

**BOROUGH COUNCIL MEETING MINUTES  
OCTOBER 12, 2016**

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

**Pledge of Allegiance**

**Moment of Silence for John Sweeney, Sr.**

**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 John Croghan  
Councilman Fred Deterding  
Councilman Jack Flynn  
Councilman Michael MacFerren

Absent:  
None

Professionals: John P. Jehl, Borough Solicitor

Gregory Fusco, Borough Engineer

**VOUCHERS:**

Motion to dispense reading and approve vouchers in the amount of **\$243,623.67**  
Councilman Bonsall, Second Councilman Flynn

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

**ORDINANCES:**

**FIRST READING:**

2016-08 BOND ORDINANCE PROVIDING AN APPROPRIATION OF \$120,000 FOR THE PURCHASE OF PUBLIC WORKS TRUCK, FRONT END LOADER AND UTILITY MACHINE BY THE BOROUGH OF GIBBSBORO, IN THE COUNTY OF CAMDEN, NEW JERSEY AND AUTHORIZING THE ISSUANCE OF \$114,000 IN BONDS OR NOTES AND \$6,000 DOWN PAYMENT FOR FINANCING THE APPROPRIATION

Motion to approve ordinance Councilman Bonsall, Second Councilman MacFerren

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

**SECOND READING:**

2016-07 A BOND ORDINANCE OF THE BOROUGH OF GIBBSBORO APPROPRIATING \$65,000 FOR THE GIBBSBORO BIKEWAY EXTENSION FROM BLUEBERRY HILL TO UNITED STATES AVENUE AND AMENITIES FOR THE GIBBSBORO BIKEWAY SYSTEM AND AUTHORIZING THE ISSUANCE OF BONDS AND/OR NOTES IN THE AMOUNT OF \$14,250 AND \$750 DOWN PAYMENT AND THE ACCEPTANCE OF A GRANT FROM THE CAMDEN COUNTY RECREATION, OPEN SPACE AND HISTORIC TRUST FUND IN THE AMOUNT OF \$50,000

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

**SECTION I**

\$50,000 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 and Amenities 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 \$65,000 appropriation not provided by application hereunder of said down payment of \$750 and the acceptance of aid in the amount of \$50,000, 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 and Amenities for the Gibbsboro Bikeway system and the preliminary engineering studies, design and inspection of the restoration.
- (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 \$65,000 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 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.

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Edward G. Campbell, III  
Mayor

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Anne D. Levy, RMC  
Borough Clerk

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

Motion to approve ordinance Councilman MacFerren, Second Councilman Bonsall

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

2016-10-115 RESOLUTION AUTHORIZING THE MAYOR TO EXECUTE AGREEMENTS OF SALE FOR BLOCK 8.03, LOTS 6.06 AND 6.10 IN 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 Agreements of Sale for following properties:

1. Block 8.03, Lots 6,06 and 6.10 also known as 65 United States Avenue; Owners of Record: Mr. and Mrs. Schwarz;

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Edward G. Campbell, III  
Mayor

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Anne D. Levy  
Borough Clerk

2016-10-116 RESOLUTION REQUESTING THE NEW JERSEY DEPARTMENT OF TRANSPORTATION PRESERVE THE HUGG-HARRISON-GLOVER HOUSE, 515 WEST BROWNING ROAD, BELLMAWR, CAMDEN COUNTY, NEW JERSEY

WHEREAS, the Hugg-Harrison-Glover House was the home of Williams Harrison, Captain of the Gloucester Town Militia Company, 2<sup>nd</sup> Battalion, Gloucester County Militia; and

WHEREAS, Captain Harrison's lands stretched from the King's Highway to the south of West Browning road; and

WHEREAS, 22 October 1777, Hessian soldiers marching to attack Fort Mercer at Red Bank bypassed a militia-dismantled bridge by crossing Little Timber Creek on Captain Harrison's mill dam; and

WHEREAS, Captain Harrison fought in the Battle Gloucester (also known as the Battle of Haddonfield Road), 25 November 1777, under the Marquis de Lafayette; and

WHEREAS, the Battle of Gloucester was partially fought on Captain Harrison's land; and

WHEREAS, the Hugg-Harrison-Glover House is an architecturally significant 18<sup>th</sup> century dwelling with a two-story addition dated 1764; and

- Was investigated in 1937 by the Historic American Building Survey (NJ-380)
- Has been found eligible for the National Register of Historic places

WHEREAS, Captain Harrison's dwelling is thought to be the only surviving Camden County home of a Revolutionary War Officer; and

WHEREAS, the residents of Bellmawr desire to have the Hugg-Harrison-Glover House preserved as a monument to our Revolutionary War heritage; and

WHEREAS, the NJ Department of Transportation can preserve the Hugg-Harrison-Glover House by moving the house.

THEREFORE, BE IT RESOLVED, this 12<sup>th</sup> day of October, that on behalf of the Governing Body and Citizens of Gibbsboro, Mayor Edward G. Campbell, III write letter expressing our concern to:

Richard T. Hammer, Acting Commissioner, NJDOT, PO Box 600, Trenton, NJ 08625 and  
Congressman Donald Norcross, 1531 Longworth House Office Bldg., Washington, DC 201515 and 10  
Melrose Avenue, Suite 210, Cherry Hill, NJ 08002.

