

**BOROUGH COUNCIL MEETING MINUTES
OCTOBER 11, 2017**

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

Pledge of Allegiance

Moment of Silence for George P. Miller, Ashley Deterding

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 Gerald Bonsall
Councilman Mitch Brown
Councilman Jack Flynn
Councilman Michael MacFerren

Absent:

Councilman John Croghan
Councilman Fred Deterding

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

FIRST ORDER OF BUSINESS:

INTRODUCTION OF POLICE CANDIDATES

Brian Rust
Charles Heimerl
John Queen

Mayor Campbell appoints Brian Rust and Charles Heimerl as full time officers and John Queen as a part time Special Officer to the Gibbsboro Police Department at the police contract rate for a one year probationary period

Motion to ratify the Mayor’s appointments Councilman Bonsall, Second Councilman Flynn

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

2017-10-126 RESOLUTION APPOINTING BRIAN RUST AS A FULL-TIME REGULAR POLICE OFFICER TO THE GIBBSBORO POLICE DEPARTMENT FOR A ONE YEAR PROBATIONARY PERIOD

BE IT RESOLVED that Mayor and Council of the Borough of Gibbsboro, County of Camden, State of New Jersey as follows:

1) THAT BRIAN RUST is hereby appointed as a Regular Police Officer to the Gibbsboro Police Department at the probationary rate of \$14.56/hour.

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2) THAT the appointment carries a probationary period of one year, during which the appointee is not considered a permanent employee as provided in N.J.S.A. 40A:14-147.

3) THAT this appointment is further conditioned upon the satisfactory completion of a background investigation by the Chief of Police, physical examination, psychological evaluation (if deemed necessary), completion of agency training, successful firearms qualification on the department's weapons, satisfactory completion of K-55 radar training and any other training deemed necessary by the Chief of Police to function as a Gibbsboro Police Officer.

4) THAT the failure of the appointee to comply with any of the conditions of appointment or if at any time during the probationary period the conduct or capacity of the appointee has not been satisfactory, the appointee may be terminated by Resolution of the Governing Body without trial. The appointee shall be served with a copy of such Resolution terminating the services of the appointee.

2017-10-127 RESOLUTION APPOINTING CHARLES HEIMERL AS A FULL-TIME
REGULAR POLICE OFFICER TO THE GIBBSBORO POLICE DEPARTMENT
FOR A ONE YEAR PROBATIONARY PERIOD

BE IT RESOLVED that Mayor and Council of the Borough of Gibbsboro, County of Camden, State of New Jersey as follows:

1) THAT CHARLES HEIMERL is hereby appointed as a Regular Police Officer to the Gibbsboro Police Department at the probationary rate of \$14.56/hour.

2) THAT the appointment carries a probationary period of one year, during which the appointee is not considered a permanent employee as provided in N.J.S.A. 40A:14-147.

3) THAT this appointment is further conditioned upon the satisfactory completion of a background investigation by the Chief of Police, physical examination, psychological evaluation (if deemed necessary), completion of agency training, successful firearms qualification on the department's weapons, satisfactory completion of K-55 radar training and any other training deemed necessary by the Chief of Police to function as a Gibbsboro Police Officer.

4) THAT the failure of the appointee to comply with any of the conditions of appointment or if at any time during the probationary period the conduct or capacity of the appointee has not been satisfactory, the appointee may be terminated by Resolution of the Governing Body without trial. The appointee shall be served with a copy of such Resolution terminating the services of the appointee.

2017-10-128 RESOLUTION APPOINTING JOHN QUEEN AS A PART-TIME SPECIAL
POLICE OFFICER TO THE GIBBSBORO POLICE DEPARTMENT FOR A
ONE YEAR PROBATIONARY PERIOD

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BE IT RESOLVED that Mayor and Council of the Borough of Gibbsboro, County of Camden, State of New Jersey as follows:

- 1) THAT JOHN QUEEN is hereby appointed as a Regular Police Officer to the Gibbsboro Police Department at the probationary rate of \$14.56/hour.
- 2) THAT the appointment carries a probationary period of one year, during which the appointee is not considered a permanent employee as provided in N.J.S.A. 40A:14-147.
- 3) THAT this appointment is further conditioned upon the satisfactory completion of a background investigation by the Chief of Police, physical examination, psychological evaluation (if deemed necessary), completion of agency training, successful firearms qualification on the department's weapons, satisfactory completion of K-55 radar training and any other training deemed necessary by the Chief of Police to function as a Gibbsboro Police Officer.
- 4) THAT the failure of the appointee to comply with any of the conditions of appointment or if at any time during the probationary period the conduct or capacity of the appointee has not been satisfactory, the appointee may be terminated by Resolution of the Governing Body without trial. The appointee shall be served with a copy of such Resolution terminating the services of the appointee.

Motion to approve Resolutions Councilman Bonsall, Second Councilman MacFerren

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

OFFICERS RUST, HEIMERL AND QUEEN SWORN IN BY MAYOR CAMPBELL

VOUCHERS:

Motion to dispense reading and approve vouchers in the amount of **\$1,026,498.29**
Councilman Bonsakk, Second Councilman MacFerren

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

OLD BUSINESS:

MAYOR CAMPBELL AND COUNCILMAN BROWN RECUSED THEMSELVES FROM THE TWO ORDINANCES AS THEY LIVE WITHIN 200 FEET OF THE PROPOSED DISTRICT.

COUNCILMAN BONSALL ASSUMED THE CHAIR.

