

**BOROUGH OF GIBBSBORO**  
**COUNCIL MEETING MINUTES**  
**September 14, 2022**  
**7:00 P.M.**

**Meeting called to order** at 7 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  
Councilman Fred Deterding  
Councilman Michael MacFerren  
Councilman Ronald Rickert  
Councilman Glenn Werner

Absent:

Councilwoman Christine Karesh

Professionals:

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

**RESOLUTIONS**

**2022-9-118 RESOLUTION AUTHORIZATION THE EXECUTION OF AN AGREEMENT WITH REALAUCTION.COM LLC TO CONDUCT THE ELECTRONIC TAX SALE**

WHEREAS, the Borough of Gibbsboro has authorized an electronic tax sale pursuant to rules and regulations to be promulgated by the Director of the Division of Government Services which is scheduled for Monday, December 28, 2022 at 9:00 a.m.; and

WHEREAS, the Borough of Gibbsboro authorizes RealAuction.com LLC to be the vendor to conduct the electronic tax sale; and

WHEREAS, the term of the agreement shall be for one (1) year from the date of execution; and

WHEREAS, in consideration of the services provided by Real Auction.com shall be paid \$15 per property listed on the initial Tax Sale listing.

NOW THEREFORE BE IT RESOLVED, by the Borough Council of the Borough of Gibbsboro, County of Camden, State of New Jersey that the Borough Clerk is authorized to execute an agreement with RealAuction.com LLC.

**2022-9-119 RESOLUTION AUTHORIZING SPECIAL COUNSEL TO BEGIN FORECLOSURE PROCEEDINGS ON CERTAIN PROPERTIES**

BE IT RESOLVED BY Mayor and Council of the Borough of Gibbsboro, County of Camden, State of New Jersey, that the Solicitor of the Borough of Gibbsboro is hereby authorized to foreclose on the following properties.

	<u>BLOCK</u>	<u>LOT</u>	<u>ADDRESS</u>	<u>TAX CERT #</u>
1.	88	6, 7	69 Holly Road	19-00025

**2022-9-120 RESOLUTION AUTHORIZING RENEWAL OF MEMBERSHIP IN THE CAMDEN COUNTY MUNICIPAL JOINT INSURANCE FUND**

WHEREAS, the Borough of Gibbsboro is a member of the Camden County Municipal Joint Insurance Fund; and

WHEREAS, said renewed membership terminates as of December 31, 2022 unless earlier renewed by agreement between the Municipality and the Fund; and

WHEREAS, the Municipality desires to renew said membership;

NOW THEREFORE BE IT RESOLVED as follows:

1. The Borough of Gibbsboro agrees to renew its membership in the Camden County Municipal Joint Insurance Fund and to be subject to the Bylaws, Rules and Regulations, coverage's, and operating procedures thereof as presently existing or as modified from time to time by lawful act of the Fund.
2. The Mayor and Clerk shall be and hereby are authorized to execute the agreement to renew membership annexed hereto and made a part hereof and to deliver same to the Camden County Municipal Joint Insurance Fund evidencing the Municipality's intention to renew its membership.

**2022-9-121 RESOLUTION PRESENTING GENERAL COMMENTS AND ADOPTING RECOMMENDATIONS FOR THE 2021 ANNUAL AUDIT**

WHEREAS, N.J.S.A. 40A:5-4 requires the governing body of every local unit to have made an annual audit of its books, accounts and financial transactions, and

WHEREAS, the Annual Report of Audit for the year 2021 has been filed by a Registered Municipal Accountant with the Municipal Clerk per the requirements of N.J.S.A. 40A:5-6, and a copy has been received by each member of the governing body, and

WHEREAS, the Local Finance Board of the State of New Jersey is authorized to prescribe reports pertaining to the local fiscal affairs, per R.S. 52:27BB-34, and

