

**BOROUGH OF GIBBSBORO  
COUNCIL MEETING MINUTES**

**May 11, 2022**

**7:00 P.M.**

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

**Pledge of Allegiance**

**Moment of Silence:** Dorothy Dzierzgowski

**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 Karcsch  
Councilman Michael MacFerren  
Councilman Ronald Rickert  
Councilman Glenn Werner

Absent:

Professionals:

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

**ORDINANCES FOR FIRST READING**

**ORDINANCES FOR SECOND READING**

**2022-08      ORDINANCE AUTHORIZING SPECIAL COUNSEL TO FILE A  
CONDEMNATION ACTION IN THE SUPERIOR COURT, LAW  
DIVISION IN ACCORDANCE WITH N.J.S.A. 20:3-8 TO ACQUIRE AN  
EASEMENT ALONG BLOCK 18.07, LOTS 10 AND 11 IN THE BOROUGH  
OF GIBBSBORO**

WHEREAS, the Borough of Gibbsboro has negotiated in good faith for more than four years with the owner of block 18.07 lots 10 and 11 to acquire an easement along Lakeview Drive, County Route 561, to enable the construction of a multi-purpose path to improve public safety; and

WHEREAS, the Borough of Gibbsboro has been unable to reach an agreement with the property owner; and

WHEREAS, the Borough has hired a qualified appraiser and offered the full value of the appraisal to the property owner; and

WHEREAS, the property owner has failed to accept the Borough of Gibbsboro's offer to purchase.

NOW THEREFORE, BE IT ORDAINED, by the Borough Council of the Borough of Gibbsboro, in the County of Camden, State of New Jersey that Special Counsel is authorized to file a condemnation action in the Superior Court, Law Division in accordance with N.J.S.A 20:3-8 to acquire the easement.

AND BE IT FURTHER ORDAINED that this ordinance shall take effect upon its passage

WHEREAS, the Tax Collector has determined that the tax sale certificate was sold in error in 2021 due to a Bankruptcy order enforcing automatic stay filed on October 26, 2021 for Block 18.02, Lot 2.01, Qualifier -C302--, located at 146 South Lakeview Drive #302; and

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

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

1. Tax Sale Certificate #21-00013 sold in error be cancelled and the purchase funds in the amount of \$326.40 be refunded by the Chief Financial Officer.

Public comment on pending resolutions: None

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

**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 Officer ()	Fire Official ()

**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, received 4/22/22  
 From: Diane Gutierrez-Scaccetti, Commissioner of NJ DOT  
 Re: NJDOT FY-2023 State Aid Program – applications due 7/1/22  
 Action: Informational

To: Mayor & Council, received 4/28/22  
 From: Lee Family, Lamon Family, Alexander Family  
 Re: Annual Hidden Woods Block Party – Saturday, June 18<sup>th</sup> (4 p.m.-12 a.m.)  
 Request to block street between 5 & 12 Driftwood Way  
 Action: Motion to approve subject to approval by Fire Chief and Police Chief

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

**OLD BUSINESS**

1. CAMDEN COUNTY OPEN SPACE GRANT – ROUND 21

Ben Shaffer Recreation – quote for 2 kiosks (\$30,267.45, State Contract)  
Ben Shaffer Recreation – quote for chess table (\$1904.77, State Contract)

Motion to approve purchase Councilman Rickert, second Councilman Brown

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

**NEW BUSINESS**

2. FACILITIES REQUESTS

Facility: Senior Recreation Center  
Date/Time: May 11, 2022 (6:30-8:30 p.m.)  
Applicant: Pam Campbell/Haddonfield DAR  
Fee: \$50 group fee (paid)

Facility: Senior Recreation Center  
Date/Time: May 15, 2022 (12:00-4:00 p.m.)  
Applicant: Anthony Girgenti  
Fee: \$75 cleaning fee (paid)

Facility: Senior Recreation Center  
Date/Time: June 13, 2022 (6:00-9:00 p.m.)  
Applicant: Darlene Campbell/Girl Scout Troop  
Fee: Waiver

Facility: Senior Recreation Center  
Date/Time: June 18, 2022 (3:00-9:00 p.m.)  
Applicant: Glenn Werner  
Fee: \$75 cleaning fee (to be paid)

Motion to approve requests Councilman MacFerren, second Councilman Brown

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

3. SECURITY SYSTEMS FOR BOROUGH FACILITIES

Tabled until June meeting

4. ZONING ORDINANCE – CANNABIS

Formation of committee to review current zoning and licensing regulations on cannabis.  
Committee will consist of members of Council and Planning Board:

Councilman Werner, Chairperson  
Councilman MacFerren, Planning Board liaison  
Councilman Brown, member  
Planning Board Member, TBD

**VOUCHERS**

Motion to dispense reading and approve vouchers in the amount of \$692,422.83  
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 4/13/22 Councilman MacFerren,  
second Councilman Rickert

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

**CLOSING COMMENTS**

**MEETING OPEN TO THE PUBLIC**

No comment

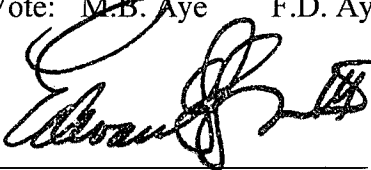
**INFORMATIONAL**

1. Next regular meeting of the Borough Council is Wednesday, June 8, 2022 at 7:00 p.m.
2. Memorial Day Services – American Legion at 8:00 a.m. & Square Circle at 9:00 a.m.
3. National Junior Honor Society will be inducting new members at the Gibbsboro School on May 12, 2022 at 6 p.m.

**ADJOURNMENT**

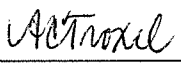
Motion to adjourn at 8:00 P.M. Councilman MacFerren, second Councilman Brown

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




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Edward G. Campbell, III  
Mayor




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Amy C. Troxel, RMC  
Borough Clerk