

**BOROUGH OF GIBBSBORO
COUNCIL MEETING MINUTES**

**August 10, 2022
7:00 P.M.**

Meeting called to order at 7:00 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 Karsh
Councilman Michael MacFerren
Councilman Ronald Rickert
Councilman Glenn Werner

Absent:

Councilman Fred Deterding

Professionals:

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

RESOLUTIONS

2022-8-110 RESOLUTION AMENDING RESOLUTION 2022-2-50 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)	\$66,000.00	\$75,000.00
Lakeview Drive	Block 7.01 Lot 1.01	\$15,000.00	\$15,000.00

91 Lakeview Drive	Block 7.01 Lots 5.04 & 5.05	\$110,000.00	\$110,000.00
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BE IT FURTHER RESOLVED, that a copy of the corresponding appraisal shall be included with the offer.

2022-8-111 RESOLUTION AUTHORIZING THE MAYOR TO EXECUTE THE FY23 MUNICIPAL ALLIANCE SHARED SERVICE AGREEMENT WITH THE COUNTY OF CAMDEN IN CONJUNCTION WITH THE NEW JERSEY GOVERNOR’S COUNCIL ON ALCOHOLISM AND DRUG ABUSE

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 the FY23 Municipal Alliance Shared Service Agreement with the County of Camden in conjunction with the New Jersey Governor’s Council on Alcoholism and Drug Abuse (July 1, 2022-June 30, 2023).

2022-8-112 RESOLUTION AUTHORIZING THE MAYOR TO EXECUTE THE FY23 DMHAS YOUTH LEADERSHIP AGREEMENT WITH THE COUNTY OF CAMDEN IN CONJUNCTION WITH THE NEW JERSEY GOVERNOR’S COUNCIL ON ALCOHOLISM AND DRUG ABUSE

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 the FY23 DMHAS Youth Leadership Agreement with the County of Camden in conjunction with the New Jersey Governor’s Council on Alcoholism and Drug Abuse (July 1, 2022-March 14, 2023).

2022-8-115 RESOLUTION AUTHORIZING A PROFESSIONAL SERVICES CONTRACT FOR HISTORIC ARCHITECT SERVICES

WHEREAS, there exists the need for the appointment of an architect to fulfill the requirements of a grant from the New Jersey Historic Preservation Office; and

WHEREAS, funds are available for this purpose; and

WHEREAS, such special architect services can be provided only by a recognized firm, and Clarke Caton Hintz, Trenton, New Jersey is so recognized by the State Historic Preservation Office; and

WHEREAS, the Local Public Contracts Law, N.J.S.A. 40A:11-1 et seq., requires that notice with respect to contracts for Professional Services is awarded under a Fair and Open Process and must be publicly advertised;

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

1. Clarke Caton Hintz, Trenton, New Jersey is hereby retained to provide the specialized architect services necessary in connection with the Borough of Gibbsboro in accordance with an Agreement submitted to the Borough (the "Contract").

- 2. The Contract is awarded under a Fair and Open Process as a "Professional Service" in accordance with the Local Public Contracts Law, N.J.S.A. 40A:11-5(1)(a).
- 3. A copy of this resolution as well as the Contract shall be placed on file with the Clerk of the Borough.
- 4. A notice in accordance with the Local Public Contracts Law of New Jersey in the form attached hereto shall be published in the Borough's legal newspaper.

2022-8-116 RESOLUTION A TAX SALE PURSUANT TO N.J.S.A. 54:5-19

WHEREAS, N.J.S.A. 54:5-19 authorizes electronic tax sales pursuant to NJAC 5:33-1.1 by Resolution to provide for a tax sale when unpaid taxes or other municipal liens or sewer charges are in arrears in current and prior fiscal years designated in such Resolution; and

WHEREAS, the governing body has determined to authorize a tax sale to be held no earlier than December 28, 2022 for arrears in taxes and sewer charges and other municipal liens for year 2022.