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1. PROPOSED BRANDYWINE SETTLEMENT

2017-10-119 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

The following resolutions were adopted by the Planning Board on 10/10/17:

- a. Resolution of the Planning Board of the Borough of Gibbsboro Approving the Developer’s Agreement with Brandywine Operating Partnership, L.P.
- b. Resolution of the Borough of Gibbsboro Planning Board Recommending an Amendment to Chapter 400 Entitled Zoning Ordinance of the Borough of Gibbsboro
- c. Resolution of the Borough of Gibbsboro Planning Board Recommending an Amendment to Chapter 222 Entitled Historic Preservation Ordinance of the Borough of Gibbsboro

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 Developer’s Agreement with Brandywine Operating Partnership that is attached to this resolution.

Motion to approve Resolution Councilman MacFerren, Second Councilman Flynn

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

ORDINANCES:

SECOND READING:

MAYOR CAMPBELL AND COUNCILMAN BROWN RECUSED THEMSELVES FROM THE TWO ORDINANCES AS THEY LIVE WITHIN 200 FEET OF THE PROPOSED DISTRICT.

COUNCILMAN BONSALL ASSUMED THE CHAIR.

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 ESIDENTIAL ZONE, AND MODIFYING THE ZONING MAP ACCORDINGLY

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WHEREAS, the Borough Council of the Borough of Gibbsboro, a municipal corporation in the County of Camden, State of New Jersey, finds that an amendment to the Zoning Ordinance of the Borough of Gibbsboro to add the R-TH, Townhouse Residential Zone is appropriate, and will guide the development of property in a manner which will promote the public health, safety, morals, and general welfare as promulgated in *N.J.S.A. 40:55D-2(a)*.

WHEREAS, the Planning Board of the Borough of Gibbsboro, County of Camden has adopted a Master Plan providing for the appropriate use and development of lands in the Borough in a manner which will promote the public health, safety, morals, and general welfare; and

WHEREAS, the Municipal Land Use Law at *N.J.S.A. 40:55D-62a* requires substantial consistency of the zoning regulations governing land use with the adopted Master Plan; and

WHEREAS, the Planning Board of the Borough of Gibbsboro has reviewed the additions and amendments to the Zoning Ordinance of the Borough of Gibbsboro with regard to its consistency with the adopted Land Use Plan Element of the Master Plan, has reviewed same and finds that the district amendment is inconsistent with the Master Plan, but nonetheless finds that it represents sound planning for the redevelopment of certain areas of the municipality and favorably recommends this amendment to the Borough Council of the Borough of Gibbsboro.

NOW THEREFORE, BE IT ENACTED and ORDAINED by the Borough Council of the Borough of Gibbsboro, in the County of Camden as follows:

Section 1. §400-17, a reserved section of the Zoning Ordinance, shall be replaced with the R-TH, Townhouse Residential Zone. The zoning district shall read as follows:

§ 400-14. R-TH Townhouse Residential Zone.

- A. Purpose. The purpose of the Townhouse Residential District is to promote the redevelopment of portions of the historic center of Gibbsboro for housing around Silver Lake thereby strengthening it as the center of the town where a concentration of population will support economic development and the creation of new businesses.
- B. Permitted principal uses. The following principal uses shall be permitted in the R-TH Townhouse Residential Zone:
 - (1) Townhouse dwellings.
 - (2) Municipal use.
 - (3) Open space.
- C. Accessory uses and structures. The following accessory uses and structures shall be permitted as follows:
 - (1) Community building for the use of residents.

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- (2) Parks and conservation areas; open space.
- (3) Indoor and outdoor recreational facilities for the use of residents.
- (4) Community swimming pool for the use of residents.
- (5) Off-street parking, including automobile garages for residents' use.
- (6) Fences and walls; other streetscape elements.
- (7) Gazebos, mail kiosks, ornamental gatehouses and other street furniture.
- (8) Management office.
- (9) Maintenance and storage building.
- (10) Signs as permitted in Chapter 318.
- (11) Home occupation.
- (12) Accessory uses customarily incidental to a principal use.

D. General district regulations.

- (1) Minimum contiguous tract area: 1.5 acres
- (2) Minimum tract frontage: 400 feet on an existing improved street
- (3) Maximum density:
 - (a) In the entire zoning district: 12 units per acre
 - (b) Any one contiguous tract: 14 units per acre
- (4) Maximum impervious coverage: 70% of total zoning district area
- (5) Townhouse ratio and location requirements.
 - (a) Maximum percentage of townhouses less than 24 feet wide: 40% of zone total
 - (b) No townhouse less than 24 feet wide shall be located southeast of Silver Lake.
- (6) No residential principal or accessory structure shall be located within 50 feet of the edge of water of Silver Lake.
- (7) Access to garages shall be to the rear of the townhouse except for townhouses with a width of at least 28 feet.

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- (8) Accessory buildings shall not be located in a front yard.
- (9) Any pathways for the use by the general public and not in a public right-of-way shall be placed in a public access easement of a width appropriate for the width of the pathway and reasonable clearances therefrom.
- (10) All development shall be connected to public sewer and water systems.