WHEREAS, the Local Finance Board has promulgated a regulation requiring that the governing body of each municipality shall by resolution certify to the Local Finance Board of the State of New Jersey that all members of the governing body have reviewed, as a minimum, the sections of the annual audit entitled:

General Comments and Recommendations and,

WHEREAS, the members of the governing body have personally reviewed as a minimum the Annual Report of Audit, and specifically the sections of the annual Audit entitled:

General Comments and Recommendations

as evidenced by the group affidavit form of the governing body, and

WHEREAS, such resolution of certification shall be adopted by the Governing Body no later than forty five days after the receipt of the annual audit, per the regulations of the Local Finance

Board, and

WHEREAS, all members of the governing body have received and have familiarized themselves with, at least, the minimum requirements of the Local Finance Board of the State of New Jersey, as stated aforesaid and have subscribed to the affidavit, as provided by the Local Finance Board, and

WHEREAS, failure to comply with the promulgations of the Local Finance Board of the State of New Jersey may subject the members of the local governing body to the penalty provisions of R.S. 52:27BB-52 - to wit:

R.S. 52:27BB-52 - "A local officer or member of a local governing body who, after a date fixed for compliance, fails or refuses to obey an order of the Director of Local Government Services, under the provisions of this Article, shall be guilty of a misdemeanor and, upon conviction, may be fined not more than \$1,000 or imprisoned for not more than one year, or both, in addition shall forfeit his office."

NOW, THEREFORE, BE IT RESOLVED, the governing body of the Borough of Gibbsboro, County of Camden, State of New Jersey hereby states that it has complied with the promulgation of the Local Finance Board of the State of New Jersey dated July 30, 1968 and does hereby submit a certified copy of this resolution and the required affidavit to said Board to show evidence of said compliance.

**2022-9-122 RESOLUTION AUTHORIZING THE AWARD OF CONTRACT (BID B-19/2022) BY AND BETWEEN THE COUNTY OF CAMDEN AND ATLANTIC SALT, INC. FOR FURNISHING AND DELIVERING OF SODIUM CHLORIDE AND PRETREATED LIQUID ENHANCED SODIUM CHLORIDE UNDER THE CAMDEN COUNTY COOPERATIVE PRICING SYSTEM, IDENTIFIER #57-CCCPS**

WHEREAS, Camden County adopted a resolution on August 18, 2022 awarding Bid B-19/2022 for the furnishing and delivering of sodium chloride and pretreated liquid enhanced sodium chloride under the Camden County Cooperative Pricing System, for a term of one (1) year commencing on November 30, 2022 through November 29, 2023, with a one (1) year option to renew;

WHEREAS, Camden County has opted to award Atlantic Salt, Inc. who was the lowest responsible bidder who complied with the specifications for Sodium Chloride (\$76.00 per ton) and Pre-Treated Liquid Enhanced Sodium Chloride (\$96.00 per ton); and

WHEREAS, this project was bid under Camden County Cooperative pricing with Camden County listed as Lead Agency; and

NOW, THEREFORE, BE IT RESOLVED by the Governing Body of the Borough of Gibbsboro, County of Camden, and State of New Jersey that a contract is awarded for one (1) year with a one (1) year option to renew, said option to be exercised at the sole discretion of the County.

**2022-9-124 RESOLUTION AUTHORIZING BOND REDUCTION FOR STORM DRAINAGE IMPROVEMENT TO GIBBSBORO DEVELOPMENT GROUP**

WHEREAS, a Performance Surety is required for Bondable Storm Drainage

Improvements for Wawa; and

WHEREAS, Gibbsboro Development Group, Applicant has posted a bond in the amount of \$145,800.000 as a performance surety; and

WHEREAS, said bond was reduced to \$33,918.00 by Resolution 2021-5-86 on May 12, 2021; and

WHEREAS, the work has been satisfactorily completed; and

WHEREAS, it is necessary to reduce the performance surety from \$33,918.00 to \$0.00.