NOW, THEREFORE, BE IT RESOLVED, by the Governing Body of the Borough of Gibbsboro, County of Camden, State of New Jersey, as follows:

- 1. That the Tax Collector is hereby directed and authorized to conduct an electronic tax sale no earlier than December 28, 2022 for unpaid taxes or other municipal liens or sewer charges, or parts thereof, that are in arrears for the 2022 fiscal year.
- 2. That a certified copy of this Resolution shall be forwarded to the Tax Collector for the Borough of Gibbsboro.
- 3. Said tax sale may be held Monday, December 28, 2022 at 9:00 A.M.

Public comment on pending resolutions

Emily Morgan, 1121 Old Egg Harbor Road (Resolution 2022-8-110)

Motion to approve resolutions Councilman MacFerren, second Councilman Brown

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

* Councilman Werner voted Nay on Resolution 2022-8-110

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 (X) | Fire Official () |

COUNCIL COMMITTEE REPORTS

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

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

CORRESPONDENCE

To: Borough Council
From: Joanne Wentzell
Re: Pickleball Courts

Joanne Wentzell, 99 Berlin Road. The South Jersey Chapter has 4400 members, and the Gloucester County Chapter has 2600 members. Recommend considering an awning to provide some shade, benches or bleachers, and lighting for evening use in the colder months.

To: Chief Leadley, dated 8/1/22
From: Robert Thompson
Re: Letter of resignation
Action: Motion to accept resignation Councilman Rickert, second Councilman Brown

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

OLD BUSINESS

NEW BUSINESS

1. QUOTES FOR HVAC AT POLICE STATION

Landis HVAC (Burlington, NJ)	\$41,999.00
Accurately Controlled Environments, Inc. (Berlin Twp., NJ)	\$38,641.00
AtmosTemp (West Berlin, NJ)	\$31,072.00

Motion to award to AtmosTemp contingent on obtaining a New Jersey Business Registration Certificate, New Jersey Public Works Certificate, and a Certificate of Available Funds from the CFO Councilman Brown, second Councilman MacFerren

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

2. FACILITIES REQUESTS

Facility: Senior Recreation Center - INFORMATIONAL
Date/Time: July 24, 2022 (5:00-10:00 p.m.)
Applicant: Jason Rodriguez (Gibbsboro resident)
Fee/Bond: Paid

Facility: Babe Ruth Field at Cricket Field
Date/Time: Sundays, 9:00 a.m.-12:30 p.m. (September 1-November 27)
Applicant: Interim Healthcare/Jack Donegan

Fee: Request waiver

Facility: Babe Ruth Field at Cricket Field

Date/Time: Sundays, 9:00 a.m.-12:30 p.m. (September 1-October 16)

Applicant: TMT/Safe Zone Flagging (Justin Riccobono)

Fee: (will pay once number of games determined)

* Shared use of the field for the requested dates will be coordinated

Facility: Senior Recreation Center

Date/Time: Friday, August 12 (7:30-6:30)

Applicant: Gibbsboro School

Fee: Waiver requested

Motion to approve requests Councilman Rickert, second Councilman MacFerren

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

3. REQUEST FOR PLANNING BOARD RECOMMENDATIONS

a. EXEMPTIONS AND/OR ADMINISTRATIVE APPROVAL FOR SOLAR PANELS IN THE HISTORIC DISTRICT

b. AMENDMENT TO LAKEVIEW NORTH REDEVELOPMENT PLAN

2022-8-113 RESOLUTION REQUESTING THE PLANNING BOARD MAKE RECOMMENDATIONS REGARDING LAND USE PROCEDURES

WHEREAS, N.J.S.A. 40:55D-25 Powers of the Planning Board permits the Governing Body to utilize the advisory duties of the Board to receive recommendations for modifications to the Borough's Land Use procedures; and

WHEREAS, the Borough Council believes there are numerous land use topics that should be reviewed to ensure the purpose and intent of existing regulations of Land Use ordinances remain efficient and serve the public interest and are consistent with the Gibbsboro Master Plan; and

WHEREAS, the Borough Council believes that periodic reviews of such matters represent good land use practices; and

NOW THEREFORE BE IT RESOLVED by the Mayor and Borough Council of the Borough of Gibbsboro that the Planning Board is requested to review the following question and to make recommendations to the Borough Council on the same and any other matters of relevance:

Solar Panels – Given that solar panel installations are routinely granted a Certificate of Appropriateness (CoA) by the Planning Board provided that they meet certain conditions, should such conditions be defined to enable more applications to be exempt from the requirement to obtain a CoA, referred to an administrative officer, or selected from an approved catalog of items for which no approval is required?

