

**BOROUGH OF GIBBSBORO  
COUNCIL MEETING MINUTES  
February 9, 2022  
7:00 P.M.**

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

**Pledge of Allegiance**

**Moment of Silence:** Louise White, Harry Johns, Sally Kappeler, Joseph B. Hartmann "Coach", Jeane Troxel, and Theresa Biglin

**Mayor Campbell read the Opening Statement:** "All the notice requirements of the Open Public Meeting Act have been complied with in full."

**ROLL CALL**

Present:

Councilman Mitchell Brown  
Councilman Fred Deterding  
Councilwoman Christine Karsh  
Councilman Michael MacFerren  
Councilman Ronald Rickert

Absent:

Councilman Glenn Werner

Professionals:

John P. Jehl, Solicitor  
Gregory B. Fusco, Engineer

**ORDINANCES FOR FIRST READING**

2022-01      BOND ORDINANCE PROVIDING FOR THE DESIGN, CONSTRUCTION, RECONSTRUCTION AND INSPECTION OF IMPROVEMENTS TO VARIOUS ROADS, SIDEWALKS, AND BIKEWAYS IN THE BOROUGH OF GIBBSBORO, COUNTY OF CAMDEN, AND APPROPRIATING \$450,000.00 AND AUTHORIZING THE ISSUANCE OF BONDS AND/OR NOTES IN THE AMOUNT OF \$199,500.00 AND \$10,500.00 DOWN PAYMENT FROM THE CAPITAL IMPROVEMENT FUND AND THE ACCEPTANCE OF \$240,000.00 FROM THE NEW JERSEY DEPARTMENT OF TRANSPORTATION

Motion to approve for introduction Councilman MacFerren, second Councilman Rickert

Vote: M.B. Aye      F.D. Aye      C.K. Aye      M.M. Aye      R.R. Aye      G.W. Absent

2022-02      BOND ORDINANCE PROVIDING FOR THE DESIGN, CONSTRUCTION, RECONSTRUCTION AND INSPECTION OF IMPROVEMENTS TO VARIOUS STORMWATER AND SANITARY SEWERS, ROADS, AND SIDEWALKS IN THE BOROUGH OF GIBBSBORO, COUNTY OF CAMDEN, AND APPROPRIATING \$367,879.05 AND AUTHORIZING THE ISSUANCE OF BONDS AND/OR NOTES IN THE AMOUNT OF \$142,500.00 AND \$7,500.00 DOWN PAYMENT FROM THE CAPITAL IMPROVEMENT FUND AND THE ACCEPTANCE OF \$217,879.05 FROM THE AMERICAN RESCUE PLAN

Motion to approve for introduction Councilman Brown, second Councilman Rickert

Vote: M.B. Aye F.D. Aye C.K. Aye M.M. Aye R.R. Aye G.W. Absent

2022-03 BOND ORDINANCE APPROPRIATING \$250,000 FOR RENOVATIONS AND IMPROVEMENTS TO PUBLIC BUILDINGS AND GROUNDS AND AUTHORIZING THE ISSUANCE OF BONDS AND/OR NOTES IN THE AMOUNT OF \$237,500 AND \$12,500 DOWN PAYMENT IN THE BOROUGH OF GIBBSBORO

Motion to approve for introduction Councilman MacFerren, second Councilman Brown

Vote: M.B. Aye F.D. Aye C.K. Aye M.M. Aye R.R. Aye G.W. Absent

2022-04 BOND ORDINANCE PROVIDING FOR THE DESIGN, CONSTRUCTION, RECONSTRUCTION AND INSPECTION OF IMPROVEMENTS TO VARIOUS ROADS, TRAFFIC CONTROL DEVICES, SIDEWALKS, AND BIKEWAYS IN THE BOROUGH OF GIBBSBORO, COUNTY OF CAMDEN, AND APPROPRIATING \$200,000.00 AND AUTHORIZING THE ISSUANCE OF BONDS AND/OR NOTES IN THE AMOUNT OF \$118,750.00 AND \$6,250.00 DOWN PAYMENT FROM THE CAPITAL IMPROVEMENT FUND AND THE ACCEPTANCE OF \$75,000.00 FROM THE NEW JERSEY DEPARTMENT OF TRANSPORTATION

Supplemental Debt Statement for Bond Ordinances 2022-01, 2022-02, 2022-03, and 2022-04 received by the Borough Clerk

