

**BOROUGH COUNCIL MEETING MINUTES  
SEPTEMBER 13, 2017**

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

**Pledge of Allegiance**

**Moment of Silence for Suzanne Jehl, Walter Levy**

**Mayor announced 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 Fred Deterding  
Councilman Jack Flynn  
Councilman Michael MacFerren

Absent:

Councilman John Croghan

Professionals: John P. Jehl, Borough Solicitor

Gregory Fusco, Borough Engineer

**VOUCHERS:**

Motion to dispense reading and approve vouchers in the amount of **\$434,848.83**  
Councilman Bonsall, Second Councilman Flynn

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

**ORDINANCES:**

**FIRST READING:**

2017-11      A BOND ORDINANCE OF THE BOROUGH OF GIBBSBORO APPROPRIATING \$100,000 FOR THE GIBBSBORO BIKEWAY EXTENSION FROM BLUEBERRY HILL TO UNITED STATES AVENUE FOR THE GIBBSBORO BIKEWAY SYSTEM PHASE 2 AND AUTHORIZING THE ISSUANCE OF BONDS AND/OR NOTES IN THE AMOUNT OF \$70,000 AND \$5,000 DOWN PAYMENT AND THE ACCEPTANCE OF A GRANT FROM THE CAMDEN COUNTY RECREATION, OPEN SPACE AND HISTORIC TRUST FUND IN THE AMOUNT OF \$25,000

Motion to approve ordinance Councilman Bonsall, Second Councilman MacFerren

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

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**SECOND READING:**        None

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

Ann Braddock, 72 Haddon Avenue. Mrs. Braddock asked about the proposed application for the Haddon Avenue restoration.

Carol Castner. Mrs. Castner asked about the easements that need signatures for bikeway improvements along Route 561.

**CLOSED TO THE PUBLIC**

**RESOLUTIONS:**

2017-9-115    RESOLUTION TO SUBMIT A GRANT APPLICATION AND EXECUTE A GRANT AGREEMENT WITH THE NEW JERSEY DEPARTMENT OF TRANSPORTATION FOR THE RESTORATION OF HADDON AVENUE FROM NICHOLSON BRANCH STREAM TO GIBBSBORO-CLEMENTON ROAD IN THE BOROUGH OF GIBBSBORO, CAMDEN COUNTY, NEW JERSEY

*WHEREAS*, the Borough of Gibbsboro desires to submit an application to the New Jersey Department of Transportation for FY2018 Municipal Aid Funding for the above noted project.

*NOW, THEREFORE, BE IT RESOLVED* that Council of the Borough of Gibbsboro, formally approves the grant application for the above stated project.

*BE IT FURTHER RESOLVED* that the Mayor and Clerk are hereby authorized to submit an electronic grant application identified as MA2018-Gibbsboro Borough-00105 to the New Jersey Department of Transportation on behalf of Borough of Gibbsboro.

*BE IT FURTHER RESOLVE* that the Mayor and Clerk are hereby authorized to sign the grant agreement on behalf of the Borough of Gibbsboro and that their signature constitutes acceptance of the terms and conditions of the grant agreement and approves the execution of the grant agreement.

2017-8-116    RESOLUTION APPROVING ON-PREMISES RL 2017-28 BASKET RAFFLE, RL2017-29 50/50 RAFFLE AND RL2017-30 SILENT AUCTION 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 Raffle GAMES go has been submitted to the Borough of Gibbsboro by St. Andrew the Apostle Catholic Church for their event to be held on November 18 and 19, 2017 and

BE IT RESOLVED by the Mayor and Council that Licenses RL2017-28, Rl2017-29 and RL2017-30 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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2017-9-117 RESOLUTION AUTHORIZING GRANT SUBMISSION FOR THE GOVERNOR'S COUNCIL ON ALCOHOLISM AND DRUG ABUSE

**WHEREAS**, the Governor's Council on Alcoholism and Drug Abuse established the Municipal Alliances for the Prevention of Alcoholism and Drug Abuse in 1989 to educate and engage residents, local government and law enforcement officials, schools, nonprofit organizations, the faith community, parents, youth and other allies in efforts to prevent alcoholism and drug abuse in communities throughout New Jersey.

