

**BOROUGH OF GIBBSBORO
COUNCIL MEETING MINUTES
February 10, 2021
7:00 P.M.**

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

Pledge of Allegiance

Moment of Silence for Robert Gruber, Jerold Lazarus, Dorothy Glass, David Wentzell, Cassandra Badie, Ron Samuel and Mary Ruggiano

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 Karesh
Councilman Michael MacFerren
Councilman Ronald Rickert
Councilman Glenn Werner

Absent:

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

FIRST ORDER OF BUSINESS

INTRODUCTION OF POLICE CANDIDATES

Mayor Campbell appoints Mr. Pharo as a full-time officer to the Gibbsboro Police Department for a one-year probationary period and conditioned on a successful physical and psychological evaluation at a salary in accordance with the Collective Bargaining Agreement.

Mayor Campbell appoints Mr. Stemetzki as a full-time officer to the Gibbsboro Police Department for a one-year probationary period and conditioned on a successful physical and psychological evaluation at a salary in accordance with the Collective Bargaining Agreement.

Motion to ratify appointments Councilman Brown, second Councilman Rickert

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

2021-2-44 RESOLUTION APPOINTING ZACKARY PHARO AS A REGULAR FULL TIME 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:

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- 1) THAT ZACKARY PHARO is hereby appointed as a Regular Police Officer to the Gibbsboro Police Department at the probationary rate of \$15.50/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.

2021-2-45 RESOLUTION APPOINTING LOGAN STEMETZKI AS A REGULAR FULL TIME 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 LOGAN STEMETZKI is hereby appointed as a Regular Police Officer to the Gibbsboro Police Department at the probationary rate of \$15.50/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 Brown, second Councilman MacFerren

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

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VOUCHERS

Motion to dispense reading and approve vouchers in the amount of **\$742,046.89**
Councilman Rickert, second Councilman MacFerren

Councilman Werner requested that the monthly payments to Ready Refresh from Police
OE be reviewed to ensure that the expenditure is warranted.

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

ORDINANCES FOR FIRST READING

**2021-02 ORDINANCE VACATING A PORTION OF YORK AVENUE IN THE
BOROUGH OF GIBBSBORO**

Motion to approve ordinance on first reading Councilman MacFerren, second Councilman
Rickert

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

**2021-03 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 \$380,000.00
AND AUTHORIZING THE ISSUANCE OF BONDS AND/OR NOTES IN
THE AMOUNT OF \$147,000.00 AND \$7,750.00 DOWN PAYMENT FROM
THE CAPITAL IMPROVEMENT FUND AND THE ACCEPTANCE OF
\$225,000.00 FROM THE NEW JERSEY DEPARTMENT OF
TRANSPORTATION**

Supplemental Debt Statement received by Borough Clerk.

Motion to approve ordinance on first reading Councilman MacFerren, second Councilman
Brown

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

**2021-04 ORDINANCE AMENDING CHAPTER 311, SEWERS, OF THE CODE OF
THE BOROUGH OF GIBBSBORO**

Motion to approve on first reading Councilman Deterding, second Councilman MacFerren

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

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ORDINANCES FOR SECOND READING

2021-01 ORDINANCE ADOPTING REVISED STORMWATER MANAGEMENT CONTROL REGULATIONS FOR THE BOROUGH OF GIBBSBORO IN ACCORDANCE WITH THE TIER A MUNICIPAL STORMWATER PERMIT REQUIREMENTS

WHEREAS, the Borough of Gibbsboro is required to amend the current Stormwater Control Ordinance to comply with changes made in the NJDEP Stormwater Rules at N.J.A.C. 7:8 adopted March 2, 2020, and

WHEREAS, the provisions of the within ordinance are intended to replace the existing requirements;

NOW, THEREFORE, BE IT ORDAINED by the Mayor and Council of the Borough of Gibbsboro, Camden County, New Jersey, as follows:

ARTICLE VIII
Requirements and Controls for Major Development

§ 340-1. Scope and purpose.