NOW, THEREFORE, BE IT RESOLVED that the Governing Body of the Borough of Gibbsboro hereby authorizes the Borough Clerk to release the Performance Surety.

**2022-9-125 RESOLUTION AUTHORIZING THE REFUND OF FEES & ESCROW FOR PLANNING BOARD TO ANNE-MARIE BAILEY**

WHEREAS, Anne-Marie Bailey made application to the Gibbsboro Planning Board for a Use Variance (Docket #22-10), and the required fees and escrow were paid at the time of application; and

WHEREAS, prior to the public hearing, the applicant withdrew their application and has requested reimbursement of said fees and escrow; and

WHEREAS, the Planning Board Planner has submitted an invoice for work performed prior to the withdrawal of the application.

BE IT RESOLVED by Mayor and Council of Borough of Gibbsboro, County of Camden and State of New Jersey that the total fees and remaining escrow shall be reimbursed to the applicant:

Fees	\$250.00
Escrow (T-03-56-415-000)	\$637.50
Total	\$887.50

**2022-9-126 RESOLUTION AUTHORIZING THE DISPOSITION OF OBSOLETE ELECTRONICS EQUIPMENT**

WHEREAS, the Borough of Gibbsboro has various computers, monitors, printers and other electronics that are obsolete, damaged or otherwise not supported; and

WHEREAS, this equipment has been evaluated and has no value; and

WHEREAS, the Borough of Gibbsboro wishes to recycle this equipment to maximum extent possible and to take steps to ensure any sensitive data is not lost or misused.

NOW, THEREFORE, BE IT RESOLVED by the Mayor and Borough Council of the Borough of Gibbsboro, County of Camden, State of New Jersey that the following equipment may be dispositioned for electronics recycling:

<u>BRAND/MAKE</u>	<u>MODEL</u>	<u>SERIAL NUMBER</u>	<u>DEVICE</u>	<u>QUANTITY</u>
CASIO	DR-210HD	Q2018805	ADDING MACHINE	1
LOGIC	-	522696	STORAGE/ PLAYER	1
MONROE	2020 PLUS III	KY090535	ADDING MACHINE	1
DELL	PR01X	CN-OHDO62-48643-61C-3715	DOCKING STATION	1

DELL	IN1910Nf	CN-OG510N-72872-95V-177I	DOCKING STATION	1
DELL	E1910Hc	S/N CN-OD176P-64180-11L-04YS	LCD MONITOR	1
HP	6300 SDGOB-0506	CN86AFB4S2	OFFICE JET PRINTER	1
DELL	PR01X	CN-OHDO62-48643-61C-3965	DOCKING STATION	1
ROBINS	TM-77	NONE	MAG TAPE ERASER	1
LANIER	LCR-2D	146002	DUAL CASSETTE RECORDER	1
NEC	LCD1715	36157619GA	LCD MONITOR	1
VIEW SONIC	VS11962	QU2082201209	LCD MONITOR	1

BE IT FURTHER RESOLVED that all storage devices that retain data shall be removed and rendered useless prior to disposition.

**2022-9-127 RESOLUTION AUTHORIZING THE EXECUTION OF AGREEMENT WITH CAMDEN COUNTY FOR ROUND 22 RECREATION ENHANCEMENT GRANT**

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 for Recreation Facility Enhancement Funding – Round 22, for the Gibbsboro Bikeway in the amount of \$25,000 .

**2022-9-128 RESOLUTION AUTHORIZING THE SUBMISSION OF A FY2023 N.J.D.O.T. TRANSPORTATION SET-ASIDE PROGRAM (TA SET-ASIDE) FUNDING APPLICATION FOR THE PHASE 6 BIKEWAY AND STREETScape IMPROVEMENTS ALONG LAKEVIEW DRIVE (CAMDEN COUNTY ROUTE 561)**

WHEREAS, the Transportation Set-Aside Program (TA Set-Aside) provides funds to the New Jersey Department of Transportation for a variety of Transportation Enhancements; and