**WHEREAS**, The Borough Council of the Borough of Gibbsboro, County of Camden, State of New Jersey recognizes that the abuse of alcohol and drugs is a serious problem in our society amongst persons of all ages; and therefore has an established Municipal Alliance Committee; and,

**WHEREAS**, the Borough Council further recognizes that it is incumbent upon not only public officials but upon the entire community to take action to prevent such abuses in our community; and,

**WHEREAS**, the Borough Council has applied for funding to the Governor's Council on Alcoholism and Drug Abuse through the County of Camden;

**NOW, THEREFORE, BE IT RESOLVED** by the Borough of Gibbsboro, County of Camden, State of New Jersey hereby recognizes the following:

1. The Borough Council does hereby authorize submission of a strategic plan for the BGV Municipal Alliance grant for fiscal year 17----- July 1, 2017 to June 30, 2018 in the amount of:

DEDR	\$36,462.30
Cash Match	\$ 9,115.58
In-Kind	\$27,346.73

2. The Borough Council acknowledges the terms and conditions for administering the BGV Municipal Alliance grant, including the administrative compliance and audit requirements.

2017-9-118 RESOLUTION APPROVING ON-PREMISE BINGO LICENSE BL 2017-31 TO CHURCH OF THE GOOD SHEPHERD

**BE IT RESOLVED** by Mayor and Council of the Borough of Gibbsboro, County of Camden, State of New Jersey that a BINGO application has been submitted to the Borough of Gibbsboro by the Church of the Good Shepherd who is sponsoring an coach bag bingo to be held on November 10, 2017 at the American Legion Post; and

**BE IT RESOLVED** by the Mayor and Council that License RL2017-02 is hereby granted to the Church of the Good Shepherd; and

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BE IT FURTHER RESOLVED that said license is for the benefit to raise funds the capital fund account.

2017-9-120 RESOLUTION AUTHORIZING THE MAYOR TO SIGN AN ACCESS AGREEMENT FOR BLOCK 59.01, LOT 4.02 WITH SHERWIN-WILLIAMS COMPANY TO DO AN ENVIRONMENTAL INVESTIGATION

NOW, THEREFORE, BE IT RESOLVED by the Mayor and Borough Council of the Borough of Gibbsboro, State of New Jersey, County of Camden that the Mayor is hereby authorized to execute a ACCESS AGREEMENT FOR BLOCK 59.01, LOT 4.02 with Sherwin-Williams Company to do an environmental investigation..

2017-9-121 RESOLUTION TO SUBMIT A GRANT APPLICATION AND EXECUTE A GRANT AGREEMENT WITH THE NEW JERSEY DEPARTMENT OF TRANSPORTATION FOR THE CONSTRUCTION OF THE COUNTY ROUTE 561 (LAKEVIEW DRIVE) BIKEWAY EXTENSION FROM KRESSON-MILFORD ROAD TO EXISTING BIKEWAY PATH AT CHICKS BLOCK, INC. IN THE BOROUGH OF GIBBSBORO, CAMDEN COUNTY, NEW JERSEY.

WHEREAS, the Borough of Gibbsboro desires to submit an application to the New Jersey Department of Transportation for FY2018 Municipal Aid Funding for the above noted project.

NOW, THEREFORE, BE IT RESOLVED that Council of the Borough of Gibbsboro, formally approves the grant application for the above stated project.

BE IT FURTHER RESOLVED that the Mayor and Clerk are hereby authorized to submit an electronic grant application identified as BKY2018-Gibbsboro Borough-to the New Jersey Department of Transportation on behalf of Borough of Gibbsboro.

BE IT FURTHER RESOLVE that the Mayor and Clerk are hereby authorized to sign the grant agreement on behalf of the Borough of Gibbsboro and that their signature constitutes acceptance of the terms and conditions of the grant agreement and approves the execution of the grant agreement.

Motion to approve Resolutions Councilman Bonsall, Second Councilman MacFerren

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

**MINUTES:**

Motion to dispense reading and approve minutes of 11/9/16 and 8/9/17 Councilman Bonsall, Second Councilman Flynn

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

**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>	Engineer	<u>  X  </u>
Compliance/Zoning Officer	<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 Re-Examination of the Master Plan was adopted by the Planning Board. Public works is progressing and 50 tons of salt are on hand.

**PUBLIC EVENTS**

**COUNCILMAN BROWN**

Councilman Brown reported that the Halloween Parade will be held on October 28<sup>th</sup> at 2:00 p.m.