E. Area, yard, coverage regulations for fee simple lots.

- (1) Minimum lot area.
 - (a) 20 to <24-foot wide townhouses: 800 sf.
 - (b) 24 to <28-foot wide townhouses: 960 sf.
 - (c) Any other townhouse or –C.1, -C.4, -C.8 and –C.9 use: 2,000 sf.
- (2) Minimum lot frontage shall equal the width of the townhouse and 20 feet for –C.1, -C.4, -C.8 and –C.9 uses.
- (3) Minimum front yard setback:
 - (a) From an existing right-of-way.
 - [1] Exterior house wall with no porch: 10 ft.
 - [2] Exterior house wall with porch: 15 ft.
 - [3] Porch setback from right-of-way 8 ft.
 - [4] Stoops shall be permitted to encroach into the front yard setback.
 - [5] Other projections into the front yard, including but not limited to, bay windows, chimneys, cornices, and pent roofs, shall not exceed two (2) feet in depth.
 - (b) From a proposed public or private right-of-way (r.o.w.): 10 ft.
 - (c) From the edge of a cartway where no r.o.w. is proposed: 12 ft.
- (4) Minimum side yard:
 - (a) Common wall: Zero ft.
 - (b) End wall: 10 ft.
- (5) Minimum rear yard: 5 ft., excepting patios, steps and cellar access doors

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F. Maximum principal building height: 46 feet or 3 1/2 stories

G. Building separation distances for condominium ownership.

- (1) The front of one building to the front of another building:
 - (a) Separated by a public or private street: 50 ft.
 - (b) Separated by a public or private pedestrian way: 30 ft.
- (2) The front of one building to the side of another building: 40 ft.
- (3) The front of one building to the rear of another building: 50 ft.
- (4) The side of one building to the side of another building: 20 ft.
- (5) The side of one building to the rear of another building: 30 ft.
- (6) The rear of one building to the rear of another building: 30 ft.

H. Townhouse units attached on a single linear plane shall not exceed a length of 160 feet, measured along the front façade.

I. Accessory residential building requirements.

- (1) Minimum separation distance from principal building: 15 ft.
- (2) Minimum separation distance from another accessory building: 6 ft.
- (3) Minimum side yard.
 - (a) When conjoined to another accessory building: Zero ft.
 - (b) When separated from another accessory building: 3 ft.
- (4) Minimum distance to rear yard: 5 ft.
- (5) Maximum height: 20 ft.

J. Accessory common building requirements.

- (1) Maximum height.
 - (a) Community or management building: 28 ft.
 - (b) Maintenance building: 24 ft.
 - (c) All other buildings: 15 ft.

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- K. Interior streets and parking area requirements. The following requirements shall apply to any interior street, whether public or private, and parking areas.
- (1) In the Townhouse Residential Zone, if a public or private r.o.w. or cartway with a similar function is located adjacent to Block 7.04, Lots 19.07 and 19.08, with no intervening residential buildings, an access easement shall be provided to those lots allowing access to such public or private r.o.w. provided that an equal sharing of the costs of maintenance is agreed to by the beneficial owners and that the use is residential. Locations where no access is required shall be suitably landscaped to screen the street or alley from the tract perimeter.
 - (2) Parking lot requirements:
 - (a) Parking lots shall be no closer than 10 feet to the tract perimeter. Parking lots along the perimeter of a tract shall be screened from public view by dense landscaping.
 - (b) Parking requirements shall be as calculated in accordance with N.J.A.C. 5:21-4.14 unless approved by the Planning Board as a de minimis exception to the Residential Site Improvement Standards.
 - (c) Standard parking spaces shall be 9'x18' in dimension. Barrier free spaces shall conform to N.J.A.C. 5:21. Construction specifications shall be as required by Borough standard.
- L. Required Covenants. Appropriate covenants limiting outdoor storage shall be proposed by the applicant and approved as determined by the Planning Board in the course of general development plan, site plan, or subdivision approval process.
- M. Community building. When a community building for the common use of residents is proposed, it shall conform to the following criteria:
- (1) The community building shall contain a minimum floor area equal to or greater than 15 square feet per dwelling within the development.
 - (2) Parking for the community building shall equal one space for each 250 square feet of floor area.
 - (3) The community building shall be open for occupancy and use prior to the issuance of more than half of the total certificates of occupancy for dwelling units within the development.
 - (4) The community building may be used as a sales office until 90% of the total certificates of occupancy to be issued have been issued.
- N. Facilities for pedestrians and bicyclists.

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- (1) Pedestrian sidewalks shall be provided throughout the development, interconnecting all units with community facilities and active open space and in such locations, including entrances and exits, where normal pedestrian traffic will occur with specific attention paid to connecting the internal system to street sidewalks and the Silver Lake path.
 - (2) Provision of dual use pedestrian and bicyclist pathways shall be developed in accordance with the streetscape standards and bicycle system of the Borough. The development shall be designed to connect to any existing or planned pedestrian path system as depicted on the Borough bikeway system map. The dual use pathways shall be separated from the curb, or in the absence of a curb, the edge of cartway, by a minimum of five (5) feet.
 - (3) Bike racks shall be provided where there are 24 or more units in a building or group of buildings that create a concentration of dwelling units.
- O. Open space requirements. Open space within an R-TH district development shall be designed and located according to the following standards:
- (1) Open space should be contiguous wherever possible. Open space should be arranged in the layout of the development to preserve the natural features of the site to the extent feasible.
 - (2) Open space should be designed for passive recreational facilities within easy access and walking distance of all residents and users of the development. The applicant shall designate on the submitted plans area(s) for passive recreation and conservation areas.
 - (3) Open space that forms the edge of Silver Lake shall be retained in its natural state with the exception of pedestrian/bicycle interconnections and necessary stormwater outfall utilities.
- P. Additional site and building requirements.
- (1) The proposed development shall be designed with a unified single architectural scheme consistent with the historical standards of the Borough of Gibbsboro.
 - (2) In order to encourage an attractive building arrangement, variations in the setback or alignment of buildings erected on the same general plane or attached to one another shall be deemed desirable and variation shall be encouraged within the bounds of the stylistic conventions of the Gibbsboro Historic District.
 - (3) All parking areas and walkways shall be illuminated at night in accordance with the Borough's promulgated design standards.

