have a mutual interest in the construction of Affordable Housing within the Borough of Gibbsboro; and

WHEREAS, Project Freedom has presented to the Borough of Gibbsboro three proposed agreements, namely the Developer's Agreement, the Financial Agreement, and the Option Agreement, and that the final execution of the these agreements is necessary to proceed with the construction of affordable housing within the Borough of Gibbsboro; and

WHEREAS, the Borough Council authorized the Borough Solicitor John P. Jehl and Mayor Edward G. Campbell, III to negotiate the final terms of the agreements referred to herein on behalf of the Borough of Gibbsboro, subject to ratification by the Gibbsboro Borough Council, in Resolution 2015-7-74.

NOW THEREFORE, BE IT RESOLVED by the Governing Body of the Borough of Gibbsboro, State of New Jersey, County of Camden that the Mayor is hereby authorized to execute Development, Financial and Option Agreements with Project Freedom.

Edward G. Campbell, III

Anne D. Levy

AUGUST 12, 2015

Mayor

Borough Clerk

2015-8-82 RESOLUTION TO ADOPT YEAR 37 COMMUNITY DEVELOPMENT GRANT AGREEMENT

WHEREAS, the Borough of Gibbsboro will be awarded Community Development Block Grant funding; and

WHEREAS, the Governing Body has chosen to submit an application for Program Year 36 (2014-2015); and

WHEREAS, the grant allocation for YEAR 37 (2015-2016) for the Borough of Gibbsboro is \$12,200.00; and

WHEREAS, the Governing Body has agreed to apply for funding for the following activity;

A CONTINUATION OF FUNDING FOR THE SENIOR RECREATION PROJECT - AN ADDITION TO THE BUILDING.AND INSTALLATION OF SOLAR PANELS

NOW THEREFORE BE IT RESOLVED by the Governing Body of the Borough of Gibbsboro, and the County of Camden that the Mayor is hereby authorized to sign the project Description Form for Program Year 37 (2015-2016).

Edward G. Campbell, III, Mayor

Anne D. Levy, RMC, Borough Clerk

Motion to approve Resolutions Councilman Bonsall, Second Councilman Flynn

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

MINUTES:

Motion to dispense reading and approve minutes of 7/8/15 Councilman Bonsall, Second Councilman Croghan

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

REPORT OF MUNICIPAL OFFICERS:

Borough Clerk X Police Department X
Construction Official X Sewer Clerk X
Tax Collector X Court Clerk X

AUGUST 12, 2015

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 BONSCALL

Councilman Bonsall reported that the Planning Board did not meet in August. A productive meeting was held with the Police Chief and Police Committee and will be held quarterly. Councilman Bonsall met with Mr. Egizi to see the impact the neighboring borough property has on Mr. Egizi's property. He will not direct Public Works to clear the property without a discussion with Council. He and the mayor met with Freeholder Leonard regarding the condition of the county roads in the Borough. The resurfacing of Norcross Road has since been completed and Kirkwood Road is slated for 2016.

PUBLIC EVENTS

COUNCILMAN BROWN

Councilman Brown reported that the Halloween parade will be held on October 24, 2015.

POLICE/LIBRARY

COUNCILMAN CROGHAN

Councilman Croghan agreed that the Police Committee Quarterly Meeting was informative and useful. The library is gathering books for a book sale and has obtained another volunteer to assist. Once organized, they will be requesting a date for the book sale to be held in the library.

TRASH/RECYCLING

COUNCILMAN DETERDING

No report was provided.

RECREATION/L&I

COUNCILMAN MACFERREN

Councilman MacFerren did not have any news to report regarding the Recreation Committee. For L&I, \$1,067 was collected for permit fees.

INSURANCE/ENVIRONMENTAL

COUNCILMAN FLYNN

For insurance, Councilman Flynn reported that there was one incident where a resident's tree fell and damaged the borough's fence on Lucas Boulevard. For the Environmental Commission, he reported that regarding gypsy moths, the State is reporting that the moths are predominantly in north Jersey and Cumberland County this year. The State is not planning remediation this year. The Green Team visited community gardens in Cherry Hill, Haddonfield and Voorhees. Pole Hill Park has been identified as a potential site; however, there are lots of issues to investigate including fees, irrigation, pest control, pesticide use, etc. Attempts will be made to gauge the community interest before the project is further pursued.