- 1) Flood control, groundwater recharge, and pollutant reduction shall be achieved through the use of stormwater management measures, including green infrastructure Best Management Practices (GI BMPs) and nonstructural stormwater management strategies. GI BMPs and low impact development (LID) should be utilized to meet the goal of maintaining natural hydrology to reduce stormwater runoff volume, reduce erosion, encourage infiltration and groundwater recharge, and reduce pollution. GI BMPs and LID should be developed based upon physical site conditions and the origin, nature and the anticipated quantity, or amount, of potential pollutants. Multiple stormwater management BMPs may be necessary to achieve the established performance standards for water quality, quantity, and groundwater recharge. It is the purpose of this article to establish minimum stormwater management requirements and controls for major development, as defined in § 340-2 of this article.
- 2) Applicability.
 - a) This article shall be applicable to all site plans and subdivisions for the following major developments that require preliminary or final site plan or subdivision review:
 - i) Nonresidential major developments; and
 - ii) Aspects of residential major developments that are not preempted by the residential site improvement standards at N.J.A.C. 5:21.
 - b) This article shall also be applicable to all major developments undertaken by the Borough of Gibbsboro.
- 3) Development approvals issued for subdivisions and site plans pursuant to this article are to be considered an integral part of development approvals under the subdivision and site plan review

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process and do not relieve the applicant of the responsibility to secure required permits or approvals for activities regulated by any other applicable code, rule, act, or ordinance. In their interpretation and application, the provisions of this article shall be held to be the minimum requirements for the promotion of the public health, safety, and general welfare.

Public comment: None

Motion to approve ordinance Councilman MacFerren, second Councilman Rickert

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

RESOLUTIONS

2021-2-46 RESOLUTION AUTHORIZING THE MAYOR TO EXECUTE AN AGREEMENT WITH CAMDEN COUNTY COMMUNITY DEVELOPMENT BLOCK GRANT FOR 2020-2021 GRANT YEAR TO PROVIDE CONTINUED FUNDING FOR 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 an Agreement with Camden County Development Block Grant for 2019-2020 to provide continued funding for the Borough of Gibbsboro.

Public comment on pending resolutions: None

Motion to approve resolutions Councilman MacFerren, second Councilman Rickert

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

MINUTES

Motion to dispense reading and approve minutes of 1/6/21 Councilman Deterding, second Councilman MacFerren

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

REPORT OF MUNICIPAL OFFICERS

- | | |
|-------------------------------|-----------------------|
| Borough Clerk (X) | Risk Manager (X) |
| Construction Official (X) | Police Department (X) |
| Tax Collector (X)* | Sewer Clerk (X)* |
| Treasurer (X) | Court Clerk (X) |
| Compliance/Zoning Officer (X) | Fire Official (X) |

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* Reports received subsequent to the meeting.

COUNCIL COMMITTEE REPORTS

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

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

CORRESPONDENCE

To: Mayor Campbell, dated 1/13/21
From: John H. Moyle, P.E. Director, Division of Dave Safety & Flood Engineering
Re: Clement Lake Dam
2017 Dam Restoration and Dredging Project Loan
Action: Letter of response from Mayor Campbell, dated 1/19/21

To: John H. Moyle, dated 1/19/21
From: Mayor Campbell
Re: Clement Lake Dam
2017 Dam Restoration and Dredging Project Loan
Action: No action needed

To: Chief Leadley, Gibbsboro Police Department, dated 2/1/21
From: Brian Hart
Re: Resignation, effective 2/14/21
Action: Motion to accept resignation and authorize the Clerk to draft a letter thanking Officer Hart for his service Councilman Brown, second Councilman MacFerren

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

To: Mike Kelly, Gibbsboro OEM, email dated 2/3/21
From: Jessica Stokes, Camden County Office of Emergency Management
Re: Camden County Hazard Mitigation Plan Update Participation
Action: Letter of response from Mayor Campbell, dated 2/3/21

To: Jessica Stokes, Camden County Department of Public Safety
Office of Emergency Management, dated 2/3/21
From: Mayor Campbell
Re: 2022 Camden County Multi-Jurisdictional Hazard Mitigation Plan Update
Authorization and Letter of Intent to Participate
Action:

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To: Mayor and Council, email dated 1/21/21
From: Jim Angeloni, J & J Development Group, Managing Member
Re: Wawa Development
Action: Letter of response from Mayor Campbell, dated 2/11/21

To: Jim Angeloni, J & J Development Group, dated 2/11/21
From: Mayor Campbell
Re: Wawa Sewer Connection Fee
Action: No action needed

OLD BUSINESS

1. RECEIPT OF QUOTES FOR REAL ESTATE APPRAISAL SERVICES AT 105 SOUTH LAKEVIEW DRIVE

Quotes were solicited from the following vendors on 11/23/20 with a submission deadline of 11:00 AM on 12/4/20:

	<u>Total Bid</u>	<u>Additional Services</u> (hourly rate)
Bruce Associates, Inc.	\$4,000.00	\$300.00
Heil Appraisers	No bid	
Molinary & Associates, PC	\$4,800.00	\$150.00
T.W. Sheehan & Associates	No bid	
Renwick & Associates	\$3,500.00	\$250.00
Caroll McIlhinney, LLC	No bid	
Steven W. Bartelt, MAI	\$3,420.00	\$200.00
Robert M. Sapio	Return to sender	
J. McHale & Associates*	\$3,600.00	\$275.00
Aspen Valuation Group, LLC	No bid	