Motion to approve for introduction Councilman Rickert, second Councilman MacFerren

Vote: M.B. Aye F.D. Aye C.K. Aye M.M. Aye R.R. Aye G.W. Absent

2022-05 ORDINANCE TO EXCEED THE MUNICIPAL BUDGET APPROPRIATION LIMITS AND TO ESTABLISH A CAP BANK – CALENDAR YEAR 2022 (N.J.S.A. 40A: 4-45.14)

Motion to approve for introduction Councilman MacFerren, second Councilman Brown

Vote: M.B. Aye F.D. Aye C.K. Aye M.M. Aye R.R. Aye G.W. Absent

**ORDINANCES FOR SECOND READING**

None

**RESOLUTIONS**

2022-2-46 RESOLUTION ADOPTING A MEMORANDUM OF UNDERSTANDING WITH NEW JERSEY STATE POLICE OFFICE OF EMERGENCY

**MANAGEMENT**

WHEREAS the New Jersey Office of Emergency Management (NJOEM) on behalf of the State of New Jersey is the Grantee receiving funding under the FEMA Public Assistance and/or Hazard Mitigation programs for presidentially declared major disasters; and

WHEREAS the Borough of Gibbsboro wishes to apply for and receive FEMA funding as a Subgrantee.

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 and Borough Clerk are hereby authorized to execute a Memorandum of Understanding with the State of New Jersey and that said MOU shall remain in full force and effect as long as the Borough of Gibbsboro (Subgrantee) has outstanding FEMA grants.

**2022-2-48 RESOLUTION EXTENDING THE CY 2022 BUDGET ADOPTION DEADLINE**

WHEREAS, the Local Finance Board of the Department of Community Affairs (DCA), Division of Local Government Services (DLGS), in accordance with N.J.S.A. 40A:4-5.1, approved at its November 2021 meeting statutory budget deadline revisions pertaining to the introduction and adoption of municipal CY 2022 budgets as well as the submission of the annual financial statement, and

WHEREAS, the Borough of Gibbsboro wishes to extend the budget adoption deadline to April 29, 2022 as permitted in Local Finance Notice LFN 2021-24.

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 deadline for adoption of Borough of Gibbsboro municipal CY 2022 budget is extended to April 29, 2022, the CY 2022 budget shall be introduced and approved by March 31, 2022, and the annual financial statement shall be submitted to the DCA by March 4, 2022.

BE IT FURTHER RESOLVED that the temporary budget may be amended to accommodate the extension of these deadlines.

**2022-2-49 RESOLUTION AMENDING THE 2022 TEMPORARY BUDGET**

WHEREAS, the Chief Financial Officer and the Borough Council find it necessary to increase certain appropriations within the 2022 Temporary Budget to meet the Borough's obligations.

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 Temporary Budget is amended as follows:

LINE ITEM	ORIGINAL APPROPRIATION	AMENDED APPROPRIATION
FINANCIAL ADMINISTRATION OTHER EXPENSES – MISC FINANCE ADMINISTRATION	\$3,150.00	\$4,500.00

REVENUE ADMINISTRATION OTHER EXPENSES – MISC REVENUE ADMINISTRATION	\$1,968.75	\$3,500.00
TAX ASSESSMENT ADMINISTRATION OTHER EXPENSES – MISC TAX ASSESSMENT	\$1,181.25	\$2,000.00
CAPITAL IMPROVEMENT FUND	\$0.00	\$20,000.00
ROUND 21 CAMDEN COUNTY RECREATION ENHANCEMENT GRANT	\$0.00	\$25,000.00
FEDERAL HIGHWAY ADMINISTRATION GRANT TAP-0561(303)	\$0.00	\$488,754.50
NEW JERSEY HISTORIC TRUST GRANT – JOHN LUCAS HOUSE	\$0.00	\$50,000.00

**2022-2-50 RESOLUTION AUTHORIZING OFFERS TO PURCHASE LAND IN A CONDEMNATION REDEVELOPMENT AREA**

WHEREAS, the Lakeview North Redevelopment Area was established, in part, to eliminate blight along North Lakeview Drive and to promote redevelopment that, without government intervention, would be unlikely to occur; and

WHEREAS, the consolidation of parcels within the redevelopment area is necessary to fully realize the Lakeview North Redevelopment Plan dated July 11, 2018; and

WHEREAS, the Borough of Gibbsboro authorized J. McHale & Associates, Inc. to perform appraisals of certain parcels within the Lakeview North Redevelopment Area and those appraisals have been completed.

