

**BOROUGH OF GIBBSBORO
COUNCIL MEETING MINUTES
October 12, 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 Fred Deterding
Councilwoman Christine Karsh
Councilman Michael MacFerren
Councilman Ronald Rickert
Councilman Glenn Werner

Absent:

Councilman Mitchell Brown

Professionals:

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

RESOLUTIONS

2022-10-130 RESOLUTION AUTHORIZING THE AWARD OF A CONTRACT (BID A-35/2022) BY AND BETWEEN THE COUNTY OF CAMDEN AND DEER CARCASS REMOVAL SERVICE, LLC, FOR THE PROVISION OF DEER CARCASS REMOVAL SERVICES, UNDER THE CAMDEN COUNTY COOPERATIVE PRICING SYSTEM, IDENTIFIER #57-CCCPS ON AN "AS-NEEDED" BASIS

WHEREAS, bids were received by Camden County for the project known as Bid A-35/2022, Camden County Cooperative Pricing System and Deer Carcass Removal Services for the removal of deer carcass on September 8, 2022, the receipt of which bids were duly advertised in accordance with law; and

WHEREAS, the Board of Chosen Freeholders recommended award to the lowest responsible bidder, Deer Carcass Removal Service, LLC; and

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

WHEREAS, it is the desire of the Camden County Board of Commissioners to award a contract to the sole bidder, Deer Carcass Removal Service, LLC, for a term of one year with a second- and third-year option, at the rate of \$65.00 per carcass removal.

NOW, THEREFORE, BE IT RESOLVED by the Governing Body of the Borough of Gibbsboro, County of Camden, and State of New Jersey that said contract is from 10/1/22 to 9/30/23.

2022-10-131 RESOLUTION AUTHORIZING REFUND OF OVERPAYMENT DUE TO AN OVERBILL CREATED FROM A 100% DISABLED VETERAN EXEMPTION FOR THE PREMISES BLOCK 18.04, LOT 3, ALSO KNOWN AS 14 WINTERBERRY LANE, GIBBSBORO, NEW JERSEY

BE IT RESOLVED, by Mayor and Council of the Borough of Gibbsboro, County of Camden, State of New Jersey, that the following refund is to be issued. This refund is due to an overbill created form a 100% disabled veteran exemption.

<u>Block</u>	<u>Lot</u>	<u>Name</u>	<u>Refund</u>
18.04	3	HEMME, BENJAMIN	\$5,664.38

2022-10-132 RESOLUTION AUTHORIZING THE REFUND OF ESCHEATED PREMIUM ON TAX SALE CERTIFICATE #16-00008 BACK INTO THE TAX COLLECTOR TRUST ACCOUNT DUE TO THE BANKRUPTCY FILING BY THE OWNER OF BLOCK 18.02, LOT 2.01, QUALIFIER -C302 - - ALSO KNOWN AS 146 LAKEVIEW DR S #302, GIBBSBORO, NEW JERSEY

WHEREAS, N.J.S.A. 54:5-33 allows The Tax Collector to escheat a premium for a tax sale certificate after five years to the treasurer of the Municipality;

WHEREAS, the Tax Collector escheated the premium for tax sale certificate #16-00008 sold December 14, 2016 on Block 18.02, Lot 2.01, Qualifier -C302- - also known as 146 LAKEVIEW DR S #302 on January 8, 2022 to the Treasurer to be deposited into the Current Fund;

WHEREAS, the Tax Collector was informed on January 10, 2022 the owner had filed bankruptcy on 08/30/2021;

WHEREAS, R.S. 54:5-33 extends the 5-year limitation until after the bankruptcy has either been discharged or canceled;

BE IT RESOLVED, by Mayor and Council of the Borough of Gibbsboro, County of Camden, State of New Jersey, that the escheated funds in the amount of \$2,500.00 be refunded by the Chief Financial Officer back into the Tax Collector Trust Account from the Current Fund.

2022-10-133 RESOLUTION AUTHORIZING THE REFUND OF ESCHEATED PREMIUM ON TAX SALE CERTIFICATE #16-00009 BACK INTO THE TAX COLLECTOR TRUST ACCOUNT DUE TO THE BANKRUPTCY FILING BY THE OWNER OF BLOCK 18.02, LOT 2.01, QUALIFIER -C303 - - ALSO KNOWN AS 146 LAKEVIEW DR S #303, GIBBSBORO, NEW JERSEY

WHEREAS, N.J.S.A. 54:5-33 allows The Tax Collector to escheat a premium for a tax sale certificate after five years to the treasurer of the Municipality;

WHEREAS, the Tax Collector escheated the premium for tax sale certificate #16-00009 sold December 14, 2016 on Block 18.02, Lot 2.01, Qualifier -C303- - also known as 146 LAKEVIEW DR S #303 on January 8, 2022 to the Treasurer to be deposited into the Current Fund;

WHEREAS, the Tax Collector was informed on January 10, 2022 the owner had filed bankruptcy on 08/30/2021;

WHEREAS, R.S. 54:5-33 extends the 5-year limitation until after the bankruptcy has either been discharged or canceled;

BE IT RESOLVED, by Mayor and Council of the Borough of Gibbsboro, County of Camden, State of New Jersey, that the escheated funds in the amount of \$2,600.00 be refunded by

the Chief Financial Officer back into the Tax Collector Trust Account from the Current Fund.

