

**BOROUGH OF GIBBSBORO  
COUNCIL MEETING MINUTES  
November 10, 2021  
7:00 P.M.**

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

**Pledge of Allegiance**

**Moment of Silence:** Dolores Richardson, John Beschen, Bill Cantiello, III

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

Absent:

Councilman Fred Deterding

Professionals:

John P. Jehl, Solicitor  
Gregory Fusco, Jr., KEI Associates

Gregory B. Fusco, Engineer

**ORDINANCES FOR FIRST READING**

**2021-13      ORDINANCE AMENDING CHAPTER 160 FEES OF THE CODE OF THE  
BOROUGH OF GIBBSBORO**

Motion to approve ordinance on first reading Councilman Rickert, second Councilman Brown

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

**2021-14      ORDINANCE AMENDING CHAPTER 358 SUBDIVISION OF LAND OF  
THE CODE OF THE BOROUGH OF GIBBSBORO**

Motion to approve ordinance on first reading Councilman Rickert, second Councilman Brown

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

**2021-15      ORDINANCE AMENDING CHAPTER 324 SITE PLAN REVIEW OF THE  
CODE OF THE BOROUGH OF GIBBSBORO**

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

NOVEMBER 10, 2021

**2021-11-140 RESOLUTION ACCEPTING THE 2021 BEST PRACTICES INVENTORY**

BE IT RESOLVED by the Mayor and Borough Council of the Borough of Gibbsboro, County of Camden, State of New Jersey that the questionnaire for the 2021 Best Practices Inventory is accepted.

**2021-11-141 RESOLUTION APPROVING CHANGE ORDER NO. 2 – RESTORATION OF WEST ROAD**

WHEREAS, it was necessary to make changes in the scope of work to be done in completing the Restoration of West Road (partially funded through N.J.D.O.T. Municipal Aid Program, FY2020) in the Borough of Gibbsboro, County of Camden, State of New Jersey;

WHEREAS, Change Order No. 2 was developed to itemize and authorize those changes;

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

NOW, THEREFORE, BE IT RESOLVED by the Borough of Gibbsboro that Change Order No. 2 is hereby authorized and approval is hereby granted (contract amount remains the same: \$337,456.89).

**2021-11-142 RESOLUTION RESCINDING THE DEDICATED TRUST BY RIDER FOR BOARD OF RECREATION COMMISSION (N.J.S.A. 40:12-1 et. Seq.)**

WHEREAS, the Borough of Gibbsboro requested permission from the Director of the Division of Local Government Services for approval as a dedication by rider for:

1. Recreation fees for the Gibbsboro Senior Recreation Center (PL 1999 and N.J.S.A. 40:48-2.56)
2. Recreation fees for the Gibbsboro Cricket Field Recreation Facility (PL 1999 and N.J.S.A. 40:48-2.56)

WHEREAS, the Borough of Gibbsboro received approval from the Director of the Division of Local Government Services to establish a dedication by rider for Board of Recreation Commission (N.J.S.A. 40:12-1 et. seq.) on November 1, 1988:

WHEREAS, the rider for Board of Recreation Commission must be rescinded in order for new riders to be established.

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

1. The Borough Council does hereby request that the rider for Board of Recreation Commission, approved in 1988 be rescinded.
2. The Borough Council does hereby reestablish their request that a rider for Recreation fees for the Gibbsboro Senior Recreation Center and a rider for Recreation fees for the Gibbsboro Cricket Field Recreation Facility be approved.

**2021-11-143 RESOLUTION AUTHORIZING THE MAYOR TO EXECUTE A DEED NOTICE FOR BLOCK 18.07, LOT 9**

WHEREAS, the Borough of Gibbsboro is the owner of certain real property designated as

NOVEMBER 10, 2021

Block 18.07, Lot 9, on the tax map of the Borough of Gibbsboro, Camden County;

WHEREAS, the EPA has approved a Deed Notice as an institutional control for the property, which is part of the remediation of the property;

WHEREAS, in accordance with N.J.S.A. 58:10B-13, a Deed Notice is to be recorded in the same manner as are deeds and other interests in real property.

NOW, THEREFORE, BE IT RESOLVED, by the Borough Council of the Borough of Gibbsboro, County of Camden, State of New Jersey, that the Mayor is hereby authorized to execute a Deed Notice for Block 18.07, Lot 9.

**2021-11-144 RESOLUTION AUTHORIZING THE ISSUANCE OF A DUPLICATE TAX SALE CERTIFICATE PURSUANT TO CHAPTER 99 OF THE PUBLIC LAWS OF 1997**

WHEREAS, the Tax Collector of the municipality has previously issued a tax sale certificate #15-00071 to the Borough of Gibbsboro, which certificate is dated December 16, 2015 covering premises commonly known and referred to as Block 22, Lot 2 Additional Lot 4.02 on the tax map of the Borough of Gibbsboro; and

WHEREAS, the Borough of Gibbsboro has lost or otherwise misplaced the original tax sale certificate; and

NOW, THEREFORE, BE IT RESOLVED by the Mayor and Council of the Borough of Gibbsboro, County of Camden, State of New Jersey, that the Tax Collector of the municipality be and is hereby authorized, upon receipt of the appropriately executed and notarized Loss Affidavit to issue an appropriate duplicate tax sale certificate.

