

**BOROUGH OF GIBBSBORO
COUNCIL MEETING MINUTES**

March 14, 2023

7:00 P.M.

Meeting called to order at 7:01 p.m.

Pledge of Allegiance

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
Councilwoman Christine Karcsh
Councilman Michael MacFerren
Councilman Ronald Rickert
Councilman Glenn Werner

Absent:

Councilman Fred Deterding

Professionals:

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

ORDINANCES FOR FIRST READING

**2023-06 ORDINANCE VACATING A PORTION OF TROTH AVENUE IN THE
BOROUGH OF GIBBSBORO**

Motion to approve ordinance for first reading: Councilman MacFerren, second Councilman Brown

Vote: Ayes unanimous (Deterding-absent)

ORDINANCES FOR SECOND READING

**2023-01 ORDINANCE AMENDING CHAPTER 311, SEWERS, OF THE
ORDINANCES OF THE BOROUGH OF GIBBSBORO**

Section 1. § 311-3 Connection charges is amended to read as follows:

§ 311-3 Connection charges.

Charges for connections with the sewer utility of the Borough of Gibbsboro, County of Camden, State of New Jersey, shall be at the rate of \$6,300 per domestic consumer unit (DCU), together with a charge to be determined by the Borough Engineer for the cost of installation of the connection, inspection by the Borough Engineer and street repairs. This shall be effective April 1, 2023.

Section 2. Repealer. Any article, section, paragraph, subsection, clause, or other provision of the Code of the Borough of Gibbsboro, inconsistent with the provisions of this ordinance, is hereby repealed to the extent of such inconsistency, only

Section 3. Severability. If any section, paragraph, subsection, clause, or provision of this ordinance shall be adjudged by a court of competent jurisdiction to be invalid, such adjudication shall apply only to the section, paragraph, subsection, clause, or provision so adjudged, and the remainder of this ordinance shall be deemed valid and effective.

Section 4. Enactment. This ordinance shall become effective immediately after publication in the manner provided by law.

Section 5. Continuation and Codification. This ordinance shall be a part of the General Code of the Borough of Gibbsboro as through codified and fully set forth herein. The Borough Clerk shall have this ordinance codified and incorporated in the official copies of the Borough Code. The Borough Clerk and Borough Attorney are authorized and directed to change any chapter, article and/or section number of the General Code of the Borough of Gibbsboro in the event that the codification of this ordinance reveals that there is a conflict between the numbers and the existing Code, and in order to avoid confusion and accidental repeal of existing provisions not intended to be repealed.

Public Comment: None

Motion to adopt ordinance: Councilman Rickert, second Councilman MacFerren

Poll: Ayes – Brown, Karcsh, MacFerren, Rickert, Werner (Deterding-absent)

2023-02 BOND ORDINANCE APPROPRIATING \$200,000 FOR PRELIMINARY STUDIES AND LAND ACQUISITION FOR REDEVELOPMENT PROJECTS AND AUTHORIZING THE ISSUANCE OF BONDS AND/OR NOTES IN THE AMOUNT OF \$190,000 AND \$10,000 DOWN PAYMENT IN THE BOROUGH OF GIBBSBORO

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

SECTION I

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 \$200,00 appropriation not provided by application hereunder of said down payment of \$10,000, negotiable bonds or notes are hereby authorized to be issued in the principal amount of \$190,000 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 II

- (A) The improvements hereby authorized and the purpose for the financing of which said obligations are to be issued is for preliminary studies, land acquisition, and land preparation for redevelopment projects.
- (B) The estimated maximum amount of bonds or notes to be issued for said purposes is as stated in Section I.
- (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 III

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 \$20,000 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 IV

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 V

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 VI

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 VII

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

Public Comment: None

Motion to adopt ordinance: Councilman MacFerren, second Councilman Brown

Poll: Ayes – Brown, Karcsh, MacFerren, Rickert
Abstain - Werner

2023-03 BOND ORDINANCE APPROPRIATING \$60,000 FOR THE PURCHASE OF SAFETY EQUIPMENT AND AUTHORIZING THE ISSUANCE OF BONDS AND/OR NOTES IN THE AMOUNT OF \$57,000 AND \$3,000 DOWN PAYMENT IN THE BOROUGH OF GIBBSBORO

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

SECTION I

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 \$60,000 appropriation not

provided by application hereunder of said down payment of \$3,000, negotiable bonds or notes are hereby authorized to be issued in the principal amount of \$57,000 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 II

- (A) The improvements hereby authorized and the purpose for the financing of which said obligations are to be issued is for preliminary studies, land acquisition, and land preparation for redevelopment projects.
- (B) The estimated maximum amount of bonds or notes to be issued for said purposes is as stated in Section I.
- (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 III