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 and Borough Clerk are authorized to extend the following offers to purchase properties within the Lakeview North Redevelopment Area:

PROPERTY STREET ADDRESS	BLOCK, LOT(S)	APPRAISED VALUE	OFFER
96 Haddon Avenue	Block 7.01 Lot 4 (PARTIAL)	TBD	
Lakeview Drive	Block 7.01 Lot 1.01	\$15,000.00	
91 Lakeview Drive	Block 7.01 Lots 5.04 & 5.05	\$110,000.00	

BE IT FURTHER RESOLVED, that a copy of the corresponding appraisal shall be included with the offer.

**2022-2-51 RESOLUTION FOR SELF EXAMINATION OF THE 2022 MUNICIPAL BUDGET**

WHEREAS, N.J.S.A. 40A:4-78b has authorized the Local Finance Board to adopt rules that permit municipalities in sound fiscal condition to assume the responsibility, normally granted to the Director of the Division of Local Government Services, of conducting the annual budget examination; and

WHEREAS, N.J.A.C. 5:30-7 was adopted by the Local Finance Board on February 11, 1997; and

WHEREAS, pursuant to N.J.A.C. 5:30-7.2 through 7.5, the Borough of Gibbsboro has been declared eligible to participate in the program by the Division of Local government Services, and the Chief Financial officer has determined that the local government meets the necessary conditions to participate in the program for the 2022 budget year.

NOW THEREFORE BE IT RESOLVED by the Governing Body of the Borough of Gibbsboro that in accordance with N.J.A.C. 5:30-7.6a & 7.6b and based upon the Chief Financial Officer's certification, the governing body has found the budget has met the following requirements:

1. That with reference to the following items, the amounts have been calculated pursuant to law and appropriated as such in the budget:
  - a. Payment of interest and debt redemption charges
  - b. Deferred charges and statutory expenditures
  - c. Cash deficit of preceding year
  - d. Reserve for uncollected taxes
  - e. Other reserves and non-disbursement items
  - f. Any inclusions of amounts required for school purposes.
2. That the provisions relating to limitation on increases of appropriations pursuant to N.J.S.A. 40A:4-45.2 and appropriations for exceptions to limits on appropriations found at N.J.S.A. 40A:4-45.3 et seq., are fully met (complies with CAP law).
3. That the budget is in such form, arrangement, and content as required by the Local Budget Law and N.J.A.C. 5:30-4 and 5:30-5.
4. That pursuant to the Local Budget Law:
  - a. All estimates of revenue are reasonable, accurate and correctly stated,
  - b. Items of appropriation are properly set forth
  - c. In itemization, form, arrangement and content, the budget will permit the exercise of the comptroller function within the municipality.
5. The budget and associated amendments have been introduced and publicly advertised in accordance with the relevant provisions of the Local Budget Law, except that failure to meet the deadlines of N.J.S.A. 40A:4-5 shall not prevent such certification.
6. That all other applicable statutory requirements have been fulfilled.

BE IT FURTHER RESOLVED that a copy of this resolution will be forwarded to the Director of the Division of Local Government Services upon adoption

**2022-2-52 RESOLUTION AUTHORIZING REFUND OF OVERPAYMENT DUE TO PAYMENT BY MORTGAGE CO. FOR A 100% DISABLED VETERAN EXEMPTION FOR THE PREMISES BLOCK 103, LOT 15, ALSO KNOWN AS 9 RIDGEWOOD ROAD, GIBBSBORO, NEW JERSEY**

BE IT RESOLVED, by Mayor and Council of the Borough of Gibbsboro, County of Camden, State of New Jersey, that the following refund is to be issued. This refund is due to an Overpayment applied to 2021 taxes.

<u>Block</u>	<u>Lot</u>	<u>Name</u>	<u>Refund</u>
103	15	James McCarroll	\$5372.71

**2022-2-53 RESOLUTION AUTHORIZING PAYMENT PLANS IN ACCORDANCE WITH BILL S4081**

WHEREAS, Senate Bill S4081 requires municipalities to provide a payment plan for residential delinquent sewer charges incurred between Executive Order No. 103 of 2020 and March 15, 2022; and

WHEREAS, the Mayor and Council hereby create a residential payment plan in which the Tax Collector is authorized to enter such plan for a period not to twelve (12) months of equal payments and said plan shall be ratified by Resolution at the next meeting.