Furthermore, it is requested that the Planning Board file its initial report with the Borough Council by October 11, 2022.

2022-8-114 RESOLUTION REQUESTING THE PLANNING BOARD MAKE RECOMMENDATIONS REGARDING AN AMENDMENT TO THE LAKEVIEW NORTH REDEVELOPMENT PLAN

WHEREAS, N.J.S.A. 40:55D-25 Powers of the Planning Board permits the Governing Body to utilize the advisory duties of the Board to receive recommendations for modifications to the Borough’s Land Use procedures; and

WHEREAS, the Gibbsboro Borough Council determined that Block 7.01; Lots 1.01, 1.02, 1.03, 1.05, 1.06, 1.09, 1.10, 3, part of 4, 5.04 and 5.05, and Block 7.02; Lots 2, 3.02, 3.03 and 3.04, consisting of approximately 3.58± acres in area was an Area in Need of Redevelopment (AINR) via Resolution No. 2016-8-99 on August 10, 2016; and

WHEREAS, the Gibbsboro Borough Council adopted the Lakeview North Redevelopment Plan on July 11, 2018 via ordinance 2018-07; and

WHEREAS, the Gibbsboro Borough Council via Resolution 2021-12-146 has designated SONRAJ, LLC, a New Jersey limited liability corporation having a business address at 2319 Federal Street, Camden, New Jersey 08105 as the Redeveloper of the Lakeview North Redevelopment Area; and

WHEREAS, SANRAJ, LLC has indicated its desire to transform an existing structure within the Lakeview North Redevelopment Area, which was formerly a bank, into a a Class 5 cannabis retailer; and

WHEREAS, the Gibbsboro Borough Zoning ordinance was amended to enable a cannabis retailer as a permitted use within the C2 Retail Zone after the Lakeview North Redevelopment Plan was adopted; and

WHEREAS, SANRAJ, LLC has also indicated its desire to utilize the existing drive-through window for retail cannabis sales and such use is not permitted by the zoning ordinance; and

WHEREAS, use of the drive-through window is a critical component of SANRAJ, LLC’s plan for redevelopment of the AINR; and

WHEREAS, an amended Lakeview North Redevelopment Plan that enables SONRAJ, LLC to proceed with its design of the site has been prepared; and

NOW THEREFORE BE IT RESOLVED by the Mayor and Borough Council of the Borough of Gibbsboro that the Planning Board is requested to review the plan amendment and to make recommendations to the Borough Council by resolution by September 13, 2022.

Motion to approve resolutions Councilman MacFerren, second Councilman Rickert

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

ORDINANCES FOR FIRST READING

**2022-9 ORDINANCE AMENDING THE LAKEVIEW NORTH
REDEVELOPMENT PLAN**

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

Rickert

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

VOUCHERS

Motion to dispense reading and approve vouchers in the amount of \$1,178,248.77
Councilman MacFerren, second Councilman Rickert

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

MINUTES

Motion to dispense reading and approve minutes of 7/13/22 Councilman Rickert, second
Councilman MacFerren,

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

CLOSING COMMENTS

MEETING OPEN TO THE PUBLIC

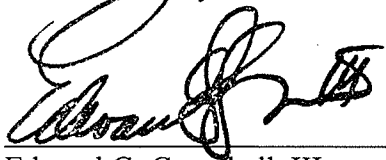
INFORMATIONAL

1. NJLM Annual Audit Statement – available for review in Clerk’s Office.
2. Registration deadline for elected and appointed officials attending the 2022 NJLM Annual Conference is September 30, 2022 (conference dates are November 15-17, 2022).
3. Next regular meeting of the Borough Council is Wednesday, September 14, 2022 at 7:00 p.m.

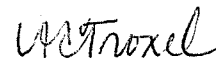
ADJOURNMENT

Motion to adjourn the meeting at 8:17 p.m. Councilman Rickert, second Councilman
Brown

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



Edward G. Campbell, III
Mayor



Amy C. Troxel, RMC
Borough Clerk