WHEREAS, the Governing Body desires to seek funds from the FY2023 N.J.D.O.T. Transportation Set-Aside Program (TA Set-Aside) for the Phase 6 Bikeway and Streetscape Improvements along Lakeview Drive (Camden County Route 561); and

WHEREAS, by submitting this application for funding, the Governing Body will be continuing efforts to expand the off-road, multi-purpose bike route throughout the municipality that interconnects with the adjoining municipalities of Lindenwold and Voorhees and is part of the Camden County Regional Bikeway System; and

WHEREAS, by submitting this application for funding, the construction of the off-road, multi-purpose bike system will continue to provide interconnection with the PATCO High Speedline Regional Rail System, the New Jersey Transit System and will continue to provide a safer walking/biking route for the Gibbsboro School District and the Eastern High School District; and

WHEREAS, this application request for funding will directly support, benefit and provide transportation alternatives to the commercial corridor along Camden County Route 561, the new seventy-two (72) unit Project Freedom Housing Complex which is operated by a 501(c)(3) Non-

Profit Organization that develops and operates barrier-free housing to enable individuals with disabilities to live independently, and the new one-hundred sixty-three (163) townhouse unit redevelopment project around Silver Lake, which is proposed to eliminate blight and revitalize the deteriorating Gibbsboro Paintworks Complex; and

WHEREAS, the enhancements have a direct relationship to provide a more aesthetic, pleasant and improved interface between the transportation system for the communities and individuals adjacent to transportation facilities; and

NOW, THEREFORE BE IT RESOLVED, by the Governing Body of the Borough of Gibbsboro, County of Camden, State of New Jersey, that the application is hereby made to the Commissioner of Transportation for aid under the FY2023 N.J.D.O.T. Transportation Set-Aside Program (TA Set-Aside) for the Phase 6 Bikeway and Streetscape Improvements along Lakeview Drive (Camden County Route 561);

BE IT FURTHER RESOLVED THAT:

1. Any aid received as a result of this application will only be utilized for eligible costs for a project comprised of the improvements as stated in the application; and
2. That if the application is approved and accepted by the New Jersey Department of Transportation, the Sponsor agrees to the agreement as stated in the application and will provide the long-term ownership and maintenance of the proposed improvements; and
3. That if the application is approved and accepted by the New Jersey Department of Transportation, the Sponsor agrees and understands that the project must be authorized for construction or implementation within two (2) years of the date that the applicant is notified of project selection; and
4. The Mayor and Clerk are hereby authorized to execute and attest this resolution, application and agreement.

Public comment on pending resolutions:

Emily Morgan, 1121 Old Egg Harbor Road – Location of bikeway improvements pertaining to 2022-9-128

Motion to approve resolutions Councilman MacFerren, second Councilman Brown

Vote: M.B. Aye    F.D. Aye    C.K Absent    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 (X)    | Fire Official (X)     |

**CORRESPONDENCE**

To: Chief Leadley, dated 8/28/22  
 From: Zackary Pharo  
 Re: Letter of resignation

Action: Motion to accept resignation and send a letter of thanks Councilman Werner, second Councilman Rickert

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

**OLD BUSINESS**

**NEW BUSINESS**

1. APPOINTMENTS

Mayor appoints Priscilla Mahon as a temporary part time employee in the Construction Office

Mayor appoints Ashley Horay to perform cleaning services at the Borough Hall, Senior Recreation Center, and Charger Building

**2022-9-117 RESOLUTION AMENDING 2022-1-34 OF THE BOROUGH OF GIBBSBORO ESTABLISHING SALARIES OF MUNICIPAL OFFICIALS AND EMPLOYEES FOR THE YEAR 2022**

BE IT RESOLVED, by mayor and borough council of the Borough of Gibbsboro that the following officials and employees of the Borough of Gibbsboro be paid as follows for the year 2022:

NOTE: All employees will be paid bi-weekly. Mayor and Council will be paid quarterly concurrent with the first pay.