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 \$3,000 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 IV

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 V

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 VI

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 VII

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

Public Comment: None

Motion to adopt ordinance: Councilman MacFerren, second Councilman Rickert

Poll: Ayes – Brown, Karcsh, MacFerren, Rickert, Werner

2023-04 BOND ORDINANCE PROVIDING FOR DESIGN, CONSTRUCTION, AND INSPECTION OF MULTI-PURPOSE PATHS AND SIDEWALKS IN THE BOROUGH OF GIBBSBORO, COUNTY OF CAMDEN, AND APPROPRIATING \$850,000 AND AUTHORIZING THE ISSUANCE OF BONDS AND/OR NOTES IN THE AMOUNT OF \$293,550 AND \$15,450 DOWN PAYMENT FROM THE CAPITAL IMPROVEMENT FUND AND THE ACCEPTANCE OF \$541,000 FROM THE NEW JERSEY DEPARTMENT OF TRANSPORTATION

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

SECTION I

\$15,450 down payment is hereby appropriated from the Capital Improvement Fund and \$541,000.00 from the New Jersey Department of Transportation; for the design, construction and inspection of multi-purpose paths and sidewalks in the Borough of Gibbsboro and the preliminary engineering studies, design, inspection and associated costs for the Borough of Gibbsboro, in the County of 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 public inspection. For the financing of said improvements or purposes and to meet said \$850,000.00 appropriation not provided by application hereunder of said down payment of \$15,450.00 and the acceptance of aid in the amount of \$541,000.00, negotiable bonds or notes are hereby authorized to be issued in the principal amount of \$293,550.00 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 design, construction and inspection of multi-purpose paths and sidewalks in the Borough of Gibbsboro and preliminary engineering studies within the Borough of Gibbsboro.
- (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 twenty-five years (25).

- (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 \$20,000 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 the New Jersey Department of Transportation Grant Fund. Any funds obtained thereunder may be applied to the \$850,000.00 appropriation provided for in Section I hereof.

SECTION VI

The full faith and credit of the Borough of Gibbsboro 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.

Public Comment: None

Motion to adopt ordinance: Councilman MacFerren, second Councilman Brown

Poll: Ayes – Brown, Karcsh, MacFerren, Rickert
Abstain - Werner

2023-05 ORDINANCE TO EXCEED THE MUNICIPAL BUDGET APPROPRIATION LIMITS AND TO ESTABLISH A CAP BANK – CALENDAR YEAR 2023 (N.J.S.A. 40A: 4-45.14)

WHEREAS, the Local Government Cap Law, N.J.S. 40A: 4-45.1 et seq., provides that in the preparation of its annual budget, a municipality shall limit any increase in said budget up to 2.5% unless authorized by ordinance to increase it to 3.5% over the previous year's final appropriations, subject to certain exceptions; and,

WHEREAS, N.J.S.A. 40A: 4-45.15a provides that a municipality may, when authorized by ordinance, appropriate the difference between the amount of its actual final appropriation and the 3.5% percentage rate as an exception to its final appropriations in either of the next two succeeding years; and,

WHEREAS, the Governing Body of the Borough of Gibbsboro in the County of Camden finds it advisable and necessary to increase its CY 2023 budget by up to 3.5% over the previous year's final appropriations, in the interest of promoting the health, safety and welfare of the citizens; and,

WHEREAS, the Gibbsboro Borough Council hereby determines that a 1% increase in the budget for said year, amounting to \$23,709.55 in excess of the increase in final appropriations otherwise permitted by the Local Government Cap Law, is advisable and necessary; and,

WHEREAS the Gibbsboro Borough Council hereby determines that any amount authorized hereinabove that is not appropriated as part of the final budget shall be retained as an exception to final appropriation in either of the next two succeeding years.

NOW THEREFORE BE IT ORDAINED, by the Gibbsboro Borough Council of the Borough of Gibbsboro, in the County of Camden, a majority of the full authorized membership of this governing body affirmatively concurring, that, in the CY 2023 budget year, the final appropriations of the Borough of Gibbsboro shall, in accordance with this ordinance and N.J.S.A. 40A: 4-45.14, be increased by 3-1/2 %, amounting to \$82,983.44, and that the CY 2023 municipal budget for the Gibbsboro Borough Council be approved and adopted in accordance with this ordinance; and,

BE IT FURTHER ORDAINED, that any that any amount authorized hereinabove that is

not appropriated as part of the final budget shall be retained as an exception to final appropriation in either of the next two succeeding years; and,

BE IT FURTHER ORDAINED, that a certified copy of this ordinance as introduced be filed with the Director of the Division of Local Government Services within 5 days of introduction; and,

BE IT FURTHER ORDAINED, that a certified copy of this ordinance upon adoption, with the recorded vote included thereon, be filed with said Director within 5 days after such adoption.