* Received 12/7/20

Motion to table until the March 10, 2020 meeting Councilman Deterding, second Councilman Rickert

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

2. DISABLED VETERAN PROPERTY TAX EXEMPTION

**2021-2-47 RESOLUTION CORRECTING RESOLUTION 2020-12-117
AUTHORIZING THE ADJUSTMENT OF 2020 PROPERTY TAX TO
JAMES MCCARROLL, A 100% DISABLED VETERAN, AT BLOCK 103,
LOT 15**

WHEREAS, N.J.S.A. 54:4-3.30a provides that certain disabled veterans are entitled to a total tax exemption; and

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WHEREAS, on March 3, 2020, James E. McCarroll, the owner of the property known as Block 103, Lot 15, also known as 9 Ridgewood Road, was granted a 100% disabled veteran property tax exemption by the Municipal Assessor from March 3, 2020 through December 31, 2020; and forward

WHEREAS, the Municipal Tax Collector initially requested cancellation of 2020 tax billing of \$8895.74 for the period of March 3 through December 31, 2020.

WHEREAS, the actual exemption Mr. McCarroll is entitled to is \$9132.16, the added difference being \$236.42

NOW, THEREFORE, BE IT RESOLVED by the Borough Council of the Borough of Gibbsboro, County of Camden, and State of New Jersey, that the Tax Collector is hereby authorized to cancel tax billing on Block 103, Lot 15 for the additional difference of \$236.43 per R.S. 54:4-3.30a.

BE IT FURTHER RESOLVED that a copy of this Resolution is forwarded to the Tax Assessor, Chief Financial Officer, Tax Collector, and Camden County Board of Taxation to advise them of the action taken by the Borough Council on this matter.

Motion to approve resolution Councilman MacFerren, second Councilman Werner

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

NEW BUSINESS

1. 2021 BUDGET

Mayor Campbell reported that the 2021 budget will be introduced in March and adopted in April. The 2020 Financial Statement has been prepared and submitted, and the fund balance is down, as was expected. The two main reasons being that court and construction revenue were almost 50% less than anticipated.

2. TREE REMOVAL QUOTES

Bartlett Tree Experts	No quote
C. C. Landscaping	No quote
Deputy Tree & Property Services	No quote
Hyperion Tree Service	\$3450.00
JMA Landscaping	No quote
McFerren Landscaping	No quote
Mike's Tree Service Inc.	No quote
RPM Landscape Contractor LLC	\$8200.00
Robert P. Miller	No quote
R T Tree Service LLC	No quote
Tree & Land Masters LLC	No quote

Motion to award to Hyperion Tree Services in the amount of 3450.00 to be charged to Buildings & Grounds contingent on the CFO certifying available funds Councilman Rickert, second Councilman MacFerren

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

3. POLICE UNIFORM QUOTES FOR YEAR 2021

Quotes were solicited from the following vendors for regularly purchased items. Prices provided will be honored through the end of the year.

Public Safety Unlimited, LLC (Voorhees, NJ)
Hero Outfitters (West Berlin, NJ)
Lawmen Supply Company (Pennsauken, NJ)
United Uniform (Rio Grande, NJ)
Action Uniform Co., LLC (Egg Harbor Twp., NJ)

Motion to accept bids and place on file for the year 2021 Councilman Brown, second Councilman Rickert

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

4. POLICE VEHICLE REPAIR

Vehicle #1305 (Radiator Fan and Motor Assembly)

Linden Auto Body	\$502.23
Echelon Ford	\$777.25
ACE Ford	\$651.47

Motion to award repair to Linden Auto Body in the amount of \$502. 23 Councilman Brown, second Councilman MacFerren

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

5. POLICE VEHICLE REPAIRS – INFORMATIONAL

Vehicle #1304 (Radiator, Hoses, Hood Struts, Antifreeze)

Linden Auto Body	\$871.94
First Choice Auto Repair	\$1152.31
ACE Ford	No quote

Vehicle #1305 (Radiator Parts and Labor)

Linden Auto Body	\$678.07
First Choice Auto Repair	\$793.80
Echelon Ford	\$1097.57

6. EDUCATION REQUESTS

Employee:	Barry Rothberg
Position:	Planning Board Member
Course Title:	New Jersey Planning Official DCA Mandatory Training