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- Q. Phasing. Any phasing schedule shall be approved by the board of jurisdiction to ensure that the timing of development shall be consistent with the requirements for the provision of infrastructure and supporting municipal services.

- R. Development agreement. The implementation of an approved site plan or subdivision shall be guaranteed by a municipal development agreement between the Borough and the applicant which shall set forth all the conditions of approval and the rights and obligations of both parties with respect to the timing, cost, guaranty and responsibility of on-tract and off-tract improvements necessary for the development and the provision of open space.

Section 2. Zoning Map. The zoning map of the Borough of Gibbsboro shall be revised to apply the R-TH Townhouse Residential district to the following blocks and lots on the tax assessment lots:

<u>Block</u>	<u>Lots</u>
7.04	16.01, 16.05, 16.06, 16.08, 19.01, 19.03 and 19.05
8.01	4 and 5, except for that portion of Lot 5 adjacent to S. Lakeview Drive (a.k.a. Rt. 561), starting at a point 200 feet southwest of the westerly intersection of the rights-of-way of S. Lakeview Drive and S. United States Avenue, perpendicular to the S. United States right-of-way and running to the northwesterly property line of Lot 5 at the edge of Silver lake shall be C-2 Highway Business district.
10	2

Section 3. Continuation. In all other respects, the Zoning Ordinance of the Borough of Gibbsboro shall remain unchanged.

Section 4. Severability. If any portion of this Ordinance is for any reason held to be unconstitutional or invalid by a court of competent jurisdiction, such decision shall not affect the validity of this Ordinance as a whole, or any other part thereof. Any invalidation shall be confined in its operation to the section, paragraph, sentence, clause, phrase, term, or provision or part there of directly involved in the controversy in which such judgment shall have been rendered.

Section 5. Interpretation. If the terms of this Ordinance shall be in conflict with those of another Ordinance of the Code of the Borough of Gibbsboro, then the restriction which imposes the greater limitation shall be enforced.

Section 6. Repealer. All ordinances or parts of ordinances which are inconsistent with the provisions of this Ordinance are hereby repealed to the extent of such inconsistency only.

Section 7. Enactment. This Ordinance shall take effect upon the filing thereof with the Camden County Planning Board after final passage, adoption, and publication by the

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Borough Council of the Borough of Gibbsboro in the manner prescribed by law.

Meeting Open to the Public. No comment from the public. Meeting Closed to the Public.

Motion to approve ordinance Councilman Flynn, Second Councilman MacFerren

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

WHEREAS, the Borough Council of the Borough of Gibbsboro, a municipal corporation in the County of Camden, State of New Jersey, finds that an amendment to the Historic Preservation Ordinance of the Borough of Gibbsboro to add standards for the development and design of townhouses is appropriate given the creation of a new R-TH Townhouse Residential Zone, and will guide the development of property in a manner which will promote the public health, safety, morals, and general welfare as promulgated in *N.J.S.A.* 40:55D-2(a).

WHEREAS, the Planning Board of the Borough of Gibbsboro, County of Camden has adopted a Master Plan providing for the appropriate use and development of lands in the Borough, including within the Borough’s historic district, in a manner which will promote the public health, safety, morals, and general welfare; and

WHEREAS, the Planning Board of the Borough of Gibbsboro has reviewed the additions and amendments to the Historic Preservation Ordinance of the Borough of Gibbsboro and has considered in in relation to the R-TH Townhouse Residential District, has reviewed same and finds that the amendment is consistent with the Master Plan, but nonetheless finds that it represents sound planning for the development and redevelopment of the municipality and favorably recommends this amendment to the Borough Council of the Borough of Gibbsboro.

NOW THEREFORE, BE IT ENACTED and ORDAINED by the Borough Council of the Borough of Gibbsboro, in the County of Camden as follows:

Section 1. §222-8, Review Standards, shall be modified by adding a paragraph “E” entitled, Design Standards for Townhouse Development, as follows:

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E. Design Standards for Townhouse Development.

(1) Site requirements.

- (a) For development within the R-TH residential zone, the Gibbsboro streetscape elements consisting of an 8-foot wide dual use concrete sidewalk with brick border, period lighting, brick walls and piers, fencing, street trees and foundation landscaping, shall be installed along the frontage of S. United States Avenue (both sides), Clementon Road and Haddon Avenue in accordance with the subdivision standards of §358.18.Q. All streetscape elements shall conform to existing Borough standard.
- (b) The entrance to residential buildings shall be at least two feet and no more than six feet higher than the elevation of the sidewalk, or in the absence of a sidewalk the edge of cartway.
- (c) Sidewalks and bikeways internal to the site shall conform to the Borough subdivision standards in §358-18.O.
- (d) Streetlights shall be required along all street frontages whether public or private, alleyways and parking lots conforming to the Borough subdivision standard in §358-18.P or as approved by the Board of Jurisdiction.
- (e) No garage door shall face directly upon an existing street.
- (f) All utilities on the site shall be placed underground, including, but not limited to, public water and sewer, storm water management, electricity, publicly supplied heating and cooling, telephone, television and internet services, and similar utilities for residential development.

(2) Building relationships and forms.

- (a) Developers are required to incorporate good architectural design with respect to scale, proportion, massing and balance of elements. Buildings shall be human scaled and designed to serve both the needs of the buildings' intended users, to create a positive contribution to the public realm and to the surrounding community. The required level of quality of materials and degree of detailing required in a building may vary according to the location of a building, its visibility, prominence in the community, and proximity to pedestrian activity.
- (b) Special consideration. Greater articulation and detail in the architectural design shall be given to buildings on the corners of two intersecting public rights-of-way; or, one public and one private rights-of-way. Of secondary importance is the public view of buildings that form the streetwall along Clementon Road, S. United States Avenue and Marlton Avenue.