Public Comment: None

Motion to adopt ordinance: Councilman MacFerren, second Councilman Rickert

Poll: Ayes – Brown, Karcsh, MacFerren, Rickert, Werner

FIRST ORDER OF BUSINESS

BUDGET PRESENTATION:

2023-3-54 RESOLUTION APPROVING MUNICIPAL BUDGET OF THE BOROUGH OF GIBBSBORO, COUNTY OF CAMDEN FOR FISCAL YEAR 2023

WHEREAS, it is hereby certified that the Budget and Capital Budget annexed hereto and hereby made a part hereof is a true copy of the Budget and Capital Budget approved by Resolution of the Governing Body on the 14th Day of March, 2023.

NOW, THEREFORE, BE IT RESOLVED that public advertisement will be made in accordance with the provisions of N.J.S.A. 40A:4-6 and N.J.A.C. 5:30-4.4(d).

Public Comment:

Kathy Alexander, 7 Driftwood Way

Motion to adopt resolution: Councilman MacFerren, second Councilman Brown

Poll: Ayes – Brown, Karcsh, MacFerren, Rickert, Werner

RESOLUTIONS

2023-3-55 RESOLUTION AUTHORIZING THE EXTENSION OF THE DUE DATE FOR DOG AND CAT LICENSES FOR 2023

NOW, THEREFORE, BE IT RESOLVED by the Mayor and Borough Council of the Borough of Gibbsboro, County of Camden, State of New Jersey that 2023 penalties for failure to license dogs or cats in the Borough of Gibbsboro shall not be imposed until April 1, 2023.

2023-3-56 RESOLUTION AMENDING RESOLUTION 2022-2-47 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 cultivation and micro Class 2 cannabis manufacturing business at 8 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.

2023-3-57 RESOLUTION AUTHORIZING THE SUBMISSION OF A STRATEGIC PLAN FOR THE MUNICIPAL ALLIANCE GRANT FOR FISCAL YEAR 2023

WHEREAS, the Governor’s Council on Alcoholism and Drug Abuse (GCADA) established the Municipal Alliances for the Prevention of Alcoholism and Drug Abuse in 1989 to educate and engage residents, local government and law enforcement officials, schools, nonprofit organizations, the faith community, parents, youth and other allies in efforts to prevent alcoholism and drug abuse in communities throughout New Jersey.

WHEREAS, The Borough Council of the Borough of Gibbsboro, County of Camden, State of New Jersey recognizes that the abuse of alcohol and drugs is a serious problem in our society amongst persons of all ages; and therefore, has an established Municipal Alliance Committee; and,

WHEREAS, the Borough Council further recognizes that it is incumbent upon not only public officials but upon the entire community to take action to prevent such abuses in our community; and,

WHEREAS, the Borough Council has applied for funding through the Governor’s Council on Alcoholism and Drug Abuse through the County of Camden;

NOW, THEREFORE, BE IT RESOLVED by the Borough of Gibbsboro, County of Camden, State of New Jersey hereby recognizes the following:

1. The Borough Council does hereby authorize submission of a strategic plan for the Berlin-Gibbsboro-Voorhees Municipal Alliance grant for fiscal year 2023 in the amount of:

DERD	\$28,880
Cash Match	\$ 7,220
In-Kind	\$21,660

2. The Borough Council acknowledges the terms and conditions for administering the Municipal Alliance grant, including the administrative compliance and audit requirements.

Public comment on pending resolutions: None

Motion to adopt resolutions: Councilman Rickert, second Councilwoman Karsh

Vote: Ayes unanimous (Deterding-absent)

REPORT OF MUNICIPAL OFFICERS

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

COUNCIL COMMITTEE REPORTS

PUBLIC WORKS

Councilman Rickert reported that Public Works has been busy repairing potholes, landscaping at Lucas Park, and preparing the Cricket Field for the spring schedule.

PUBLIC EVENTS

Councilwoman Karsh reported that the Friends of Gibbsboro committee was going to be holding its first fundraising activity on May 11th at the Senior Recreation Center.

INSURANCE

Councilman Werner Reported that smoke detectors are still available through the “Save a Life” program.

TRASH & RECYCLING / HEALTH

Councilman Deterding was absent.