NOW, THEREFORE BE IT RESOLVED by the Borough Council of the Borough of Gibbsboro as follows:

1. A residential delinquent sewer payment plan is hereby established of no more than twelve (12) months of equal installments.
2. The Tax Collector is hereby authorized to enter into payment plans and the payment plan shall be ratified at the next regular meeting of the Governing Body.
3. The payment plan option shall expire on April 30, 2022.

**2022-2-54 RESOLUTION TO CANCEL TAX SALE CERTIFICATE #21-00005 SOLD IN ERROR AND REFUND THE PURCHASE FUNDS**

WHEREAS, FIG CUST FIGNJ19LLC & SEC PTY is the lien holder of tax sale certificate #21-00005 on Block 6, Lot 6, located at 42 West Clementon Road in the Borough of Gibbsboro; and

WHEREAS, the Tax Collector has determined that the tax sale certificate was sold in error in 2021 on Block 6, Lot 6, located at 42 West Clementon Road in the Borough of Gibbsboro; and

WHEREAS, the Tax Collector wishes to cancel the tax sale certificate and refund the purchase funds.

NOW, THEREFORE BE IT RESOLVED by the Borough Council of the Borough of Gibbsboro that tax sale certificate #21-00005, which was sold in error, be cancelled and the

purchase funds in the amount of \$1957.18 be refunded.

**2022-2-55 RESOLUTION AUTHORIZING THE MAYOR TO EXECUTE A GRANT AGREEMENT WITH THE STATE OF NEW JERSEY AND THE PRESERVE NEW JERSEY HISTORIC PRESERVATION FUND ADMINISTERED BY THE NEW JERSEY HISTORIC TRUST FOR FUNDING FOR THE JOHN LUCAS HOUSE**

WHEREAS, the Governing Body of the Borough of Gibbsboro desires to further historic preservation through a grant from the New Jersey Historic Trust, State of New Jersey in the amount of \$50,000 for the following project: John Lucas House.

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 Edward G. Campbell, III, Mayor of the Borough of Gibbsboro, is authorized to execute a grant agreement with the State of New Jersey in an amount up to that awarded for the proposed project.

BE IT FURTHER RESOLVED that Amy C. Troxel, Borough Clerk, is authorized to seal the grant agreement.

**2022-2-58 RESOLUTION AUTHORIZING APPLICATION FOR PROGRAM YEAR 2022 COMMUNITY DEVELOPMENT BLOCK GRANT, BOROUGH OF GIBBSBORO, COUNTY OF CAMDEN, STATE OF NEW JERSEY**

WHEREAS, the Camden County Improvement Authority provides funding for certain infrastructure improvements or services under Community Development Block Grant Funding; and

WHEREAS, the Governing Body has chosen to submit an application for Program Year 2022; and

WHEREAS, the Governing Body has agreed to apply for funding for the following project:

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

NOW, THEREFORE, BE IT RESOLVED, by the Governing Body of the Borough of Gibbsboro, County of Camden, State of New Jersey that the Mayor is hereby authorized to execute the Project Description Form for Program Year 2022 along with the Community Development Grant Agreement.

Public comment on pending resolutions

None

Motion to adopt resolutions Councilman MacFerren, second Councilman Rickert

Vote: M.B. Aye F.D. Aye C.K. Aye M.M. Aye R.R. Aye G.W. Absent

**REPORT OF MUNICIPAL OFFICERS**

Borough Clerk (X)  
Construction Official (X)  
Tax Collector (X)  
Treasurer (X)

Risk Manager (X)  
Police Department (X)  
Sewer Clerk (X)  
Court Clerk (X)

Compliance Officer (X)

Fire Official (X)

**COUNCIL COMMITTEE REPORTS**

Motion to put written reports on file for one year Councilman Brown, second Councilman MacFerren

Vote: M.B. Aye    F.D. Aye    C.K. Aye    M.M. Aye    R.R. Aye    G.W. Absent

**CORRESPONDENCE**

To: Gregory Fusco, dated 1/10/22  
From: Eileen Kull  
NJDEP Water Compliance & Enforcement  
Re: Compliance Evaluation Inspection  
Action: Informational