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- (c) Orientation. The front facades and primary pedestrian entrances of buildings should generally be oriented to face the public or private street that will have the highest pedestrian use.
- (d) Buildings shall be designed with a base, middle or field and top. The base shall generally be at least at the level of the first floor window sill for primary exterior walls (see, Exterior Walls below). For three story buildings, the base may be the entire first floor. The base on primary exterior walls shall project a minimum of four inches from the field. On secondary exterior walls (also see, Exterior Walls below), the base shall consist of the foundation and a skirting board at least 6 inches in width as a transition to the field of the façade from the foundation. On three story buildings where the base does not extend to the second floor, a transition line shall be introduced in between the first and second floors. The top shall have a cornice consisting of eave, soffit, fascia and/or rake board and shall continue around all sides of the building. The minimum projection from the field shall be 12 inches in depth. The rhythm, patterns, and ratio of solids (walls) and voids (windows and doors) of the buildings should relate to historical proportions for the style of residence being designed.
- (e) No more than two townhouses' primary exterior wall shall be at the same vertical plane. The offset between townhouses shall be a minimum of 2 feet.
- (f) Each townhouse shall incorporate a porch or masonry stoop attached to the façade containing the front entrance door. The porch shall have a minimum dimension of 6 feet in any direction measured to the inside of the railing. A stoop shall have a minimum floor area dimension of 4 feet in any direction.

(3) Exterior Walls

- (a) Primary exterior walls shall be constructed of standard brick (Glen-Gery Sandford or approved equal). Primary exterior walls shall include those facades facing upon an existing or proposed street whether public or private. Secondary exterior walls shall be any other building façade. Secondary facades may consist of cement fiber board, wood siding, insulated vinyl siding with no or faint wood graining at least 0.046 inches in thickness, or stucco, either three-part cementitious stucco or synthetic stucco.
- (b) Cement fiber board, wood siding and vinyl siding shall have a minimum exposure of 4 inches and a maximum exposure of 8 inches.
- (c) Building corners. The brick on primary exterior walls shall be wrapped around any corner onto a secondary exterior wall a minimum width of 16 inches. Any primary exterior wall exposed by an offset shall be brick faced at least up to the level of the soffit. Where two secondary exterior walls meet at an outside corner, a corner board with a minimum width of 6 inches on each façade shall be used unless the field material is stucco or synthetic stucco.

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- (d) Brick coursing. Brick coursing shall be running bond for the field. Window and door headers shall be soldier course or a keystone arch/lintel. Window sills shall be bullnose or standard brick turned sideways to create a rowlock with a minimum slope sufficient to shed water away from the building. Decorative trim brick may be used for the required transition line between the base and field, between the first and second floors of a three story building and to demarcate the soffit.
- (e) Exterior walls shall consist of one or two field materials plus a trim material, excluding the foundation.
- (f) The skirting board, corner boards and soffit on secondary exterior walls are intended to create a frame within which the field material of the secondary exterior wall is placed (not applicable to stucco and synthetic stucco finishes).
- (g) Trim material shall have the appearance of smooth planed wood.
- (h) Colors of the materials shall be limited to a single color for each field material and two for trim material.
- (i) Poured concrete or concrete block foundations shall be permitted on secondary exterior wall facades. Such foundation shall be exposed no more than 12 inches above grade adjacent to hard surfaces and 18 inches for soil surfaces. Foundation that is exposed more than 6 inches shall be painted to match the principal color of that wall.
- (j) Any chimney visible to the naked eye from the exterior of the townhouse shall have a brick facade.

(4) Fenestration

- (a) Windows shall be six lites over six lites double hung with the following exceptions:
 - (i) Clerestory windows may be one or two lites high and at least three wide.
 - (ii) Transom windows shall be no higher than one lite and with at least three lites in width.
 - (iii) Side lights shall be no wider than one lite and at least three lites high.
 - (iv) Accent windows, such as fan windows, shall be exempt from these requirements.
- (b) Windows shall be inset a minimum of 4 inches from an exterior masonry wall and to the degree feasible from other wall materials.
- (c) Exaggerated wood grain-look casing shall be avoided.

(5) Entranceways and porches.

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- (a) Front door entrances shall be the most prominent element when present in the primary exterior wall.
 - (b) The entrance door shall be proportionately related to the heights of the windows and the spacing between the door and window.
 - (c) Front doors shall be a rail and stile design with inset panels. If fenestration is desired, it shall be inserted between the rail and stile. Crossbuck designs shall be avoided.
 - (d) Other exterior doors shall match the rail and stile pattern of the front door but are not required to match any lites within the door.
 - (e) Double front doors shall be avoided. Where added width is desired, the preferred alternative is the use of side lites.
 - (f) Railings and porch posts should be the same style as the porch railings and posts if the two design elements occur on the same exterior façade.
 - (g) Railings and porch posts on the stoop should be the same style as porch railing and posts if the two design elements occur on the same exterior façade.
 - (h) Porch posts shall be wider than the railings attached to them. Porches shall have handrail and vertical balusters connected between posts except where they would impede access. Handrail and balusters shall be milled or formed for that purpose and proportional to the size of the porch posts. Porch posts should be in line with the architrave of the entranceway. Porch floors shall be wood or composite wood. The width of the porch floor planking shall be no greater than 6 inches.
- (6) Roofs
- (a) The style of roofs shall be gable.
 - (b) Roof materials shall be slate, synthetic slate, or dimensional asphalt shingle.
 - (c) The roof pitch shall be no less than 6 in 12 (ratio of rise to run).
 - (d) All penetrations, including but not limited to plumbing vents, exhaust vents, pipes, and flues, shall be located on the least visible side to the extent feasible and painted to match the sloped roof, excepting chimneys.
- (7) Fences
- (a) Fences shall be permitted between lots and in the side yards or secondary front yards of corner lots facing on a private street, alley or parking lot.
 - (b) Fences between lots shall be a minimum height of 4 feet and a maximum height of 6 feet. For any fence in excess of 4 feet in height, the top one foot shall be pickets, lattice work or similar semi-open fencing and the lower portion shall be solid. Any