**POLICE/LIBRARY**

**COUNCILMAN CROGHAN**

Councilman Croghan was absent. No report.

**TRASH & RECYCLING/HEALTH**

**COUNCILMAN DETERDING**

Councilman Deterding reported 84.5 tons of trash, 17.5 tons of recycling was collected and a \$378 recycling rebate check was received.

**RECREATION/L&I**

**COUNCILMAN MACFERREN**

Councilman MacFerren reported that a recreation grant was applied for. The picnic tables and benches look great along the bikeway and Lauer Park and the Grove. L&I reported \$63,832 total value of construction and \$1,485 was received in permits.

**INSURANCE/ENVIRONMENTAL**

**COUNCILMAN FLYNN**

Councilman Flynn reported that there no new insurance claims. The Environmental Committee met with South Jersey Trails for assistance in obtaining resources. There is a lot of construction trash on the back trails off United States Avenue. Resources to pick up the trash can be provided but a dumpster is needed. The Tanglewood area next to Apple Auto also has a lot of trash. The trails are being mapped, both paved and unpaved. The trails need to be named. For the Lucas House they are requesting a plot of the property so research can be done for the types of plants needed around the building. A seed saver seminar will be held tomorrow night. Saturday will be the Harvest barbeque at Pole Hill Park.

**MAYOR’S REPORT**

**MAYOR CAMPBELL**

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Mayor Campbell reported that at the Planning Board meeting there was a student from Rowan University who is involved with mapping our project. Superfund is on the agenda later that is a review of the draft letter to the EPA. The Burn Site is being cleaned up to a residential standard, however contaminated soil is being left at depth and the council should object to that. The Engineer and Mayor have been meeting with some residents along Route 561 to obtain easements for the bikeway. Regarding the Lucas House the Mayor met with the County on Monday night and inspected the work that has been done. They liked what has been done. They voted to give the Borough another \$50,000 in November or December for the final phase. There are funds available from the Clementon Road project and the Mayor would like to authorize the Engineer to procure eight period street signs. The Brandywine status will be discussed later in the agenda.

The Wood's property, 84 Kresson Road, has had two sales fall through. They are now interested in selling the property to the Borough. An appraisal is needed for the property.

Motion to authorize soliciting quotes for an appraisal of the property Block 18.07, Lots 6 to 8 – Councilman MacFerren, Second Councilman Flynn

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

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

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

**CORRESPONDENCE:**

TO: Borough Clerk dated 8/22/17  
FROM: Michelle A. Laubach  
RE: Block party for Wynnewood Home Owners – 10/7/17 2:00 to 7:00 p.m.  
ACTION: Motion to grant block party – Councilman MacFerren, Second Councilman Bonsall

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

TO: The Honorable Edward G. Campbell, III dated 8/24/17  
FROM: Anthony L. Marchetta, Executive Director, HMFA  
RE: Low Income Tax Credits for Project Freedom  
ACTION: FYI

TO: Chief Tomaszewski dated 9/8/17

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FROM: Officer Giovanni A. Petrilli  
RE: Resignation as of 9/22/17

TO: Chief Tomaszewski dated 9/8/17  
FROM: Officer Trevor D. Swanson  
RE: Resignation as of 9/22/17  
ACTION: Motion made by Councilman Bonsall, Second by Councilman Flynn to accept resignations.

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

**OLD BUSINESS:** None

**NEW BUSINESS:**

**1. PROPOSED BRANDYWINE SETTLEMENT**

Mayor Campbell outlined the contents of the Brandywine agreement and asked that Council review the agreement. Action will be taken at the October meeting.

2017-9-119 RESOLUTION AUTHORIZING THE MAYOR TO EXECUTE A DEVELOPER'S AGREEMENT WITH BRANDYWINE OPERATING PARTNERSHIP, L.P. AND THE BOROUGH OF GIBBSBORO, CAMDEN COUNTY, STATE OF NEW JERSEY

Council President Jerry Bonsall assumed the chair as Mayor Campbell, Councilmen Brown and Deterding recused themselves as their properties are within 200 feet of the proposed project.