**OLD BUSINESS**

1. SILVER LAKE REDEVELOPMENT STUDY AREA

Planner’s Report, dated December 14, 2021, is entitled “Silver Lake Redevelopment Study Area, Preliminary Investigation of a Determination of an Area in Need of Redevelopment”

Planning Board Resolution PB 2022-1-10, adopted 1/11/22

**2022-02-45      RESOLUTION DESIGNATING BLOCK 8.01, LOTS 3.07, 3.09 AND 5 AS AN AREA IN NEED OF NON-CONDEMNATION REDEVELOPMENT AS DEFINED UNDER N.J.S.A. 40A:12A-1, ET. SEQ., AS AMENDED**

WHEREAS, the Governing Body of the Borough of Gibbsboro considered it to be in the best interest of the Borough to have the Borough of Gibbsboro Planning Board conduct such investigation to determine whether Block 8.01, Lots 3.07, 3.09 and 5, (hereinafter "Silver Lake Redevelopment Study Area") is an area in need of non-condemnation redevelopment; and,

WHEREAS, the Planning Board received authorization from the Governing Body of the Borough of Gibbsboro, to undertake a preliminary investigation on October 13, 2021, by Resolution No. 2021-10-131; and,

WHEREAS, Brian Slaugh, PP, AICP, the Planning Board's Planning Professional, investigated the above referenced property and advised the Planning Board of his findings and conclusions in his report dated December 14, 2021; and,

WHEREAS, the Planning Board duly conducted, after proper notice, a public hearing on December 14, 2021, at 6:00 p.m., at which time all interested individuals were provided the opportunity to address any questions or concerns to the Planning Board; and,

WHEREAS, the Board permitted the public to participate by asking questions and making comments in a virtual chat line; and,



WHEREAS, after study and deliberation of the statements made during the public hearing and the expert testimony of the Planning Board Planner Brian Slaugh, as well as the comprehensive investigation of the need for redevelopment and the evidence presented during the course of the public hearing, the Planning Board determined and recommended to the Borough of Gibbsboro Governing Body, that Block 8.01, Lots 3.07, 3.09 and 5, on the Tax Map of the Borough of Gibbsboro, meets the criteria to be declared an area in need of non-condemnation redevelopment as defined under N.J.S.A. 40A: 12A-1, et. seq., as amended; and,

The Planner's Report, dated December 14, 2021, is entitled "Silver Lake Redevelopment Study Area, Preliminary Investigation of a Determination of an Area in Need of Redevelopment" consisting of 15 pages. The Planning Board adopted the Planner's Report and findings as to Zoning Information, Environmental Characteristics, Land Use Context, Paint Manufacturing Environmental Legacy and Prior Redevelopment Activity.

The definition of Redevelopment under the New Jersey Local Redevelopment and Housing Law (N.J.S.A. 40A:12A-1, et. seq. is as follows:

Clearance, replanning[sic], development and redevelopment; the conservation and rehabilitation of any structure or improvement, the construction and provision for construction of residential, commercial, industrial, public or other structures and the grant or dedication of spaces as may be appropriate or necessary in the interest of the general welfare for streets, parks, playgrounds, or other public purposes, including recreational and other facilities incidental or appurtenant thereto, in accordance with a redevelopment plan.

N.J.S.A. 40A:12A-5, specifies the criteria which must be found in order for an area to be determined to be in need of redevelopment.

The criteria relevant to the conditions of the subject lots area are set forth in subsections C and H, which provide as follows:

C. Land that is owned by the municipality, the county, a local housing authority, redevelopment agency or redevelopment entity, or unimproved vacant land that has remained so for a period of ten years prior to adoption of the resolution, and that by reason of its location, remoteness, lack of means of access to developed sections or portions of the municipality, or topography, or nature of the soil, is not likely to be developed through the instrumentality of private capital.

H. The designation of the delineated area is consistent with smart growth planning principles adopted pursuant to law or regulation.

Block 8.01, Lot 3.07, the varnish stacks lot consisting of 2.031 acres, meets the criteria of subsections C and H, as pointed out in the Planning Report (pp 9-11).

Block 8.01, Lot 3.09, consisting of 2.646 acres (vacant lot) meets the criteria of subsections C and H as set forth in the Planner's Report (pp 11-12).

