



The Town Crier

www.gibbsborotownhall.com

Volume 29, Issue 5

Our Thirtieth Year!

October 2016

Edward G. Campbell, III
Mayor

Jerry Bonsall, Council President
Mitch Brown
Jack Croghan
Fred Deterding
John Flynn
Mike MacFerren

Borough Hall Office Hours

Monday – Thursday 9 a.m. – 4 p.m.
Tuesday Eve 5 – 8 p.m.
Friday 9 a.m. - Noon

Halloween Parade
October 22

1:45 p.m. - Borough Hall

Leaf Collection Starts
November 7

Election Day
November 8

American Legion Post 371
6 a.m. – 8 p.m.

Tree Lighting
December 6
7:00 p.m.
Lucas Park



Superfund – Shovels in the Ground!

Just after Labor Day the first Superfund Cleanup began in town for eight residential properties along West Clementon Road between Cedar Grove Cemetery and Foster Avenue. The cleanup is being done by Sherwin Williams under an order from US EPA in accordance with a residential properties cleanup plan that was finalized last year.

The work on West Clementon Road is the first phase of EPA's plan that will involve remediation on about 33 residential properties in Gibbsboro and Voorhees. The soil will be excavated and disposed of at licensed facilities.

Upon completion of the cleanup, each of the property owners will receive a certification from US EPA that their property is clean. Sherwin Williams has contracted with Gibbsboro for the use of local police for traffic control.

More news on the Superfund Sites can be found inside the Town Crier.

Affordable Housing Update

Background

Gibbsboro continues to participate in the process created by the New Jersey Supreme Court to comply with Affordable Housing obligations established under the Fair Housing Act (FHA). We have joined with hundreds of other New Jersey towns to hire experts to develop reports in opposition to those prepared by housing-rights groups. New Jersey Courts are slowly adjudicating issues that will result in the establishment of Affordable Housing Obligations for New Jersey communities and the rules under which municipalities may satisfy their obligations. Towns with approved Housing Plans enjoy protection from Builder's Remedy Lawsuits. Concurrently, Gibbsboro has been defending a Builder's Remedy Lawsuit brought by Brandywine Operating Partnership, the Paintworks ownership.

The Borough previously received approval from the Council on Affordable Housing (COAH) in 1987 for a First Round Housing Plan. In 2005 Gibbsboro received Court approval for its Second Round Housing Plan which included Court protection through December 2015. COAH promulgated Third Round Rules for the development of Housing Plans which Gibbsboro used to prepare a Third Round Plan. However, those rules were invalidated by the Supreme Court. COAH has since become dysfunctional and the Supreme Court ordered the state's Superior Courts to act for COAH and supervise Third Round Municipal Plans in accordance with prior round rules. That process is ongoing with many issues being litigated around the state.

The "GAP" Period

A state appellate panel ruled unanimously on July 11 to overturn a court decision by an Ocean judge that would have required municipalities to include the years between 1999 and 2015 (known as "the GAP") in need calculations, when third round housing rules were not in effect. The Supreme Court has decided to review that decision, leaving the issue of a "GAP" housing requirement unresolved.

Brandywine Operating Partnership v Gibbsboro Litigation

Since November 19, 2014 Gibbsboro has been defending against an Affordable Housing Complaint filed by Brandywine Operating Partnership (Brandywine) to gain Court approval **to build 514 apartments at the Paintworks**, 84 of which would be restricted for low & moderate income families. On April 20 Judge Nan S. Famular ruled in favor of Gibbsboro's Motion for Summary Judgement and **dismissed Brandywine's complaint**. Soon after Judge Famular issued her decision, Brandywine filed a "Motion to Reconsider" citing what it claimed were errors by the Court as well as a recent decision by the Appellate Division in Cranford Development Associates, LLC v Township of Cranford that Brandywine claimed established new and relevant law related to the matter before the Court. On August 25 Judge Famular ruled against Brandywine's motion. Brandywine may appeal the decisions.