RECREATION / L&I / PLANNING BOARD

Councilman MacFerren reported that there was \$126,800 in construction costs during the month of February, bringing in \$2552 in permit fees. The car wash application was approved at the February Planning Board meeting, which will include the vacation of a portion of Troth Avenue. The cannabis dispensary application began its testimony, but due to the late hour, the application was continued to the March meeting.

POLICE

Councilman Brown reported that there has been an increase in the number of traffic tickets being issued, and that the increased police presence has been noticed by residents. A new police vehicle will need to be purchased this year. The radar speed signs are having a positive impact in the locations where they are posted, and an effort is being made to get more.

MAYOR'S REPORT

Mayor Campbell reported that a cleanup day is scheduled for March 25th. DiMeglio's Construction has completed some work at the Lucas House. Sherwin-Williams is completing cleanup work along United States Avenue near the railroad tracks, sampling is taking place near the Paintworks, and groundwater testing continues at the Dump Site.

Motion to put written reports on file for one year:

OLD BUSINESS

- 1. STRATEGY DISCUSSION
 - a. Cannabis

Public comment:

Alex Freshley Greene Hiatt, Freshley Greene LLC
 Alan Lemmerman, Topless Prerolls

2023-07 **ORDINANCE AMENDING CHAPTER 120 CANNABIS OF THE CODE OF THE BOROUGH OF GIBBSBORO**

Motion to approve ordinance for first reading: Councilman Werner, second Councilman MacFerren

Vote: Ayes unanimous (Deterding-absent)

- b. Sewer Capacity
- c. Redevelopment Update

2023-3-58 **RESOLUTION AUTHORIZING THE PLANNING BOARD TO CONDUCT A PRELIMINARY INVESTIGATION TO ESTABLISH AN AREA IN NEED OF REDEVELOPMENT AT 250 HADDONFIELD-BERLIN ROAD**

WHEREAS, *N.J.S.A.* 40A:12A-6 authorizes the governing body of any municipality by resolution to direct its Planning Board to conduct a preliminary investigation to determine whether an area or areas of the municipality qualify to be designated a condemnation redevelopment area; and

WHEREAS, the Borough Council of the Borough of Gibbsboro, County of Camden, State of New Jersey, deems it to be in the best interest of the municipality to so direct the Gibbsboro Borough Planning Board to conduct a preliminary investigation of the geographic area designated as Block 42 Lots 12.04 on the official tax assessment plate number 9 of the municipality (hereafter "Haddonfield-Berlin Road Study Area").

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

1. The Planning Board of the Borough of Gibbsboro is hereby directed to conduct a preliminary investigation pursuant to *N.J.S.A.* 40A:12A-4.b and -6 to determine whether the Study Area, following public notice and hearing, meets the eligibility criteria for a condemnation redevelopment area pursuant to *N.J.S.A.* 40A:12A-5;
2. The Borough Planner is hereby directed to assist the Planning Board in conducting the preliminary investigation; and
3. The preliminary investigation shall be submitted to the Borough Council for its review in determining whether or not to designate the Study Area as a Condemnation Redevelopment Area in accordance with the provisions of *N.J.S.A.* 40A:12A-1 *et seq.*
4. In the event that the Planning Board concludes that the Study Area satisfies the statutory criteria for designation as Condemnation Redevelopment Area and the Borough Council adopts a resolution accepting such findings from the Planning Board, then the Planning Board shall be authorized to prepare and recommend a Redevelopment Plan for the area in accordance with *N.J.S.A.* 40A:12A-7.

Motion to adopt resolution: Councilman MacFerren, second Councilman Werner

Vote: Ayes unanimous (Deterding-absent)

NEW BUSINESS

1. USE OF MUNICIPAL FACILITIES

- | | |
|------------|---------------------------------------|
| FACILITY: | Cricket Field |
| DATE/TIME: | Spring/Summer schedule (see attached) |
| APPLICANT: | Gibbsboro School (waiver requested) |
| | TMT/Safezone (fee TBD) |
| | Virtua Health (fee TBD) |
| | Interim Healthcare (waiver requested) |
| | Racks/Post 371 (waiver requested) |

The criteria for granting waivers to adult leagues was discussed. Preference will be given to leagues willing to pay the required fees. The Borough Clerk will convey this information to the leagues requesting field use before finalizing the schedule.