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Edward G. Campbell, III  
Mayor

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Anne D. Levy, RMC  
Borough Clerk

2016-10-117 RESOLUTION AUTHORIZING THE MAYOR TO EXECUTE AN SHARED SERVICES AGREEMENT WITH THE TOWNSHIP OF VOORHEES REGARDING THE COLLECTION OF LEAVES FOR THE BOROUGH OF GIBBSBORO

NOW, THEREFORE, BE IT RESOLVED by the Mayor and Borough Council of the Borough of Gibbsboro, County of Camden and State of New Jersey, that the Mayor is hereby authorized to execute a Shared Services Agreement with the Township of Voorhees regarding the collection of leaves for the Borough of Gibbsboro.

BE IT FURTHER RESOLVED that this agreement shall become null and void on December 31, 2018.

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Edward G. Campbell, III  
Mayor

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Anne D. Levy, RMC  
Borough Clerk

2016-10-118 RESOLUTION OF THE BOROUGH OF GIBBSBORO, CAMDEN COUNTY ENDORSING THE APPLICATION FOR THE NEW JERSEY DEPARTMENT OF TRANSPORTATION – TRANSPORTATION ALTERNATIVES PROGRAM (TAP)

WHEREAS, Gibbsboro Borough, Camden County, New Jersey is participating with the Township of Voorhees in the preparation of grant application to the State of New Jersey Department of Transportation – Transportation Alternatives Program (TAP); and

WHEREAS, the Township of Voorhees will be the lead agency for the submission of the grant application in the preparation of grant application; and

WHEREAS, the Borough of Gibbsboro is proposing streetscape improvements along sections of Haddonfield-Berlin Road and Kirkwood Road to increase bicycle and pedestrian use and safety, improve economic development opportunities, enhance the aesthetic and environmental qualities of this major gateway and historic area and improve access to and within this area which is an important transportation corridor within the Borough of Gibbsboro and the Township of Voorhees; and

WHEREAS, assistance from the TAP program will enhance the transportation experience for residents and visitors, bolster the economy of the Borough of Gibbsboro and Township of Voorhees and improve the overall quality of life for residents who travel through the area; and

WHEREAS, Gibbsboro Borough, Camden County, New Jersey is committed to continual

ownership and maintenance of the project throughout its useful life; and

WHEREAS, in order to enhance the project’s construction readiness, Gibbsboro Borough, along with the Township of Voorhees, Camden County, New Jersey will be responsible for all engineering design and inspection fees associated with the project;

NOW, THEREFORE, BE IT RESOLVED by the Mayor and Borough Council that the Borough of Gibbsboro fully supports and endorses the project and the above mentioned grant application to the State of New Jersey Department of Transportation TAP program.

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Edward G. Campbell, III  
Mayor

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Anne D. Levy, RMC  
Borough Clerk

Motion to approve Resolutions Councilman MacFerren, Second Councilman Flynn

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

**MINUTES:** None

**REPORT OF MUNICIPAL OFFICERS:**

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

**COUNCIL COMMITTEE REPORTS:**

**PLANNING BOARD/PUBLIC WORKS**

**COUNCILMAN BONSALL**

Councilman Bonsall reported that the planning board granted a variance for a deck. The Superjet project is on-going. The items on the Loss Control report have been completed.

**PUBLIC EVENTS**

**COUNCILMAN BROWN**

Councilman Brown reported that the Halloween parade will be held on October 22nd. Deterding Market was thanked for their donation of water and drinks for the event.

**POLICE/LIBRARY**

**COUNCILMAN CROGHAN**

Councilman Croghan reported that a meeting will be scheduled with the police chief to discuss hiring police officers. The library is going good and two new members have been added.

TRASH & RECYCLING/HEALTH

COUNCILMAN DETERDING

Councilman Deterding reported that for September trash was 75 tons and recycling was 20.5 and a \$202 rebate was received.

RECREATION/L&I

COUNCILMAN MACFERREN

Councilman MacFerren reported that the end of the baseball season is near. Regarding L&I there were 17 permits issued and the value of construction was \$58,783 and fees collected were \$1,608.

INSURANCE/ENVIRONMENTAL

COUNCILMAN FLYNN

Councilman Flynn reported no insurance claims were field for September. The Green Team will be meeting with the Community Garden. PW cleared the access roads of sod. 50 yards of topsoil was spread. A 8x12 storage shed has been ordered. Three water hydrants have been ordered. On 10/23/16 a gourd and pumpkin picked will be held for the children.

MAYOR’S REPORT

MAYOR CAMPBELL

Mayor Campbell reported that the transportation trust fund will now be funded as the legislature and the governor have reached an agreement. The gas tax is going up and will be one of the highest in the country. Funds for road aid should be available. Clementon Road, Kirkwood Road and Farwood Road should begin shortly.