Project Freedom

Project Freedom is a non-profit housing advocacy group that is dedicated to providing housing for the disabled. They have successfully constructed housing in partnership with municipalities, mainly in central New Jersey, and were selected by Gibbsboro as a partner to meet our Constitutional Affordable Housing obligation. Project Freedom is to construct 72 housing units on a tract of land on the north side of Lakeview Drive. Those units, bonus credits they will supply, and previous credits from a Regional Contribution Agreement will provide Gibbsboro with approximately 178 credits toward the Borough's cumulative housing obligation. This is expected to satisfy most, if not all, of our cumulative housing obligation and results in minimal impact to the town.



Gibbsboro Remembers September 11, 2001

Above, guest speaker Colonel Gerard R. Gagnon (Retired, 39 Years Army) addresses a large crowd at Post 371 at their annual 9-11 Memorial Service. At left is Mayor Campbell and right is American Legion Post 371 Commander Debra Zygment. Below left, the American Legion Honor Guard stands at attention. Below members of the crowd listen to the speakers. Gibbsboro Police and The Gibbsboro Fire Company participated in the service.

Photos courtesy Butch Johnston, American Legion Riders



Gibbsboro Nabs Camden County Grants

The Camden County Open Space and Recreation Advisory Board has voted to recommend to the Camden County Freeholders that Gibbsboro receive two \$25K grants for bikeway extensions and trail amenities. The Camden County Freeholders have authorized the grants.

In related news, in October the Advisory Committee recommended that Gibbsboro receive an additional \$50K for window restoration at the John Lucas Homestead. That granted is pending Camden County Freeholder approval. Work recently completed on the first phase of window restoration. Windows are removed and as much of the original wood and glass is preserved to maintain the historical character of the building. A Preservation Plan for the building was recently completed by Borough Planner, Clarke, Caton, Hintz of Trenton. The plan was funded via a \$50K grant from the New Jersey Historic Preservation Trust.

Trenton Gas Tax Deal May Unclog Transportation Project Backlog

The centerpiece of the tax package is the gas tax, which will increase by 23 cents a gallon. Combined with an existing 14.5 cent tax, state gas taxes will hit 37.5 cents a gallon. The state will also collect a 7 percent non-motor fuel tax that will bring in about \$31 million a year and a 4 cent per gallon diesel surcharge expected to generate about \$40 million a year, according to the nonpartisan Office of Legislative Services. The hike in the gas tax more than doubles it, from 14.5 cents to 37.5 cents a gallon. It will go from second-lowest in the nation to seventh-highest, though still lower than in neighboring New York and Pennsylvania. The tax package passed 24-14 in the Senate and 45-27 in the Assembly.

So long as Governor Christie acts on the bill within a week, the 23-cent a gallon hike in the gas tax would take effect Nov. 1. Should he wait, it would take effect 15 days after he signs it.

The Transportation Trust Fund construction plan will be funded at \$2 billion a year for the next eight years, up from \$1.6 billion. Including federal matching funds, that means \$4 billion a year in construction spending. It will require \$12 billion in additional borrowing over eight years.

Offsetting Tax Cuts

To offset the rise in the gasoline tax a number of tax cuts are proposed. Among those that will impact large segments of the population:

Retirement Income Tax Cut - A married couple filing their taxes jointly can currently exclude their first \$20,000 in retirement income from state income taxes. That will increase to \$100,000 for joint filers, \$75,000 for individuals and \$50,000 for married couples filing separately over four years.

Veterans' Deduction - The legislation creates an income tax exemption for veterans who were honorably discharged from active service in the military or National Guard.

Sales Tax Reduction - The sales tax would decrease from 7 percent to 6.875 percent on Jan. 1, and then from 6.875 percent to 6.625 percent on Jan. 1, 2018.