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Location/Dates: Online/February 6, 2021
Cost: \$325.00

Employee: Tina Bartell
Position: Construction Clerk/General Clerk
Course Title: Technical Assistant
Location/Dates: Online – Camden County College/February 4-May 13, 2021
Cost: \$345.00

Employee: Amy Troxel
Position: Borough Clerk/Planning & Zoning Board Secretary
Course Title: Introduction to Planning & Zoning Administration
Location/Dates: Online – Rutgers/April 8,16, 23, 2021
Cost: \$543.00

Employee: Amy Troxel
Position: Borough Clerk/Planning & Zoning Board Secretary
Course Title: Financial & Records Management for Planning/Zoning Offices
Location/Dates: Online – Rutgers/May 7, 2021
Cost: \$205.00

Employee: Amy Troxel
Position: Borough Clerk/Planning & Zoning Board Secretary
Course Title: Site Plan & Subdivision Review for Administrative Officers & Board Secretaries
Location/Dates: Online – Rutgers/May 14, 21, 2021
Cost: \$361.00 (class), \$58.95 (textbook)

Employee: Brian Leadley
Position: Chief of Police
Course Title: New Police Chiefs Course 2021
Location/Dates: Online – NJ Association of Chiefs of Police/Dates & Times TBA
Cost: \$600.00

Motion to approve education requests Councilman Rickert, second Councilman MacFerren

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

7. COMPUTER EQUIPMENT

Microsoft Office (General Clerk)	\$250.00		
Desktop Computer (General Clerk)			
\$350.00 (Source One)	\$499.00 (HP)	\$629.00 (Lenovo)	
2 24-inch Monitors (Borough Clerk)			
\$150.00 each (Source One)	\$169.00 each (Dell)	\$209.00 each (Lenovo)	

NOTE: USB to VGA Converter may be needed to connect monitors.

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Motion to award purchase to Source One in the total amount of \$900.00 Councilman Rickert, second Councilman Werner

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

8. TEMPORARY APPOINTMENT OF COLIN PRATZ

Motion to continue employment through March 31, 2021 Councilman Rickert, second Councilman MacFerren

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

9. HIRING OF MARGARET NEWMAN, NEWMAN HISTORY

To support the preparation and submission of a grant application for the restoration of the John Lucas Homestead to the New Jersey Historic Trust for 2021 Capital Grants from the New Jersey Historic Preservation Fund, not to exceed \$2500.00.

Motion to authorize hiring Margaret Newman to prepare a grant application, not to exceed \$2500.00, Councilman MacFerren, second Councilman Rickert

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

10. REQUEST FOR USE OF MUNICIPAL FACILITIES

Applicant: VGSA
Facility: Cricket Field
Date of Event: March-December 31, 2021
Fee & Bond Paid: Request Waiver

Mr. Prosser will make a presentation to the Governing Body at the March meeting regarding the future of the VGSA and a prospective partnership with the Borough of Gibbsboro.

Motion to approve use of the field during the month of March with a requirement that all COVID-19 precautions be followed and with use of the field beyond March to be adjudicated after all other spring requests are adjudicated Councilman Werner, second Councilman MacFerren

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

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CLOSING COMMENTS

Mayor Campbell reported that there is currently an opening for a Crossing Guard.

Councilman Werner reminded the Governing Body to take the JIF online class. A \$250 credit is available for each member who completes the class.

Mike Kelly, OEM, reported that Gibbsboro had received the 2021 JIF Safety Contract which makes the Borough eligible for the Safety Award of \$1000 at the end of the year if all the requirements are met. He also reported that three volunteers from the community had been enlisted to participate in an Emergency Management Committee. The Police Department has also agreed to participate. Mr. Kelly will be meeting with the volunteers on 2/18/21.

MEETING OPEN TO THE PUBLIC

Ann Braddock, 72 Haddon Avenue. Ms. Braddock expressed gratitude for the good work done by Public Works in clearing the roads after the recent snow storm.

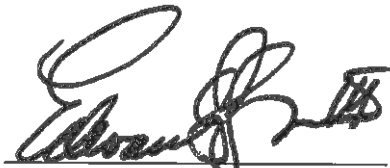
INFORMATIONAL

1. Next regular meeting of the Mayor and Council of the Borough of Gibbsboro is Wednesday, March 10, 2021 at 7:00 P.M.
2. Annual Report received from Fire Marshall.

ADJOURNMENT

Motion to adjourn at 8:25 P.M. Councilman MacFerren, second Councilman Rickert

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



Edward G. Campbell, III
Mayor



Amy C. Troxel, RMC
Borough Clerk

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