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	Aye	Councilman Deterding	Aye
	Councilman Flynn	Aye	Councilman MacFerren	Aye

**CORRESPONDENCE:**

TO: Mayor Edward G. Campbell, III dated 10/3/16  
 FROM: Dale L. Glinske, Court Administrator  
 RE: Compensation for Extra Courts in 2017  
 ACTION: Additional courts for 2017 are anticipated for the backlog.

**OLD BUSINESS:** None

**NEW BUSINESS:**

1. SEWER OPERATOR

Quotes received for Sewer Operator:

- a. James Stevenson \$ 500/Month Plus \$50/Hour for emergencies
- b. Charles J. Riebel \$2,402/Month Plus \$110/Hour for emergencies



- c. Greg Ruggeri                      No Bid
- d. David Kennedy                    No bid

Motion to award contract to James Stevenson, a licensed sewer operator, at \$500/Month, charged to Sewer Operating, contingent upon certification of availability of funds from CFO Councilman Bonsall, Second Councilman Flynn

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

2. SOUTHERN PINE BEETLE INFESTATION INSPECTION

- a. Quote to inspect for Southern Pine Beetle Infestation from Robert R. Williams, Pine Creek Forestry LLC

Arborist Robert Williams will inspect the dead pine trees for the Southern Pine Beetle.

3. BEST PRACTICES CY 2016

Council reviewed the best practices for 2016 promulgated by the State of New Jersey.

4. RESIDENTIAL PROPERTY REMEDIATION – ZONING/PERMITS

This item refers to the Super Fund clean-up on Clementon Road from the cemetery to the last property before Foster Avenue. Mayor Campbell had discussions with Sherwin Williams and Construction Official Bernie Shepherd. In general, soil is being removed and in some areas removing structures under the direction of EPA. They are not required to apply for permits from the town. Permit fees should not be charged as it is in the public’s interest to do this work.

Motion authorizing a letter to the construction office and Sherwin Williams that for the eight properties involved in the clean-up, the construction office should review the work before and after conditions – Councilman MacFerren, Second Councilman Croghan.

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

5. FIRE AT 76 E. CLEMENTON ROAD

Mayor Campbell commented that there was a fire on West Clementon Road. Ultimately, disposition of the building needs to be addressed. The Council prosecutor is almost finished with the investigation. The construction office should inspect the building and issue a

recommendation that most likely the building should be demolished within 2 weeks by the property owner.

Motion to authorize the Borough, if it becomes necessary, to solicit quotes to demolish the building in accordance with the recommendation of the construction office – Councilman Bonsall, Second Councilman Flynn

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

6. SUPERFUND – ROUTE 561 DUMP SITE

The EPA has evaluated all the comments and finalized their plan to exactly what they proposed. Residents, Camden County and Borough supplied comments. EPA will leave approximately 20,000 cubic yards of contaminated soil under the Wawa, and the road. There is no formal appeal process. The Mayor asked EPA, once the property is “cleaned up” what is the status of the property? Is it still in the data base as a brownfield or a super fund site? If you live within a half mile of the site, it will have to be disclosed on a real estate transaction. The Mayor will work with our Solicitor and the County to determine the Borough’s options.

7. CASTNER PROPERTY – 561 NEXT TO APPLE AUTO

Mayor Campbell explained that the property is a narrow lot 75x575 next to Apple Auto on Route 561. Mrs. Castner is interested in settling her property. It is potentially interesting for the Borough as the back of the property is adjacent to open space. Mayor Campbell asked Council if there is any interest in purchasing the property. It is to be carried under “Old Business”.

8. 1010 OLD EGG HARBOR ROAD, VOORHEES

Old Egg Harbor off Clementon Road toward Eastern High School has a business on the right side of Old Egg Harbor in Voorhees Township and residential on the left side of Old Egg Harbor. There are large trucks going in and out of the road at all times of the day and night and disturbing the residents. An ordinance was passed that limited stopping and parking of trucks overnight on Old Egg Harbor Road. We can do an ordinance that would ban all truck traffic overnight between 7:00 p.m. and 7:00 a.m. Solicitor will prepare an ordinance.

9. USE OF GIBBSBORO MUNICIPAL FACILITIES

Applicant:	Maggie Moy for Gibbsboro School Field Hockey Banquet
FACILITY:	Senior Center
Date of Event:	11/5/16 – 4:00 to 8:00 p.m.
Fee & Bond Paid:	Request Waiver

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

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

**INFORMATIONAL:**

1. Halloween Parade October 22, 2016 at 2:00 p.m.
2. Next regular council meeting November 9, 2016
3. Tree Lighting Ceremony December 6, 2016 at 7:00 p.m.

**MEETING OPEN TO THE PUBLIC**

1. Beverly Kerr, 15 Fennimore; Peggy Mason, 8 Fennimore; Heather Nilan, 3 Fennimore; Elizabeth Dutka, 17 Fennimore. All addressed Council and requested that the trees on their street be removed.

**CLOSED TO THE PUBLIC**

**MOTION TO ADJOURN AT 8:16 P.M. COUNCILMAN BONSALL, SECOND COUNCILMAN BROWN**

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