Gibbsboro Impact

Locally, four projects have been stalled by an Executive Order issued several months ago by Governor Christie: reconstruction of Farwood Road which has a construction contract awarded, reconstruction of East Clementon Road which is in the design phase, construction of a multi-purpose trail from Eastwick Drive to near the Wawa which is also in the design phase, and reconstruction of Kirkwood Road, a Camden County road. Construction on Farwood Road is expect to start as soon as the Executive Order is rescinded and the contractor can mobilize.

Changes Coming to Lakeview Drive

The Planning Board granted Dr. Laurence Artico, DDS approval to convert the vacant financial building (below) on Lakeview Drive to an orthodontist's office. The approval includes upgrades to the façade, parking and streetscape which enhance the property and the highway business district. The building previously housed several banks and a credit counselling service. The two residential dwellings on the northwest side of the structure are to be demolished within six months as part of the approval.

The Planning Board and Borough Council have also approved the creation of a Redevelopment Area that includes the commercial properties from 91 North Lakeview Drive to near the Voorhees border. The new zone is intended to encourage office or retail development along the highway corridor and provides the town more flexibility to work with property owners and redevelopers.



Halloween Parade
Saturday, October 22
2:00 p.m.



This year's parade will begin at the Borough Hall/Gibbsboro School parking lot. Judging will begin promptly at 1:45 p.m. Prizes will be awarded and refreshments will be served.

In the event of rain prizes and refreshments will be distributed through the Gibbsboro School to school children.

Curfew for Mischief Night and Halloween (October 30 and 31) will be 8:00 p.m.

Trick or Treat hours for Halloween (October 31) will be from
2:00 p.m. to 7:00 p.m.

WEATHER INFO: CALL 783-6655
NO RAIN DATE



Camden County's Home Improvement Program (HIP)

Camden County offers Deferred Payment Loans up to \$20,000 for home improvements and correction of code violations to owners of single family homes who meet certain household size and income limits. For example, families of four with income less than \$63,060 qualify. There is no interest and no monthly payment—when you sell your home, the loan is repaid from proceeds. Call 856-751-2242 for more information.

LEAF COLLECTION



Please place ***unbagged*** leaves curbside. Do not include any other organic material (branches, grass clippings, etc.) or inorganic (plastics, paper, etc.) with the leaf piles.

The first leaf collection will begin ***Monday, November 7.***

A second leaf collection will begin ***Monday, December 12.***

Residents should rake leaves and place curbside beginning November 4th. If leaf collection has already taken place in your area, do not place any additional piles curbside until the second leaf collection is scheduled to begin. The collection truck will not return to your area until then. If you have any questions, please call Borough Hall at 783-6655.



Annual Tree Lighting
Tuesday, December 6 at 7 p.m.

Lucas Park

**Join Hanna Marchewka, Miss
Gibbsboro 2016**

Hot chocolate and cookies will be served at
the Gibbsboro School after the arrival of
Santa at Lucas Park.