<b>Position</b>	<b>Rate</b>	<b>Salary</b>	<b>Other</b>
Cleaning Services ( <i>Ashley Horay</i> )		\$10,340.00	

Motion to approve resolution Councilman MacFerren, second Councilman Brown

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

2. EDUCATION REQUESTS

Employee: Ashley Horay  
Course Title: Principles of Municipal Tax Collection  
Rutgers Center for Government Services  
Date/Place: September 15-November 10, 2022/Virtual  
Cost: \$1129.00 (tuition & materials)

Employee: Amy Troxel  
Course Title: Certified Public Manager Program

Facility: Senior Recreation Center  
Date/Time: October 2, 2022  
Applicant: Andrew & Lauren Parsinitz  
Fee/Bond: Paid

Motion to approve request Councilman Deterding, second Councilman Rickert

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

**VOUCHERS**

Motion to dispense reading and approve vouchers in the amount of \$1,080,107.80  
Councilman MacFerren, second Councilman Rickert

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

**MINUTES**

Motion to dispense reading and approve minutes of 8/10/22 Councilman Rickert, second  
Councilman Brown

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

**MEETING OPEN TO THE PUBLIC**

Gus Egizi, 12 Henry Road – maintenance of Borough property  
Barbara Headley, 6 Henry Road – tree removal quotes, prospective car wash application,  
return to in-person meetings  
Emily Morgan, 1121 Old Egg Harbor Road – Backyard Hen Program  
Andrew Parsinitz, 112 West Clementon Road

**CLOSED SESSION**

**2022-9-123 RESOLUTION PERMITTING THE EXCLUSION OF THE PUBLIC FROM  
A PORTION OF THE BOROUGH COUNCIL MEETING TO DISCUSS  
LITIGATION**

WHEREAS, the Open Public Meetings Act, P.L. 1975, Chapter 231, permits the exclusion  
of the public from a portion of a regularly scheduled meeting in certain circumstances, and

WHEREAS, the Mayor and the Borough Council of the Borough of Gibbsboro is of the  
opinion that such circumstances presently exist; and

WHEREAS, the Mayor and the Borough Council of the Borough of Gibbsboro wishes to  
discuss litigation in which the Borough Council is a party requiring attorney-client privilege  
regarding litigation.

NOW THEREFORE BE IT RESOLVED that the public be excluded from a portion of the



September 14, 2022 Borough Council meeting wherein no official action will be taken.

Motion to approve resolution to move to closed session at 8:07 p.m. Councilman MacFerren, second Councilman Rickert

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

Motion to return to open session at 8:40 p.m. Councilman Rickert, second Councilman MacFerren

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

**CLOSING COMMENTS**

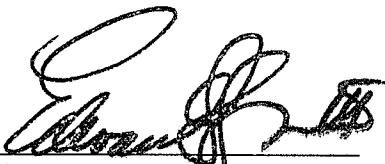
**INFORMATIONAL**

1. Press Release from New Jersey American Water – “New Jersey American Water Granted New Rates by New Jersey Board of Public Utilities: Increase driven by over \$985 million in system investments; Water service remains about one penny per gallon”
2. Voorhees Township Master Plan Reexamination & Update – public hearing 9/14/22.
3. New Jersey Association for Floodplain Management (NJAFM) Annual Conference – October 25-27, 2022 in Atlantic City.
4. Registration deadline for elected and appointed officials attending the 2022 NJLM Annual Conference is September 30, 2022 (conference dates are November 15-17, 2022).
5. Next regular meeting of the Borough Council is Wednesday, October 12, 2022 at 7:00 p.m.

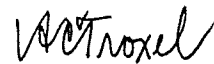
**ADJOURNMENT**

Motion to adjourn the meeting at 8:46 p.m. Councilman Rickert, second Councilman Brown

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



Edward G. Campbell, III  
Mayor



Amy C. Troxel, RMC  
Borough Clerk