2022-10-134 RESOLUTION AUTHORIZING YEAR FOUR OF A FIVE-YEAR CONTRACT WITH GOLD MEDAL ENVIRONMENTAL FOR COLLECTION OF SOLID WASTE AND RECYCLABLE MATERIALS

WHEREAS, Gold Medal Environmental Services of New Jersey, Inc. of Sewell, New Jersey were awarded a five-year contract, commencing on October 1, 2019;

WHEREAS, continuation of said contract is subject to annual review and approval by the Borough Council.

NOW, THEREFORE BE IT RESOLVED, by the Mayor and Council of the Borough of Gibbsboro, County of Camden, State of New Jersey, that year four (4), with a cost of \$136,365.00, and a five-year cost of \$688,719.00 is hereby authorized.

2022-10-135 RESOLUTION AMENDING THE BOROUGH OF GIBBSBORO 2022 YEAR MUNICIPAL BUDGET BY THE INSERTION OF A SPECIAL ITEM OF REVENUE AND APPROPRIATION FROM THE NJ DIVISION OF MOTOR VEHICLES FOR INSPECTION FINES

WHEREAS, N.J.S.A. 40A:4-87 provides that the Director of the Division of Local Government Services may approve the insertion of any special item of revenue in the budget of any county or municipality when such items shall have been made available by law and the amount thereof was not determined at the time of the adoption of the budget, and

WHEREAS, said Director may also approve the insertion of an item of appropriation for an equal amount, and

WHEREAS, the Borough of Gibbsboro has been awarded \$50.00 from the New Jersey Division of Motor Vehicles and wishes to amend the 2022 Budget to include said amount as an item of revenue;

NOW, THEREFORE BE IT RESOLVED that the Borough Council of the Borough of Gibbsboro hereby requests the Director of the Division of Local Government Services approve the insertion of a special item of revenue in the budget for the year 2022 in the sum of.....\$50.00 which is now available as a revenue from;

Miscellaneous Revenues:

Special Items of General Revenue Anticipated with prior written consent of the Director of Local Government Services - Public and Private Revenues Offset with Appropriations.

Inspection Fines (01/22-06/22)

BE IT FURTHER RESOLVED that the sum of\$50.00 be and the same is hereby appropriated under the caption of:

General Appropriations:

(A) Operations-a sum"

Public and Private Programs Offset by Revenues:

Inspection Fines (01/22-06/22)

2022-10-136 RESOLUTION CANCELLING TAXES ON BLOCK 88, LOT 1.03; BLOCK 88, LOT 18; AND BLOCK 88, LOT 16

WHERE AS, Block 88, Lot 1.03; Block 88, Lot 18; and Block 88, Lot 16 were acquired by the Borough of Gibbsboro on May 31, 2022; and

WHERE AS, the property taxes for Block 88, Lot 1.03; Block 88, Lot 18; and Block 88, Lot 16 totaling \$473.34 should be canceled as the properties are now owned by the Borough of Gibbsboro; and

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

1. The Mayor and Council hereby authorize the Tax Collector to cancel taxes due from May 31, 2022 forward.
2. That a certified copy of this Resolution be forwarded it to the Tax Collector, Borough Auditor, and Borough Tax Assessor.

Block	Lot	Taxes
88	1.03	\$ 157.78
88	18	\$ 157.78
88	16	\$ 157.78

2022-10-140 RESOLUTION APPROVING CHANGE ORDER NO. 1 – ROADWAY IMPROVEMENTS TO HOLLY ROAD, McKEE ROAD, AND MANOR ROAD (PARTIALLY FUNDED THROUGH THE N.J.D.O.T. MUNICIPAL AID PROGRAM, FY2021) IN THE BOROUGH OF GIBBSBORO

WHEREAS, it was necessary to make changes in the scope of work to be done in completing the Roadway Improvements to Holly Road, Mckee Road and Manor Road (Partially Funded through the N.J.D.O.T. Municipal Aid Program, FY2021) in the Borough of Gibbsboro, County, County of Camden, State of New Jersey.

WHEREAS, Change Order No. 1 was developed to itemize and authorize those changes.