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fence facing a public or private street shall be no greater than 4 feet in height and shall be at least 25% open.

- (c) No fence shall be located in a clear sight distance triangle.
- (d) Fence materials shall be as approved by the Board of Jurisdiction during the application review process.
- (e) Gates in fences shall be constructed of the same material as the fence.

(8) HVAC Equipment

- (a) No HVAC equipment shall be inserted through an exterior wall or window, excepting intake and exhaust ventilation, and connections between exterior air compressors and heat pumps or similar equipment to interior equipment.
- (b) No HVAC equipment shall be roof mounted, except for on a garage roof.
- (c) All HVAC equipment shall be screened from public view by fencing, landscaping or building.

Section 3. Continuation. In all other respects, the Code of the Borough of Gibbsboro shall remain unchanged.

Section 4. Severability. If any portion of this Ordinance is for any reason held to be unconstitutional or invalid by a court of competent jurisdiction, such decision shall not affect the validity of this Ordinance as a whole, or any other part thereof. Any invalidation shall be confined in its operation to the section, paragraph, sentence, clause, phrase, term, or provision or part there of directly involved in the controversy in which such judgment shall have been rendered.

Section 5. Interpretation. If the terms of this Ordinance shall be in conflict with those of another Ordinance of the Code of the Borough of Gibbsboro, then the restriction which imposes the greater limitation shall be enforced.

Section 6. Repealer. All ordinances or parts of ordinances which are inconsistent with the provisions of this Ordinance are hereby repealed to the extent of such inconsistency only.

Section 7. Enactment. This Ordinance shall take effect upon the filing thereof with the Camden County Planning Board after final passage, adoption, and publication by the Borough Council of the Borough of Gibbsboro in the manner prescribed by law.

Meeting Open to the Public

Ann Braddock, 72 Haddon Avenue. Mrs. Braddock asked for clarification of the ordinance for the townhouses in a Historic District. The ordinance will allow the Planning Board to impose

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what the townhouses will look like as far as brick, lighting, style, etc.

Meeting Closed to the Public.

Motion to approve ordinance Councilman MacFerren, Second Councilman Flynn

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

MAYOR CAMPBELL RESUMED THE CHAIR

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

BE IT ORDAINED BY THE BOROUGH COUNCIL OF THE BOROUGH OF GIBBSBORO, IN THE COUNTY OF CAMDEN, NEW JERSEY AS FOLLOWS:

SECTION I

\$25,000 through a grant from the Camden County Recreation, Open Space and Historic Trust Fund for the Gibbsboro Bikeway Extension from Blueberry Hill to United States Avenue Phase 2 for the Gibbsboro Bikeway system within the Borough of Gibbsboro and the preliminary engineering studies, design, inspection and associated costs for the Borough of Gibbsboro, in the County Camden, New Jersey.

SECTION II

The capital budget of the Borough of Gibbsboro conforms to the provisions of this ordinance to the extent of any inconsistency herewith. The resolution in the form promulgated by the Local Finance Board showing full detail of the capital budget and capital program as approved by the Director of the Division of Local Government Service is on file with the Clerk and is available for the public inspection.

For the financing of said improvements or purposes and to meet said \$100,000 appropriation not provided by application hereunder of said down payment of \$5,000 and the acceptance of aid in the amount of \$25,000, negotiable bonds or notes are hereby authorized to be issued in the principal amount of \$9,500 pursuant to the Local Bond Law of New Jersey. In anticipation of the issuance of said bonds, and to temporarily finance said improvements or purposes, negotiable notes in a principal amount equal to said principal amount of bonds are hereby authorized to be issued pursuant to and within the limitations prescribed by said law.

SECTION III

(A) The improvement hereby authorized and the purpose for the financing of which said obligations are to be issued is the Gibbsboro Bikeway Extension from Blueberry Hill to United States Avenue for the Gibbsboro Bikeway system and the preliminary engineering studies, design and inspection of the restoration.

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- (B) The estimated maximum amount of bonds or notes to be issued for said purposes is as stated in Section II.
- (C) The estimated cost of said purpose is equal to the amount of the appropriation herein made therefor, the excess thereof over the said estimated maximum amount of bonds or notes to be issued therefor being the amount of said down payment for said purposes.