MAYOR'S REPORT

MAYOR CAMPBELL

Mayor Campbell stated that the EPA has identified the blocks and lots involved with the Superfund sites. The Mayor has been requesting the list for nine years. The site for the Project Freedom development is not involved. The bikeway project along Lakeview Drive is going well and the paths near Blueberry Hill have been completed. A Request for Quotations was advertised

AUGUST 12, 2015

and will be awarded tonight for tree removal in Pole Hill Park as a result of the June 23rd storm. As Councilman Bonsall reported, the Mayor confirmed that through their meeting with Freeholder Leonard a commitment was secured for resurfacing Kirkwood Road in 2016 and Norcross Road has just been completed by the County.

Motion to put written reports on file for one year Councilman Bonsall, Second Councilman Croghan

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

CORRESPONDENCE:

TO: Chief Tomaszewski dated 7/14/15
FROM: Officer Vincent Henry
RE: Resignation
ACTION: Motion made by Councilman Croghan to accept resignation with regrets and authorized sending a letter thanking Patrolman Henry for his service and congratulating him on his acceptance to the State Police force, Second Councilman Brown

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

TO: Mayor dated July 31, 2015
FROM: Jamie Fox, Commissioner of NJ Department of Transportation
RE: Applications for NJDOT FY 2016 State Aid Programs
ACTION: FYI, suggestions to be discussed at next meeting

TO: Mayor and Council dated August 7, 2015
FROM: Bernard Shepherd, Construction Official
RE: Requesting authorization to clean up and place a lien on 38 Edgehill Road
ACTION: Motion made by Councilman Bonsall to authorize the clean up and place a lien on the property for the costs incurred, seconded by Councilman Flynn

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

TO: Mayor Edward G. Campbell, III dated August 10, 2015
FROM: Gregory B. Fusco, Borough Engineer, KEI Associates
RE: Ongoing Superfund Investigation and Remediation Planning

AUGUST 12, 2015

TO: Mayor Edward G. Campbell, III dated August 10, 2015
FROM: Gregory B. Fusco, Borough Engineer, KEI Associates,
RE: Tri-Boro Sand and Stone, Inc. and Ward Sand and Materials Company
ACTION: Survey work is required in Gibbsboro and KEI Associates has been approached by both Weston (Superfund) and Tri-Boro to complete the work due to KEI's knowledge of the area. Solicitor Jehl does not see any conflict. Motion made by Councilman Bonsall acknowledging the survey work to be performed by KEI Associates and the lack of any apparent conflict, seconded Councilman Brown

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

OLD BUSINESS:

1. BIDS FOR BOWLING ALLEY MAINTENANCE AT THE SENIOR CENTER
To date, Engineer Fusco has not been able to elicit information for the maintenance of the bowling alley. Mayor Campbell reported that one lane is down so repair is needed.
2. PROJECT FREEDOM UPDATE
Mr. Tully has accepted the Borough's offer to purchase Block 8.03 Lot 6.04 where the Eye of the Beholder shop once stood. Solicitor Jehl is working with Mr. Tully to finalize the purchase.

NEW BUSINESS:

1. EDUCATION/PROFESSIONAL ENRICHMENT REQUEST

Maria S. Carrington – Initial CMR Training
September 10 & 11 (9 a.m. to 4 p.m.) in Trenton
September 16 & 17 (9 a.m. to noon) via Webinar
Cost: \$0

Motion to approve Education/Professional Enrichment Request Councilman Bonsall,
Second Councilman Flynn

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

1. USE OF GIBBSBORO MUNICIPAL FACILITIES

A. Applicant: Heritage Village HOA
FACILITY: Senior Center
Date of Event: Saturday, September 19, 2015

AUGUST 12, 2015

Fee & Bond Paid: Request Waiver

Motion to approve use of the Municipal Facilities and waive of the fee and bond Councilman Brown, Second Councilman Flynn

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

B. Applicant: Berlin Base Gnats/Keith Regn
 FACILITY: Cricket Field (both Babe Ruth and Little League)
 Date of Events: Tuesdays, 4:30 – 8 p.m.
 Saturdays, 11 a.m. – 5 p.m.
 September 1, 2015 to November 7, 2015

Fee & Bond Paid: Request Waiver

Motion made by Councilman Brown approving use of the Municipal Facilities and waiving the fee and bond - Second Councilman Croghan. Last year the group donated a pitching shield and the group takes care of field.

