

**BOROUGH OF GIBBSBORO
COUNCIL MEETING MINUTES
September 8, 2021
7:00 P.M.**

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

Pledge of Allegiance

Moment of Silence for the victims and first responders of the September 11, 2001 attacks

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 Fusco, Jr., KEI Associates

Gregory B. Fusco, Engineer

ORDINANCES FOR FIRST READING None

ORDINANCES FOR SECOND READING

2021-11 ORDINANCE PROHIBITING CERTAIN CONDUCT IN THE BOROUGH OF GIBBSBORO, COUNTY OF CAMDEN, NEW JERSEY

WHEREAS, the expansion of parks, playgrounds, trails and bikeways within the Borough of Gibbsboro has resulted in complaints of inappropriate conduct including public urination.

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

Section 1. Prohibited Acts. It shall be unlawful for any person to appear or travel on any street, avenue, highway, road, sidewalk, bikeway, park, playground, school ground, water way, or to appear in any other public place within the Borough of Gibbsboro to publicly urinate or defecate except in public rest rooms provided for that purpose.

Section 2. Violations. Violations of this ordinance shall be punishable by a fine of \$100.

Section 3. 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or other provision of the Code of the Borough of Gibbsboro inconsistent with the provisions of this ordinance is hereby repealed to the extent of such inconsistency, only.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 4. 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 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

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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.

Section 6. Enactment. This ordinance shall take effect upon its passage and publication and filing as otherwise provided for by law.

Public Comment: None

Motion to adopt ordinance Councilman MacFerren, second Councilman Brown

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

2021-12 ORDINANCE AMENDING CHAPTER 222 HISTORIC PRESERVATION OF THE CODE OF THE BOROUGH OF GIBBSBORO

NOW THEREFORE BE IT RESOLVED BY THE MAYOR AND BOROUGH COUNCIL THAT:

Section 1.

Section 222-7 Certificate of Appropriateness is revoked and replaced with the following:

222-7. Certificate of appropriateness.

- A. Application for certificate of appropriateness. A certificate of appropriateness (COA) issued by the Planning Board shall be required before a permit is issued or, in the event that no other type of permit is otherwise required, before work or activities can commence on or about the exterior architectural features of a structure in the Historic District or historic site(s) not located within the district, which are subject to public view from a public street, way or place, including, but not limited to construction, alteration, addition, repairs, replacement, restoration, rehabilitation, demolition or development for a lot and block located in the Historic District or historic site(s) not located within the district, as defined in this chapter. COA shall not be required for the exempt work or activities set forth in Sections B (1) and (2) below.
- B. When a COA is not required; exceptions.
 - (1) No certificate of appropriateness is required for the following activities:
 - (a) Maintenance, repair, and replacement of existing windows and doors using substantially similar material; installation of storm windows that are compatible with the architectural period or design of the subject structure;
 - (b) Maintenance, repair, and replacement of existing roof material, involving no change in the design, scale, material or appearance of the structure;
 - (c) Maintenance, repair, and replacement of existing roof structures, such as cupolas, dormers and chimneys, using substantially similar materials, which will not alter the exterior architectural appearance of the structure;
 - (d) Maintenance, repair, and replacement of existing shingles, clapboards, or other siding maintaining the architectural integrity of the structure;

- (e) Maintenance, repair, and replacement of existing shingles, clapboards or other siding, using substantially similar materials as that being repaired or maintained;
 - (f) Exterior painting of existing structures;
 - (g) Maintenance, repair, and replacement to existing signs shutters, outdoor displays, fences, hedges, street furniture, awnings, off-street driveway and parking materials and sidewalks using substantially similar materials for those items noted above being repaired;
 - (h) The addition of new plantings;
 - (i) Installation of fences; and
 - (j) Sidewalks, paving, patios, stairways and decks.
- (2) A certificate of appropriateness shall not be needed for repairs or replacement wherein the proposed activity constitutes an exact replacement of that which existed prior to the need for the repairs or replacement in question. To receive this exemption, the property owner shall submit an application to the Planning Board Secretary for such repairs with a photo of the existing condition or conditions and estimate of cost. Applications will be forwarded to the Administrative Officer to inspect the property and determine if an exemption is appropriate. The Administrative Officer shall provide a written report to the Construction Officer confirming whether or not a permit may be issued pursuant to this exemption.

C. When the property owner or the Administrative Officer is uncertain whether a proposed activity meets the criteria of an exemption pursuant to Subsection B above, the Administrative Officer shall refer the matter for administrative review to the Planning Board Chairperson acting as HPC chairperson.

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 though 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 MacFerren, second Councilman Rickert

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

RESOLUTIONS

2021-8-122 RESOLUTION AUTHORIZING THE REFUND OF ESCROW FOR PLANNING BOARD FEES TO BRADLEY HOKE

WHEREAS there is \$345.02 remaining in escrow for appearing before the Planning Board in reference to the property located at 26 Henry Road (Block 75, Lot 4.16).

WHEREAS the application has been concluded and all professional services related to the application are complete.