SECTION IV

The following additional matters are hereby determined, declared, recited and stated:

- (A) The said purposes described in Section III of this Bond Ordinance are not current expenses and are properties or improvements which the Borough may lawfully acquire or make as a general improvement, and no part of the cost hereof has been or shall be specially assessed on property specially benefited thereby.
- (B) The period of usefulness of said purposes within the limitations of said Local Bond Law, according to the reasonable life thereof computed from the date of the said bonds authorized by this Bond Ordinance is fifteen years (15).
- (C) The Supplemental Debt Statement required by said Law has been duly made and filed in the office of the Borough Clerk and a complete executed duplicate thereof has been filed in the office of the Director of the Division of Local Government Services in the Department of Community Affairs of the State of New Jersey, and such statement shows that the gross debt of the Borough as defined in said Law is increased by the authorization of the bonds and notes provided for in this Bond Ordinance and said obligation authorized will be within all debt limitations prescribed by said Law.
- (D) An aggregate amount not exceeding \$5,000 for the items of expense listed in and permitted under Section 40A:2-20 of said Law may be included as part of the cost of said improvement and is included in the foregoing estimate thereof.

SECTION V

The Borough Council of the Borough of Gibbsboro is hereby authorized to apply and receive funding under a grant from the Camden County Recreation, Open Space and Historic Trust Fund. Any funds obtained thereunder may be applied to the \$100,000 appropriation provided for in Section I hereof.

SECTION VI

The full faith and credit of Gibbsboro Borough are hereby pledged to the punctual payment of the principal and interest on the said obligations authorized by this Bond Ordinance. Said obligations shall be direct, unlimited obligations of the Borough, and the Borough shall be obligated to levy ad valorem taxes upon all of the taxable property within the Borough for payment of said obligations and interest thereon without limitations of rate or amount.

SECTION VII

The Capital Budget is hereby amended to conform with the provisions of this Ordinance to the extent of any inconsistencies therewith and Resolutions promulgated by the Local Finance Board showing full detail of the amended Capital Budget and Capital Program as provided by the Division of Local Government Services, as on file with the Borough Clerk and is available for public inspection.

SECTION VIII

The Borough reasonably expects to reimburse itself from proceeds of the obligations authorized by this Ordinance for capital expenditures with respect to the projects initially paid for from current or other available funds of the Borough. This constitutes a declaration of "official intent" within the meaning of Treasury Regulations 1.103-18. The Borough hereby certifies that this declaration is

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reasonable on the date hereof in that:

- (A) It is consistent with the budgetary and financial circumstances of the Borough,
- (B) No funds (other than the proceeds of the obligations authorized by this Ordinance) are, or are reasonably expected to be, reserved, allocated on a long term basis, or otherwise set aside by the Borough pursuant to its budget and financial policies with respect to the capital expenditures to be reimbursed, and
- (C) The Borough does not have a pattern of failing to reimburse itself for capital expenditures actually paid and for which an official intent was declared, other than due to unforeseeable extraordinary circumstances beyond the Borough's control. The Borough acknowledges that in order to reimburse itself for capital expenditures incurred with respect to the projects, the obligations authorized by this Ordinance must be initially issued not later than one year after the later of the date the relevant capital expenditure is initially paid or the date the relevant capital improvement is placed into service.

SECTION IX

This Bond Ordinance shall take effect twenty (20) days after the first publication thereof after final adoption as provided by said Local Bond Law.

Meeting Open to the Public. No voice from the public. Meeting Closed to the Public.

Motion to approve ordinance Councilman Bonsall, Second Councilman Flynn

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

MEETING OPEN TO THE PUBLIC FOR COMMENT ON PENDING RESOLUTIONS

No comment from the public.

CLOSED TO THE PUBLIC

RESOLUTIONS:

2017-10-123 RESOLUTION REQUESTING THE WAIVER OF FEES FOR A ZONING PERMIT SUBMITTED BY GIBBSBORO ELEMENTARY SCHOOL

WHEREAS, The Zoning Department for Borough of Gibbsboro has received a request from Gibbsboro Elementary School for the waiver of the zoning permit fee for the property located at 37 Kirkwood Road, Gibbsboro, NJ 08026; and

WHEREAS, the aforementioned zoning permit fee is for the installation of new split rail fencing, the applicant is replacing pre-existing split rail fencing; and

WHEREAS, the fee set forth in the borough code, requires \$25.00; and

WHEREAS, the zoning officer has carefully considered the request and has decided that it would be appropriate to waive the zoning permit fee in the amount of \$25.00; and

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WHEREAS, the zoning officer requests that the Gibbsboro Mayor and Council waive the fees as outlined above.

NOW, THEREFORE BE IT RESOLVED, by this zoning officer, Borough of Gibbsboro that the permit fee for Gibbsboro Elementary School, 37 Kirkwood Road, in the amount of \$25.00 shall be waived; and

BE IT FURTHER RESOLVED that the Borough of Gibbsboro is hereby authorized to distribute a copy of this resolution to the zoning officer and to the Gibbsboro Elementary School.

2017-10-124 RESOLUTION APPROVING ON-PREMISES RL 2017-32 BASKET RAFFLE, RL2017-33 50/50 RAFFLE AND RL2017-34 AUCTION RAFFLE FOR 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 an application for an On-Premise Raffle GAMES go has been submitted to the Borough of Gibbsboro by Church Of the Good Shepherd, Berlin, NJ for their event to be held on November 10, 2017 at the American Legion and

BE IT RESOLVED by the Mayor and Council that Licenses RL2017-32, RL2017-33 and RL2017-34 is hereby granted to Church of the Good Shepherd; and

BE IT FURTHER RESOLVED that said license are for the benefit to cover capital fund expenses.

2017-10-125 RESOLUTION APPROVING ON-PREMISES RL 2017-35 ON-PREMISE CHINESE AUCTION FOR VOORHEES THEATRE COMPANY

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 the Voorhees Theatre Company for their event to be held on November 18, 2017 at the American Legion and

BE IT RESOLVED by the Mayor and Council that Licenses RL2017-35, is hereby granted; and

BE IT FURTHER RESOLVED that said proceeds to help defray the cost of our shows such as costumes and licensing.