Block 8.01, Lot 5, consisting of 3.807 acres along United States Avenue, meets the criteria in accordance with the "Smart Growth" principles under subsection H for the reasons set forth in the Planner's Report (pp 13-15); and,

WHEREAS, the Planning Board took into consideration the public questions and comments included in the chat line regarding possible increase in municipal taxes, increase in school

population, prior approval of townhouse development, and cleanup of environmental contamination; and

WHEREAS, the Planning Board determined that Block 8.01, Lots 3.07, 3.09 and 5 meet the criteria to be declared an Area in Need of Non-Condensation Redevelopment based upon its finding that the above statutory criteria have been met and the public health, safety and welfare would be promoted by creating one or more Redevelopment Plans and implementing redevelopment projects within its boundaries.

NOW, THEREFORE, BE IT RESOLVED, by the Borough Council of the Borough of Gibbsboro that the Gibbsboro Planning Board’s findings are accepted and that Block 8.01, Lots 3.07, 3.09 and 5 are hereby determined to be An Area in Need of Non-Condensation Redevelopment as defined under N.J.S.A. 40A: 12A-1, et. seq., as amended.

BE IT FURTHER RESOLVED, by the Borough Council of the Borough of Gibbsboro, County of Camden, State of New Jersey, that:

1. This Resolution shall take effect immediately in accordance with law.
2. A copy of this resolution shall be sent to the Commissioner of the State Department of Community Affairs (NJDCA).
3. The Borough Clerk, or her designee, is hereby directed to serve, within ten (10) days, a copy of this Resolution upon each person, if any, who filed a written objection prior to the hearing held by the Planning Board, with service to be in a manner provided by N.J.S.A. 40A:12A-1.

Public Comment      None

Motion to adopt resolution Councilman Rickert, second Councilman Brown

Vote: M.B. Aye      F.D. Aye      C.K. Aye      M.M. Aye      R.R. Aye      G.W. Absent

**NEW BUSINESS**

1.      APPOINTMENTS

Mayor appoints David Evans to the Environmental Commission

Mayor appoints Robert Thompson to the position of Crossing Guard at the hour rate of \$23.58 and Police Clerk at the hourly rate of \$15.00

Motion to ratify appointment Councilman Brown, second Councilman Rickert

Vote: M.B. Aye      F.D. Aye      C.K. Aye      M.M. Aye      R.R. Aye      G.W. Absent

2.      EDUCATION REQUEST

EMPLOYEE:            Amy Troxel, Borough Clerk  
 COURSE TITLE:      Municipal Clerks of New Jersey Annual Conference  
 LOCATION:            Atlantic City (Hard Rock Hotel & Casino)  
 DATE(S):              March 23-24, 2022

COST: Registration (\$365), Hotel (\$119)

Motion to approve request and related expenses Councilman MacFerren, second Councilwoman Karesh

Vote: M.B. Aye F.D. Aye C.K. Aye M.M. Aye R.R. Aye G.W. Absent

3. USE OF MUNICIPAL FACILITIES

FACILITY: Senior Recreation Center  
DATE/TIME: March 5, 2022 / 9 a.m.-5 p.m.  
APPLICANT: Greg Fusco (Borough professional)  
FEE/BOND: \$75 (cleaning fee)

FACILITY: Senior Recreation Center  
DATE/TIME: March 27, 2022  
APPLICANT: Mary Fee (resident/volunteer)  
FEE/BOND: \$75 (cleaning fee)

FACILITY: Senior Recreation Center  
DATE/TIME: April 30, 2022 / 1-5 p.m.  
APPLICANT: Alex Deterding (resident)  
FEE/BOND: \$300/\$100

Motion to approve requests and reimburse Mr. Alex Deterding \$225 of the collected fee Councilman MacFerren, second Councilman Rickert

Vote: M.B. Aye F.D. Abstain C.K. Aye M.M. Aye R.R. Aye G.W. Absent

\* Requests for the Cricket Fields (spring/summer) will be approved at the March Council meeting

4. USE OF MUNICIPAL FACILITIES POLICY UPDATE

Policy updates will be discussed and approved at the March Council meeting.