BE IT RESOLVED by Mayor and Council of Borough of Gibbsboro, County of Camden and State of New Jersey that the following refund is to be issued:

T-03-56-100-072 \$345.02

2021-8-123 RESOLUTION AUTHORIZING THE REFUND OF ESCROW FOR PLANNING BOARD FEES TO HRISTOS KOLOVOS

WHEREAS there is \$1701.60 remaining in escrow for appearing before the Planning Board in reference to the property located at Block 226.02, Lots 18.01 and 19 in Voorhees and Block 18.01, Lot 1 in Gibbsboro.

WHEREAS the application has been concluded and all professional services related to the application are complete.

BE IT RESOLVED by Mayor and Council of Borough of Gibbsboro, County of Camden and State of New Jersey that the following refund is to be issued:

T-03-56-100-083 \$1701.60

2021-8-124 RESOLUTION AUTHORIZING THE REFUND OF ESCROW FOR PLANNING BOARD FEES TO ROBERT & CAROL ANN MCINTYRE

WHEREAS there is \$259.69 remaining in escrow for appearing before the Planning Board in reference to the property located 38 Haddon Avenue (Block 7.05, Lot 29).

WHEREAS the application has been concluded and all professional services related to the application are complete.

BE IT RESOLVED by Mayor and Council of Borough of Gibbsboro, County of Camden and State of New Jersey that the following refund is to be issued:

T-03-56-100-102 \$259.69

2021-8-125 RESOLUTION AUTHORIZING THE REFUND OF ESCROW FOR PLANNING BOARD FEES TO EDWARD MCCARTNEY

WHEREAS there is \$734.27 remaining in escrow for appearing before the Planning Board.

WHEREAS the application has been concluded and all professional services related to the application are complete.

BE IT RESOLVED by Mayor and Council of Borough of Gibbsboro, County of Camden and State of New Jersey that the following refund is to be issued:

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T-03-56-100-105 \$734.27

Public Comment: None

Motion to approve resolutions Councilman Werner, second Councilman Rickert

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)
Construction Official (X)
Tax Collector (X)
Treasurer (X)
Compliance Officer (X)

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

COUNCIL COMMITTEE REPORTS

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

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

CORRESPONDENCE

To: Mayor Campbell, dated 8/17/21
From: Larry Spellman, Voorhees Township Administrator
Re: Termination of Leaf Removal Agreement (effective 11/15/21)
Action: Letter from Mayor Campbell to Mr. Spellman, dated 8/31/21, requesting leaf collection prior to termination date

To: Mayor Campbell, received 8/17/21
From: John Osolin, Remedial Project Manager, US EPA
Re: Environmental Remediation at Dump Site (Block 18.07, Lot 9)
Action: A resolution authorizing the Mayor to execute will be placed on the next agenda

*Documents received from Weston Solutions on 9/2/21 include Restricted Area Map B-1-1, Engineering Controls Map B-1-2, Deed Notice, Soil Management Plan for Block 18.07/Lot 9

To: Paul Lazar, Office Manager, dated 8/18/21 & 9/1/21
From: Mayor Campbell
Re: Sewer Service at 59-63 Lakeview Drive & Payment Plan Option
Action: Informational

To: Mayor Campbell, received 8/26/21

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From: Bob Freidel, Past District Governor, Global Membership Initiative
Re: Gibbsboro Lion's Organization
Action: No action needed

OLD BUSINESS

NEW BUSINESS

1. APPOINTMENT OF POLICE CORPORAL

Mayor appoints Patrolwoman Christa Riemer to the rank of Corporal at the Police Contract rate, effective September 19, 2021

Letter of Recommendation, Chief Brian Leadley, dated 8/26/21

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. Aye

2. FALL FIELD SCHEDULE

3. POLICE VEHICLE REPAIR (2013 FORD INTERCEPTOR)

Winner Ford	\$968.34
Mike's Car Wash	\$1161.15
Echelon Ford	\$1228.71

Motion to award to repair to Winner Ford in the amount of \$968.34 to be charged to Police OE contingent on a certificate of available funds Councilman Brown, second Councilman MacFerren

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

VOUCHERS

Motion to dispense reading and approve vouchers in the amount of \$927,586.04 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 8/11/21 and 8/17/21 Councilman MacFerren, second Councilman Werner

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

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* Councilman Brown abstained from 8/11/21 minutes

CLOSING COMMENTS

MEETING OPEN TO THE PUBLIC

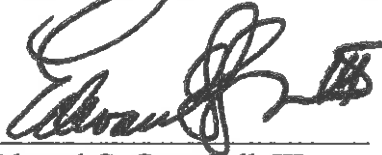
INFORMATIONAL

1. Councilman MacFerren was nominated to the Elected Officials Hall of Fame for over 25 years of service.
2. Chatham Road Block Party is cancelled.
3. Halloween Parade will be held Saturday, October 30, 2021 – details will be provided via the Town Crier prior to the event.
4. Next regular meeting of the Mayor and Council of the Borough of Gibbsboro is Wednesday, October 13, 2021 at 7:00 p.m.

ADJOURNMENT

Motion to adjourn at 7:40 P.M. Councilman Brown, 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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