FALL CALENDAR OF EVENTS

October				
Saturday	22-Oct	Halloween Parade	1:45 p.m.	Borough Hall
Saturday	22-Oct	Camden County Shredding Event	8:30 a.m. - Noon	Woodcrest PATCO Station Parking Lot
November				
Monday	7-Nov	First Leaf Collection Starts	7:00 a.m.	Town-wide
Monday	7-Nov	Camden County Seasonal Flu Shots *	3:30 pm - 6:30 pm	Voorhees Town Center, Voorhees
Tuesday	8-Nov	Election Day	6:00 a.m. - 8:00 p.m.	American Legion
Tuesday	8-Nov	Gibbsboro Board of Education	7:30 p.m.	Gibbsboro School
Wednesday	9-Nov	Borough Council	7:00 p.m.	Borough Hall
Friday	11-Nov	Veteran's Day - Borough Offices Closed		
Saturday	19-Nov	Fire Company Hoagie Sale	10:00 a.m. - ?	Fire Hall/Truck
Thursday	24-Nov	Thanksgiving Day - Borough Offices Closed		
Friday	25-Nov	Day After Thanksgiving - Borough Offices Closed		
December				
Tuesday	6-Dec	Tree Lighting	7:00 p.m.	Lucas Park
Monday	12-Dec	Final Leaf Collection Starts	7:00 a.m.	Town Wide
Tuesday	13-Dec	Gibbsboro Board of Education	7:30 p.m.	Gibbsboro School
Tuesday	13-Dec	Planning/Zoning/Historic Preservation Board **	7:00 p.m.	Borough Hall
Wednesday	14-Dec	Borough Council	7:00 p.m.	Borough Hall
Saturday	17-Dec	Fire Company Hoagie Sale	10:00 a.m. - ?	Fire Hall/Truck
Saturday	17-Dec	Santa Around Town	4:30 p.m.	
Monday	26-Dec	Christmas Day Observed - Borough Offices Closed		
January				
Monday	2-Jan	New Years Day Observed - Borough Offices Closed		
February				
Tuesday	28-Feb	Last Day to Purchase 2016 Dog/Cat Licenses without Late Fee	8:00 p.m.	Borough Hall

* For more information, contact the Camden County Department of Health and Human Services at 1-800-999-9045.

** Call (856) 783-6655 X105 to verify that there is business for a meeting to be held.

BOROUGH OF
GIBBSBORO
49 KIRKWOOD ROAD
GIBBSBORO, NJ 08026

PRSRT STD
U. S. POSTAGE PAID
CHERRY HILL, NJ
PERMIT NO. 118

LOCAL POSTAL PATRON GIBBSBORO, NJ 08026

EPA Finalizes \$14 Million Superfund Plan to “Cover Up” Pollutants at Route 561 Dump Site Over Local Objections

The U.S. Environmental Protection Agency has finalized a plan to address contaminated soil at the 561 Dump Site. The Site includes the fenced area next to the Wawa Strip Center, the commercial complex that includes the Wawa, Columbo Liquors and adjacent businesses and the land along the stream corridor from Clement Lake to the United States Avenue Burn Site, another Sherwin Williams Superfund Site. The soil and the groundwater beneath the former paint manufacturing site are contaminated with lead, arsenic and volatile organic compounds. Sediment in and near Hilliards Creek are contaminated with lead and arsenic.

The EPA's decision calls for the removal of approximately 23,000 cubic yards of contaminated soil from accessible properties. The plan would leave 14,000 cubic yards of contaminated soil under parking lots and an even larger, unspecified volume of contaminated soil under buildings and roads. The remedy selected by EPA requires deed restrictions on many properties and continued monitoring of the sites in the future. **It is not a cleanup!** EPA did not address how utilities are to maintain lines that are located within the public right of way that will not be addressed by EPA. Gibbsboro has sewer lines located within Lakeview Drive.

The Borough of Gibbsboro, the Gibbsboro Planning and Zoning Board, Camden County, and the Superintendent of Gibbsboro School all submitted comments or resolutions opposed EPA's Plan as insufficient.

The Borough will be considering its response to EPA's decision.

Southern Pine Beetle Infestation Ruled Out

Bob Williams, a consultant hired by Gibbsboro to investigate if the Southern Pine Beetle (SPB) has infected some of our pine forests, has inspected several forested areas of town where infestation was suspected. He does not see an infection of SPB's in our forests. His assessment is that what we are seeing is pine trees that have died and wood peckers, beetles and other insects have entered the dead wood, putting small holes in the trees that appear to be a SPB infection. Our consultant believes that the trees were dying because the ground is being compacted by traffic within our trail system.

Our consultant's primary concern is that the forest is overgrown and needs to be thinned out. He will be issuing a letter of recommendation with possible actions that the Borough can take to mitigate the situation.