FACILITY: Senior Recreation Center
DATE/TIME: 1st Wednesday of month/7:00-8:30 p.m.
APPLICANT: Friends of Gibbsboro
FEE/BOND: Waiver requested

Motion to approve request: Councilman Rickert, second Councilman MacFerren

Vote: Ayes unanimous (Deterding-absent)

FACILITY: Senior Recreation Center
DATE/TIME: June 25, 2023 (12:00-6:00 p.m.)
APPLICANT: Kathy & Geoff Alexander
FEE/BOND: Waiver requested (cleaning fee received)

Motion to approve request: Councilman Werner, second Councilman MacFerren

Vote: Ayes unanimous (Deterding-absent)

2. STORM DRAINAGE EASEMENT – 1 PINE ROAD

2023-3-59 RESOLUTION ALLOWING THE BOROUGH OF GIBBSBORO TO ACCEPT A STORM DRAINAGE EASEMENT ON BLOCK 96, LOT 4.02 FOR EMERGENCY OPERATION AND MAINTENANCE PURPOSES

WHEREAS, the Planning Board of the Borough of Gibbsboro has approved a plot plan with variances to permit the construction of a single family dwelling on 150 West Clementon Road at the intersection of Gibbsboro Clementon Road and Pine Road, said property is known as Block 96, Lot 4.02 on the Gibbsboro Tax Maps; and

WHEREAS, the proposed dwelling replaces an existing dwelling that had been demolished several years ago, and the proposed redevelopment of the site required that a grading plan be submitted; and

WHEREAS, the proposed grading plan has required that existing drainage features on the property be preserved, and the conveyance of off-site runoff be considered; and

WHEREAS, it is necessary for the construction of a stormwater pipe to be constructed across Block 96, Lot 4.02 to convey surface runoff from surrounding off site locations through the subject property and for the pipe to connect to exiting municipal drainage structures on Pine Road. Said pipe and all associated maintenance and operation of the piping shall be the responsibility of the property owner; and

WHEREAS, it is necessary for the Borough of Gibbsboro to have access to the pipe location in the event that the future property owners do not properly maintain the stormwater piping and an emergency should develop; and

WHEREAS, it is therefore necessary for an easement to be created over top of the storm piping to allow such emergency access for the Borough; and

NOW, THEREFORE BE IT RESOLVED that both the Mayor and Council of the Borough of Gibbsboro accept the easement that will be created on Block 96, Lot 4.02 for the storm drainage piping for emergency maintenance and/or replacement.

Motion to approve resolution: Councilman Rickert, second Councilman MacFerren

Vote: Ayes unanimous (Deterding, Karcsh-absent)

3. KEYLESS ENTRY SYSTEM

Quotes were solicited for installation of keyless entry at Borough Hall (including front door camera and remote unlocking capability) and Senior Recreation Center.

4. QUOTES FOR FENCING

	<u>ATCO</u>	<u>Sherwood</u>	<u>Fence USA</u>	<u>DiMeglio</u>
Public Works Garage	\$ 3595	\$3155	\$3883.00	
Lucas Park	\$ 3695	\$3225	\$3889.02	
Pole Hill Park	\$ 2750	\$1689	\$7593.96	
Behind former Wawa	\$ 1280	\$1270	\$1849.03	\$2945
Total	\$11,320	\$9339	\$17,215.01	
Bundle Discount	\$11,000	\$9000		

Motion to award quote to Sherwood Fencing for \$9000, to be charged to Building and Grounds, and conditioned upon a certification of available funds: Councilman MacFerren, second Councilman Rickert

Vote: Ayes unanimous (Deterding-absent)

5. EDUCATION REQUEST

Employee: Barry Rothberg
 Position: Emergency Management Coordinator
 Course Title: NJ Emergency Preparedness Conference
 Location/Dates: Atlantic City/April 17-21, 2023
 Cost: \$331 (registration & hotel)

Motion to approve education request: Councilman Werner, second Councilwoman Karcsh

Vote: Ayes unanimous (Deterding-absent)

VOUCHERS

Motion to dispense reading and approve vouchers in the amount of \$1,214,774.65: Councilman Rickert, second Councilman Brown

Vote: Ayes unanimous (Deterding-absent)

CLOSING COMMENTS

MEETING OPEN TO THE PUBLIC

INFORMATIONAL

1. Next regular meeting of the Borough Council is Tuesday, April 11, 2023 at 7:00 p.m.
2. Cleanup day scheduled for March 25th.
3. Easter Egg Hunt scheduled for April 1st (10:00 a.m.) at the Cricket Field – rain date, April 8th.
4. Raffle licenses were issued to the American Legion Auxiliary Unit #371 for Games of Chance.

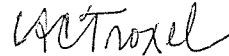
ADJOURNMENT

Motion to adjourn the meeting at 9:54 p.m. Councilman Rickert, second Councilman Brown

Vote: Ayes unanimous (Deterding-absent)



Edward G. Campbell, II
Mayor



Amy C. Troxel, RMC
Borough Clerk

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