Motion to approve Resolutions Councilman Bonsall, Second Councilman Flynn

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

MINUTES:

Motion to dispense reading and approve minutes of 9/13/17 Councilman Bonsall, Second

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Councilman Flynn

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

Councilman Bonsall reported that the Planning Board heard an application regarding Pro-Turf. The application was declared incomplete. The Planning Board had a discussion on the Super Jet project and a proposal was submitted to the Borough Planner. The Board concurred that the proposal may be acceptable and the applicant will submit an application to the Board. Public Works had a company power wash the senior building and the Borough Hall. Wally will not be assisting this year with the leaf collection because of his shoulder. The new Toro 2 seater equipment may be used to drive residents, especially seniors, around the bikeways.

PUBLIC EVENTS

COUNCILMAN BROWN

Councilman Brown reported that the Halloween parade is set for Saturday, October 28th at 2:00 p.m. If anyone would like to assist, please arrive at 1:00 p.m.

POLICE/LIBRARY

COUNCILMAN CROGHAN

Councilman Croghan was absent. No report.

TRASH & RECYCLING/HEALTH

COUNCILMAN DETERDING

Councilman Deterding was absent. No report.

RECREATION/L&I

COUNCILMAN MACFERREN

Councilman MacFerren reported that L&I collected \$263 in permits. The value of construction was \$17,300.

INSURANCE/ENVIRONMENTAL

COUNCILMAN FLYNN

Councilman Flynn reported no insurance claims for September. The Environmental Commission discussed cleaning up the bikeways and they are looking for volunteers. However, the contractor working on the bike path cleaned up debris that has been there for years. Work has begun on the "Friends of Blueberry Hill" in conjunction with the Green Team and the Community Garden. Ed Madden did a great job in preparing the statement. The Community

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Garden met with the FAA. There is a problem with the fence that the community garden installed and Homeland Security has suggested moving the fence as it is in the FAA's area. Engineer Fusco will determine exactly where the property lines are located.

MAYOR'S REPORT

MAYOR CAMPBELL

Mayor Campbell reported that Sherwin Williams has been doing a lot of additional sampling on Clementon Road, the dump site by the Wawa. They finalized their decision on the remediation on the U.S. Avenue burn site. They ignored the Borough's comments and one of the environmental groups that wrote an editorial opposing the clean-up and Sherwin Williams will leave contamination under the ground. They relied on the state saying that they endorse the plan except that if the property owner would not allow a deed notice to be put on the property. The Borough is the perspective property owner. The Borough stated that we would not accept the deed notice. Therefore, the state doesn't concur. It is being researched. The DEP, Division of dam safety reviewed the application for Clement Lake for both the dam and dredging the lake. They are recommending that the Borough be funded.

The RFP for the Wood's property has been sent out and at the next council meeting an appraiser should be selected.

The new bikeway is under construction. Voorhees has finished some bikeway. They extended the work that the Planning Board required within Voorhees along Old Egg Harbor Road and extended it to Centennial Blvd.

The Camden County Open Space has recommended to the Freeholder Board that the Borough receive \$50,000 for the third phase of windows at the Lucas House.

The application to put the Lucas House on the Federal Register has been submitted and is under review by the Federal government. Rutgers will be at the Lucas House on 11/14/17. The class is doing a case study on the house.

The Mayor met with New Jersey American Water and Greg's office followed up. They are going to finish overlaying both ends of Farwood Road. They will do curb to curb.

The Mayor met with Atlantic City Electric on 10/6/17 and they were admonished about the butchering of trees that they have been doing in Town.

The Heritage Village sign will be installed on 10/23/17.

The state has had a lot of feedback on the tax maps. The Borough has requested and it has been granted that the revaluation will be deferred until 2018 and effective in 2019.

The Planning Board heard an application for a Certificate of Appropriateness for an existing residential house. When the Historic Preservation Commission started, the intent was to not charge resident homeowners for application fee and escrows.

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	Absent
	Councilman Flynn	Aye	Councilman MacFerren	Aye

CORRESPONDENCE:

TO: Julie Nace, Remedial Project Manager, US EPA dated 8/18/17

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FROM: Mayor Ed Campbell
RE: Public Comments on Proposed Plan for the United States Avenue Site
ACTION: FYI
TO: Mayor Campbell dated 9/18/17
FROM: Kevin S. Watson – New Jersey American Water
RE: New Jersey American Water Seeks New Rates
ACTION: FYI

NEW BUSINESS:

1. USE OF GIBBSBORO MUNICIPAL FACILITIES

Applicant: Darrell Madia, Race Director –Sons of the American Legion
FACILITY: Pole Hill Park
Date of Event: Sunday, November 12, 2017
Fee & Bond Paid: Request Waiver

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

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

INFORMATIONAL:

1. Next Regular Council meeting is 11/8/17
2. Election Day is 11/7/17
3. Halloween Parade is 10/28/17
4. 1St leaf collection will begin Monday, November 6th

MEETING OPEN TO THE PUBLIC

Ann Braddock, 72 Haddon Avenue. Mrs. Braddock said both new trash cans were taken by the trash men and she is not getting any information from Gold Medal.

Mike Kelly, Emergency Management Coordinator, reminder that the quarterly Safety Meeting is 10/24/17 at 7:00 p.m.

CLOSED TO THE PUBLIC

MOTION TO ADJOURN AT 7:45 P.M. COUNCILMAN BONSALL, SECOND COUNCILMAN BROWN

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

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Anne D. Levy, RMC
Borough Clerk

Edward G. Campbell, III
Mayor

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