WHEREAS, certification has been received by the Borough Treasurer/Finance Director that sufficient funds have been allocated for this Change Order;

NOW, THEREFORE, BE IT RESOLVED by the Borough of Gibbsboro that Change Order No. 1 is hereby authorized and approval is hereby granted to revise the contract amount from \$296,016.97 to \$297,882.37.

Public comment on pending resolutions:
None

Motion to approve resolutions Councilman MacFerren, second Councilman Rickert

Vote: M.B. Absent 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

PUBLIC WORKS

Councilman Rickert reported that Cricket Field closed for the season on 10/9/22.

PUBLIC EVENTS

Councilwoman Karsh reported that the Fall Cleanup Day is scheduled for 10/22/22, and the Monster Bash Trunk or Treat is scheduled for 10/29/22 at Pole Hill Park. The date for the Tree Lighting will be included in the next Town Crier.

INSURANCE

Councilman Werner reported that health insurance premiums will be increasing next year for non-union employees. The Borough as received the new Fire Marshal and the new Police vehicle.

TRASH & RECYCLING / HEALTH

Councilman Deterding reported that the Borough has just entered year four of a five-year contract with Gold Medal. Service is generally very good. It is likely that the next contract will include a fuel adjustment.

RECREATION / L&I / PLANNING BOARD

Councilman MacFerren reported that there was \$119,743 in construction value during the month of September, and the Borough received \$2632 if permit fees.

POLICE

Councilman Brown was absent.

MAYOR'S REPORT

Mayor Campbell reported that the Borough will be receiving a \$25K grant from Camden County for recreation as well as \$50K to continue restoration of the Lucas House. The Scout Building at Pole Hill Park requires some repairs. Keyless entry, additional cameras, and possibly some new doors are needed at Borough Hall. Prices are being solicited for the work. The Borough Engineer is negotiating with contractors to install a new roof at the Police Station. The first Human Relations Commission (HRC) meeting will be held by Zoom on 10/19/22. The Gibbsboro Community Garden is being recognized by the South Jersey Horticultural Society. Sherwin-Williams will be holding an EMS meeting regarding the next phase of remediation on 11/1/22.

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

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

CORRESPONDENCE

OLD BUSINESS

NEW BUSINESS

1. GIBBSBORO LIBRARY

More research is required to determine whether the best option is to consolidate or close.

2. LEAF COLLECTION

DiMeglio Construction will collect leaves again this year. There will be one collection, beginning on Monday, November 28th. Information will be placed in the next Town Crier with instructions for residents who wish to place their leaves out early.

3. LAKEVIEW NORTH REDEVELOPMENT AREA

2022-09 ORDINANCE AMENDING THE LAKEVIEW NORTH REDEVELOPMENT PLAN

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, the Redeveloper 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 permit a cannabis retailer as a conditional use within the C2 Retail Zone after the Lakeview North Redevelopment Plan was adopted; and

WHEREAS, the Redeveloper has 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 the Redeveloper’s plan for redevelopment of the AINR; and

WHEREAS, an amended Lakeview North Redevelopment Plan has been prepared that reflects the amendment of the zoning ordinance to allow a Cannabis Retailer within the Redevelopment area and use of the existing drive-through window for retail cannabis sales; and

WHEREAS, the amended Lakeview North Redevelopment Plan has been referred to the

Gibbsboro Planning Board for comment and recommendation; and

WHEREAS, Planning Board via Resolution PB2022-10-19 has recommended that the Gibbsboro Borough Council adopt the amended Lakeview North Redevelopment Plan.

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

1. The amended Lakeview North Redevelopment Plan is hereby adopted and shall be dated October 12, 2022.
2. This ordinance shall become effective immediately after publication in the manner provided by law.

Public Comment: Ann Braddock, 72 Haddon Avenue

Motion to adopt ordinance Councilman Rickert, second Councilman MacFerren

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

2022-10-137 RESOLUTION AUTHORIZING THE MAYOR TO EXECUTE A DEVELOPER’S AGREEMENT WITH SONRAJ, LLC

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, Planning Board via Resolution PB2022-10-19 recommended that the Gibbsboro Borough Council adopt the amended Lakeview North Redevelopment Plan; and

WHEREAS, the Gibbsboro Borough Council adopted the amended Lakeview North Redevelopment Plan on October 12, 2022 via ordinance 2022-09 to reflect zoning changes made after the adoption of the original plan and to permit use of the existing drive-through window in an existing structure for retail cannabis sales at the former bank building; and

WHEREAS, the details for the redevelopment of phase I of the AINR have been agreed-to with SONRAJ, LLC and reflected in the attached Developer’s Agreement.

NOW THEREFORE BE IT RESOLVED by the Mayor and Borough Council of the Borough of Gibbsboro that the Mayor is authorized to execute the attached Developer’s Agreement.