5. CANNABIS – THE LOUD FACTORY LLC

To: Gibbsboro Borough Council, dated 1/12/22  
From: Will Colon, The Loud Factory LLC  
Re: Letter of Intent – seeking endorsement for Micro Class 1 Cannabis License application to NJ Cannabis Regulatory Commission  
Action:

**2022-2-47 RESOLUTION PROVIDING LOCAL SUPPORT AND CONFIRMING THE APPROPRIATENESS AND SUITABILITY OF CANNABIS BUSINESS –**

**THE LOUD FACTORY LLC**

WHEREAS, operators of a proposed cannabis business are required to demonstrate local support for the suitability and appropriateness of its business location from a municipality pursuant to N.J.A.C. 17:30-5.1(g) and/or pursuant to the provisions of N.J.S.A. 24:6I-7.2(4); and

WHEREAS, pursuant to the provisions of N.J.S.A. 17:30-5.1, the Borough of Gibbsboro has adopted Ordinances 2021-07, 2021-08, 2021-09, and 2021-10 to license, regulate, and tax cannabis businesses in designated zoning districts; and

WHEREAS, the applicant, The Loud Factory LLC (the “License-Applicant”), has sought such a letter of support to apply and/or renew a state license to operate a licensed micro Class 1 cannabis cultivator business at 16 Democrat Way, Gibbsboro, NJ 08026, located in the M-1 Zoning District; and

WHEREAS, the Borough has reviewed and considered the request of the License-Applicant to conduct the cannabis business at the location described above; and

WHEREAS, the Borough has determined that it has authorized the type of cannabis business license being sought by the License-Applicant to operate within its jurisdiction; and

WHEREAS, to the extent the Borough has imposed a limit on the number of licensed cannabis businesses within its jurisdiction, the issuance of a license to the License-Applicant by the Cannabis Regulatory Commission would not exceed that limit as of the date of this Resolution; and

WHEREAS, the Borough has determined that the proposed location is suitable and appropriate for the proposed activity related to the operations of the proposed cannabis business to be conducted by the License-Applicant; and

NOW, THEREFORE, BE IT RESOLVED, that the Mayor and Borough Council of the Borough of Gibbsboro, County of Camden and State of New Jersey hereby authorizes the issuance of this resolution of local support for The Loud Factory LLC and purpose described herein.

BE IT FURTHER RESOLVED, that certified copies of this Resolution are to be forwarded to the Gibbsboro Planning Board, the New Jersey Cannabis Regulatory Commission, and The Loud Factory LLC.

**6. BIDS FOR HOLLY, MANOR AND MCKEE ROADS**

	Base Bid “A” Holly Road	Base Bid “B” McKee Road	Base Bid “C” Manor Road	TOTAL Base Bids “A”, “B” & “C”
Engineer’s Estimate =	\$107,815.00	\$150,404.00	\$102,772.00	\$360,991.00
Gerald A. Barrett, LLC, Berlin, NJ	\$ 86,275.30	\$126,109.60	\$ 83,632.07	\$296,016.97
DiMeglio Construction Co., Atco, NJ	\$ 91,148.00	\$120,992.00	\$ 89,178.00	\$301,318.00
Landberg Construction, LLC, Mays Landing, NJ	\$ 87,439.00	\$132,086.02	\$ 91,783.50	\$311,308.52
Think Pavers Hardscaping, Mt. Royal, NJ	\$ 94,092.00	\$148,596.00	\$ 92,893.00	\$337,517.00
Paving Plus, LLC, Franklinville, NJ	\$ 95,391.00	\$152,104.00	\$101,481.50	\$348,976.50
American Asphalt Co., W. Collingswood Heights, NJ	\$120,933.00	\$162,746.00	\$101,068.00	\$384,747.00
Byrd Dog Construction, Elmer, NJ	\$102,745.00	\$176,928.00	\$111,885.50	\$391,558.50

Motion to award to Gerald A. Barrett in the amount \$296,016.97, total amount to be charged to Ordinance 2021-03, conditioned upon CFO certification of the availability of funds and approval of a contract by the Borough Solicitor Councilman MacFerren, second Councilman Deterding

Vote: M.B. Aye      F.D. Aye      C.K. Aye      M.M. Aye      R.R. Aye      G.W. Absent

**2022-2-57      RESOLUTION AUTHORIZING THE EXECUTION OF A CONTRACT WITH GERALD A. BARRETT, LLC FOR THE PROJECT KNOWN AS ROADWAY IMPROVEMENTS TO HOLLY ROAD, MCKEE ROAD, AND MANOR ROAD**