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

2. REAL ESTATE APPRAISAL BIDS

Quotes were requested for appraisals of (1) Block 8.03 Lot 6.02 and (2) 50' x 150' Portion of Block 8.03 Lot 6.06 and Block 8.03 Lot 6.10 as well as hourly amount if expert testimony is necessary

Renwick & Associates	\$4,500	\$250/hour
J.McHale & Associates	\$6,000	Not provided
Lee L. Romm, Inc.	\$7,950	\$1,475 per day of trial, \$375/hour for pre-trial conference or telephone communication
Markim-Chalmers	\$9,600	\$300/hour
Bruce Appraisals	No Quote Received	
Appraisal One	No Quote Received	

Motion to award to Renwick & Associates in the amount of \$4,500, charged to Ordinance 2015-06, contingent on availability of funds from CFO Councilman Bonsall, Second Councilman Croghan

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

AUGUST 12, 2015

3. TREE REMOVAL BIDS AT POLE HILL PARK

Quotes were requested to remove trees at Pole Hill Park:

McFerren Landscaping	\$2,849
Mike's Tree Service Inc.	\$4,200
Turner Tree Service	\$4,375
Kline Construction Co., Inc.	\$10,955 received on 8/11/15
C.C. Landscaping	No Quote Received
Schmidt's Landscaping & Tree Co.	No Quote Received

Motion to award to McFerren Landscaping in the amount of \$2,849, charged to Buildings and Grounds OE, contingent on availability of funds from CFO Councilman Bonsall, Second Councilman Flynn

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

4. KOLOVOS EASEMENT/ROADWAY AT EASTWICK DRIVE AND FORMER OLD EGG HARBOR ROAD

After receiving conflicting recommendations from professionals as to whether the extension of Eastwick Drive should be categorized as a road right-of-way or an easement where access is restricted, it was accepted that an easement with conditions would be appropriate. Motion made by Councilman Flynn to authorize a letter to the Planning Board that the Council desires an easement, Second Councilman MacFerren. Mr. Kolovos was in attendance and stated that he would like to see the project move forward and was amenable to the easement declaration as stated in the settlement agreement. The Mayor resolved the sewer connection issue at a meeting with the Township of Voorhees. Further progress will be made at the Planning Board's September meeting.

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

5. PROBATIONARY EMPLOYEES: OFFICERS GEISEL AND MORROTTO AND DEPUTY CLERK CARRINGTON

The Mayor stated he and the Council were pleased with the performance of the probationary employees. A motion was made by Councilman Bonsall to make Officers Geisel and Morrotto and Deputy Clerk Carrington full-time permanent employees, Second Councilman Croghan

AUGUST 12, 2015

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

INFORMATIONAL:

1. Next regular council meeting is September 9, 2015
2. Boys Scout Troop 127 to use Pole Hill Park field behind Senior Center on Saturday, October 3, 2015 from 8 a.m. to 4 p.m. for a program transitioning Cub Scouts to Boy Scouts

MEETING OPEN TO THE PUBLIC

Gus Egizi of 12 Henry Road stated that he appreciated Councilman's Bonsall visit, but he still feels the borough needs to clean up its property as it affects his property. It was discussed that any cutting back of the vines should wait until autumn. Councilman Brown and Mayor Campbell will help at that time.

CLOSED TO THE PUBLIC

MOTION TO ADJOURN AT 7:33 P.M. COUNCILMAN BONSALL, SECOND COUNCILMAN BROWN

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

Anne D. Levy, RMC
Borough Clerk

Edward G. Campbell, III
Mayor

=====

REST OF PAGE INTENTIONALLY LEFT BLANK