Public Comment: None

Motion to approve resolution Councilman MacFerren, second Councilman Rickert

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

4. POLICE PROMOTION & APPOINTMENT

Chief Leadley and the Police Committee recommend that Corporal Anthony Treger be promoted to the position of Sergeant.

Mayor Campbell recommends that Summer Sklivas be appointed as a full time Class I officer at the rate of \$15.00 per hour.

Motion to ratify the appointment of Anthony Treger to the position of Sergeant at the contracted rate, and the appointment of Summer Sklivas to the position of full-time Class I officer at the rate of \$15.00 per hour, effective the first day of the next pay period Councilman Rickert, second Councilman Werner

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

2022-10-139 RESOLUTION APPOINTING SUMMER SKLIVAS TO THE GIBBSBORO POLICE DEPARTMENT AS A SPECIAL OFFICER – CLASS ONE FOR A ONE YEAR PROBATIONARY PERIOD

WHEREAS, N.J.S.A. 40A:14-146.10 permits municipalities to appoint special law enforcement officers; and

WHEREAS, the Mayor and Borough Council find it necessary to supplement the police department with special officers;

WHEREAS, class one special officers shall be authorized to perform all the duties enumerated by N.J.S.A. 40A:14-146.11(1) at the direction of the Chief of Police.

NOW, THEREFORE BE IT RESOLVED as follows:

1. SUMMER SKLIVAS is hereby appointed to the Gibbsboro Police Department as a Special Officer – Class One at the hourly rate of \$15.00 per hour.
2. That the appointment carries a probationary period of one year, during which the appointee is not considered a permanent employee.
3. That the appointment is conditioned upon the successful background investigation, completion of physical and psychological examinations, and successful completion of a PTC-approved Class One training program, agency training, and any other training prescribed by the Chief of Police.
4. That failure of the appointee to comply with any of these conditions of appointment or if at any time during the probationary period the conduct or capacity of the appointee has not been satisfactory, the appointee may be terminated by Resolution of the Governing Body without trial. The appointee shall be served with a copy of such Resolution terminating the services of the appointee.

BE IT FURTHER RESOLVED that Class One Special Officers shall have the power to issue summonses for disorderly persons and petty disorderly persons offenses, violations of municipal ordinances, and violations of Title 39 of the Revised Statutes.

Motion to approve resolution Councilman Rickert, second Councilman Werner

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

5. FACILITIES REQUESTS

Facility: Cricket Field (Informational)
Date/Time: Saturday, September 24, 2022
Applicant: Devarshi Thakkar
(Voorhees resident)
Fee/Bond: Paid

Facility: Senior Recreation Center
Date/Time: Wednesday, October 19, 2022 (12:00-2:00 p.m.)
Saturday, March 11, 2023 (12:00-2:00 p.m.)
Applicant: Haddonfield Daughters of the American Revolution
(Pamela Campbell)
Fee/Bond: Paid

Motion to approve facility request for Pamela Campbell Councilman MacFerren, second Councilman Rickert

Vote: M.B. Absent 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 \$150,580.16 Councilman MacFerren, second Councilman Rickert

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

MINUTES

Motion to dispense reading and approve minutes of 9/14/22 Councilman MacFerren, second Councilman Deterding

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

CLOSING COMMENTS

MEETING OPEN TO THE PUBLIC

- Beth Kern, 8 Clearbrook Drive. Inquired about Halloween and Holiday events.
- Ann Braddock, 72 Haddon Avenue. Inquired about Halloween event and Lucas Boulevard.
- Barbara Headley, 6 Henry Road. Inquired about leaves, selection of a vendor for tree removal, and the deer population.

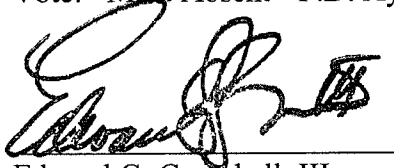
INFORMATIONAL

1. First Annual Blueberry Hill Monster Bash – Trunk or Treat on October 29, 2022 (4:00-8:00 p.m.) at Pole Hill Park.
2. Election Day is Tuesday, November 8, 2022 at the American Legion, Post #371 (6:00 a.m.-8:00 p.m.). Early voting open from October 29-November 6.
3. Annual NJ League of Municipalities Conference is November 15-17, 2022 in Atlantic City.
4. Next regular meeting of the Gibbsboro Planning Board is Monday, November 7, 2022 at 7:00 p.m. (due to Election Day). Meeting will be held virtually.
5. Next regular meeting of the Borough Council is Wednesday, November 9, 2022 at 7:00 p.m.

ADJOURNMENT

Motion to adjourn at 8:07 p.m. Councilman Rickert, second Councilman Deterding

Vote: M.B. Absent 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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