BE IT RESOLVED, that the Borough of Gibbsboro hereby recommends to the New Jersey Department of Transportation that a Contract for the “Roadway Improvements to Holly Road, McKee Road and Manor Road (Partially Funded through the New Jersey Department of Transportation Municipal Aid Program, FY2021) in the Borough of Gibbsboro, County of Camden, State of New Jersey” be awarded to Gerald A. Barrett, LLC of Berlin, New Jersey whose bid amounted to the total combined amount of \$296,016.97 (\$86,275.30 for Base Bid ‘A’, \$126,109.60 for Base Bid ‘B’ and \$83,632.07 for Base Bid ‘C’) subject to the approval of the Department;

NOW, THEREFORE BE IT FURTHER RESOLVED, by the Mayor and Council of the Borough of Gibbsboro, County of Camden, State of New Jersey, that a Contract in the total combined amount of \$296,016.97 (\$86,275.30 for Base Bid ‘A’, \$126,109.60 for Base Bid ‘B’ and \$83,632.07 for Base Bid ‘C’) is hereby awarded to Gerald A. Barrett, LLC of Berlin, New Jersey, conditional upon the following:

1. That a certificate has been received from the Municipal Treasurer stating that funds are available for this Contract.
2. That all funds expended for this Contract shall be charged to Ordinance 2021-03.
3. That the bid documents and bidding procedures have been reviewed and approved by the Borough Solicitor.
4. That the bid documents and bidding procedures have been reviewed and approved by the New Jersey Department of Transportation;
5. That the Mayor is hereby directed to sign for and on behalf of the Governing Body the Contract in the prescribed form for said construction.
6. That the Borough Clerk is hereby directed to seal said Contract with the corporate seal of the Borough of Gibbsboro and attest to the same.
7. All other conditions determined to be necessary by the Governing Body.

Motion to adopt resolution Councilman MacFerren, second Councilman Rickert

Vote: M.B. Aye      F.D. Aye      C.K. Aye      M.M. Aye      R.R. Aye      G.W. Absent

7. BIDS FOR LAKEVIEW DRIVE STREETScape

Motion to table Councilman MacFerren, second Councilman Brown

Vote: M.B. Aye F.D. Aye C.K. Aye M.M. Aye R.R. Aye G.W. Absent

8. RESIDUAL CARES ACT PURCHASES

Additional reimbursements are available through FEMA. Mayor Campbell, Clerk Troxel, Chief Leadley, and Mr. Kelly will review requests rejected by the CARES Act as well as subsequent expenditures for resubmission.

9. 2022 BUDGET

The 2022 Budget will be introduced at the March Council meeting.

**VOUCHERS**

Motion to dispense reading and approve vouchers in the amount of \$785,692.19  
Councilman MacFerren, second Councilman Rickert

Vote: M.B. Aye F.D. Aye C.K. Aye M.M. Aye R.R. Aye G.W. Absent

**MINUTES**

Motion to dispense reading and approve minutes of 1/5/22 Councilman MacFerren, second Councilman Brown

Vote: M.B. Aye F.D. Aye C.K. Aye M.M. Aye R.R. Aye G.W. Absent

**CLOSING COMMENTS**

**MEETING OPEN TO THE PUBLIC**

Barbara Headley, 6 Henry Road.  
Dave Evans, 18 United States Avenue East.  
Michael Kelly, 14 Driftwood Way.

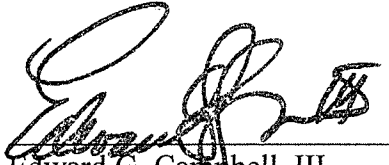
**INFORMATIONAL**

1. Next regular meeting of the Borough Council is Wednesday, March 9, 2022 at 7:00 p.m.
2. Free Rabies Clinic is Saturday, February 12 from 9 a.m. to 11 a.m. at the Fire Hall
3. Gibbsboro Fire Prevention LEA Year End Summary Report (2021).
4. Gibbsboro Inspection Report (2021).

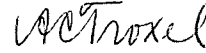
**ADJOURNMENT**

Motion to adjourn the meeting at 8:20 P.M. Councilman Rickert, second Councilman Brown.

Vote: M.B. Aye    F.D. Aye    C.K. Aye    M.M. Aye    R.R. Aye    G.W. Absent



Edward G. Campbell, III  
Mayor



Amy C. Troxel, RMC  
Borough Clerk

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