Motion to table Resolution for review by Planning Board and Council and action to be taken at the October meeting - Councilman Flynn, Second Councilman MacFerren

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

**FIRST READING ORDINANCES:**

2017-09 AN ORDINANCE OF THE BOROUGH OF GIBBSBORO IN THE COUNTY OF CAMDEN, STATE OF NEW JERSEY AN ORDINANCE AMENDING CHAPTER 400 ENTITLED "ZONING ORDINANCE OF THE BOROUGH OF GIBBSBORO", BY ADDING A NEW DISTRICT, R-TH, TOWNHOUSE RESIDENTIAL ZONE, AND MODIFYING THE ZONING MAP ACCORDINGLY

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Motion to approve ordinance Councilman MacFerren, Second Councilman Flynn

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

2017-10 ORDINANCE OF THE BOROUGH OF GIBBSBORO IN THE COUNTY OF CAMDEN, STATE OF NEW JERSEY AN ORDINANCE AMENDING CHAPTER 222 ENTITLED "HISTORIC PRESERVATION ORDINANCE OF THE BOROUGH OF GIBBSBORO", BY ADDING NEW STANDARDS FOR TOWNHOUSE DEVELOPMENT AND DESIGN

Motion to approve ordinance Councilman Flynn, Second Councilman MacFerren

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

2. PROPOSED PARKING LOT EXPANSION AT POLE HILL PARK

Bids received 9/12/17 from:

	BASE BID	ALT. #1	ALT. #2
Shore Top Construction	\$294,967.20	\$26,400	\$33,000
Command Company	\$310,700.00	\$ 5,115	\$13,200
DiMeglio Construction	\$353,105.00	\$39,600	\$26,170

2017-9-122 A RESOLUTION REJECTING BIDS FOR THE PROPOSED PARKING LOT EXPANSION AT POLE HILL PARK

**WHEREAS**, the Borough of Gibbsboro has advertised for, and received bids for the purpose of the Proposed Parking Lot Expansion at Pole Hill Park; and

**WHEREAS**, the low bid of \$294,967.20 was received from Shore Top Construction of Farmingdale, NJ; and

**NOW, THEREFORE BE IT RESOLVED**, by the Mayor and Council of the Borough of Gibbsboro, County of Camden, State of New Jersey, that the low bid received for the Proposed Parking Lot Expansion at Pole Hill Park is considered to be excessive and is hereby rejected.

Motion to reject bids Councilman Bonsall, Second Councilman MacFerren

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



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3. 2017 BEST PRACTICES

Council reviewed the 2017 Best Practices and asked that it be forwarded to the State.

4. DRAFT COMMENTS REGARDING THE PROPOSED PLAN FOR THE US AVENUE SITE/OPERABLE UNIT 2

Mayor asked Council to review proposed letter and provide comments.

5. USE OF GIBBSBORO MUNICIPAL FACILITIES

Applicant: GSCSNJ Troop 20161 (Darlene Campbell)
FACILITY: Boy Scout Building
Date of Event: 9/29/17 – 10/1/17
Fee & Bond Paid: Requests Waiver

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

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

6. USE OF GIBBSBORO MUNICIPAL FACILITIES

Applicant: Jennifer Trush
FACILITY: Dining Annex
Date of Event: 12/9/17 3:00 to 8:00 p.m.
Fee & Bond Paid: \$400

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

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

7. LETTER TO CAMDEN COUNTY FOR THE WORK ON KIRKWOOD ROAD

Council President Bonsall requested that a letter be sent to the County for the great work they did on Kirkwood Road, Clementon Road and Foster Avenue.

Mayor Campbell commented that he mentioned to the County Engineer that the bridge on Hilliards Creek is all chewed up and across from Lauer Playground. They agreed to do the work and replace the curbing. Councilman MacFerren also asked about fencing in all of Lauer Playground.

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**INFORMATIONAL:**

1. Next Regular Council meeting is 10/11/17
2. Halloween Parade is 10/28/17 at 1:00 p.m.
3. Election Day is 11/7/17
4. Borough Holiday – Veterans Day is 11/10/17

**MEETING OPEN TO THE PUBLIC**

1. John Donker, 26 Clementon Road. Mr. Donker is in the process of selling his house and received a CO today. He has inspection issues.
2. Eve Carney, 125 Country Club Road, Pine Hill. Mrs. Carney asked where the seed saving seminar is to be held.
3. Al Belvedere, 53 Kirkwood Road. Mr. Belvedere complimented the County for the work done on Kirkwood.

**CLOSED TO THE PUBLIC**

**MOTION TO ADJOURN AT 8:10 P.M. COUNCILMAN BONSALL, SECOND COUNCILMAN DETERDING**

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