BE IT FURTHER RESOLVED, that a copy of this resolution and the Loss Affidavit be attached to the duplicate certificate to be issued to said purchaser and that said duplicate certificate shall be stamped or otherwise have imprinted upon it the word "Duplicate" as required by law.

Public comment on pending resolutions: None

Motion to adopt 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

**REPORT OF MUNICIPAL OFFICERS**

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

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

**COUNCIL COMMITTEE REPORTS**

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

NOVEMBER 10, 2021

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

**CORRESPONDENCE**

To: Mayor Campbell, dated 10/21/21  
From: Diane Gutierrez-Scaccetti, Commissioner  
Re: NJDOT FY22 Municipal Aid Program  
\$240,000 for overlay of Central Road, Johnson Road and Pine Road  
Action: Informational

**OLD BUSINESS**

**NEW BUSINESS**

1. FACILITIES REQUESTS

Facility: Senior Recreation Center  
Date/Time: 3<sup>rd</sup> Wednesday of each month, 6:30-9:00 p.m.  
(1/19, 2/16, 3/16, 4/20, 5/18, 6/15, 7/20, 8/17, 9/21, 10/19, 11/16, 12/21)  
Applicant: Gibbsboro Book Club  
Fee/Bond: Request Waiver  
Motion to approve facilities request and waiver Councilman MacFerren, second Councilman Rickert

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

2. EDUCATION REQUEST

Employee: Brian Leadley  
Position: Police Chief  
Course Title: NJSACOP Police Chiefs Inservice  
Location/Dates: Online/January – April 2022  
Cost: \$350.00

Motion to approve education request Councilman Brown, second Councilman Rickert

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

3. RFQ – APPRAISAL SERVICES

Total bid for appraisal of Block 7.01, Lots 5.04 & 5.05; Block 7.01, Lot 1.01; Block 7.01, Lot 4 (partial taking):

	<u>Total Bid</u>	<u>Expert Testimony</u> (per hour)
J. McHale & Assoc. Inc.	\$9000	\$150
Steven W. Bartelt	\$9000	\$220
Bruce Associates	\$9000	\$300

NOVEMBER 10, 2021

Motion to award appraisal to J. McHale & Assoc. Inc. in the amount \$9000, to be charged to Ordinance 2018-01 (Acquisition of Land) Councilman MacFerren, second Councilman Rickert

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

4. RFQ – HOLIDAY DECORATIONS (see supplement)

Quotes were received from Home Depot, Lowe’s, and Walmart for the purchase of holiday decoration for the Lucas House, Lucas Park, Triangle, and Borough Hall

Motion to approve purchase of holiday decorations, purchase not to exceed \$5500 and charged to Buildings & Grounds OE Councilwoman Karsh, second Councilman Brown

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

5. RFQ – SIGNS FOR POLE HILL PARK - INFORMATIONAL

Previously awarded purchase of custom signs to Voss Signs required amendment of additional \$395.55 for 9 items missed on previous invoice/quote

6. LIGHTS AT POLE HILL PARK & LUCAS HOUSE – GIBSON ELECTRICAL

Pole Hill Park	\$5570
Lucas House	\$4228

7. ROAD REPAIRS – DIMEGLIO CONSTRUCTION

Cedarcroft & Woodbridge (manhole)	\$1300
Norcross & Hilliards* (sign)	\$2250
Eastwick & Lakeview* (sign)	\$5370
Cedarcroft & Ridgewood* (sign)	\$5420

\* Signs damaged in motor vehicle accident. Claims have been submitted for reimbursement for repairs.

8. PUBLIC WORKS PURCHASE - INFORMATIONAL

4 Transforce AT2 Owl Tires at State Contract price of \$698.56 from Firestone Complete Auto Care in Clementon, NJ

9. POLICE PURCHASE

2 Colt Commando Rifles (\$2332.80) and 6 K55-BK magazines (\$86.88)

NOVEMBER 10, 2021

Motion to award purchase to Atlantic Tactical at the State Contract price of \$2419.68, to be charged to Police OE Councilman Brown, second Councilman Rickert

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

10. POLICE APPOINTMENTS

Anthony Treger	appointed 12/9/20
Ryan Picou	appointed 12/9/20
Zackary Pharo	appointed 2/10/21

11. LAKEVIEW NORTH REDEVELOPMENT AREA

Proposal received from DJ Architecture on behalf of Onegreenleaf, LLC, 10/29/21

**VOUCHERS**

Motion to dispense reading and approve vouchers in the amount of \$753,879.06 Councilman Rickert, second Councilman MacFerren

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 10/13/21 Councilman Brown, 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**

Ann Braddock, 72 Haddon Avenue.

**INFORMATIONAL**

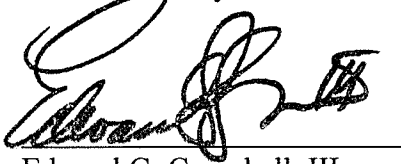
1. New Jersey League of Municipalities Annual Conference is next week, November 15-19, 2021.
2. Leaf collection will begin the week of November 29<sup>th</sup>.
3. Annual Tree Lighting celebration will be December 7<sup>th</sup> at 7 p.m.
4. Next regular meeting of the Mayor and Council of the Borough of Gibbsboro is Wednesday, December 8, 2021 at 7:00 p.m.

NOVEMBER 10, 2021

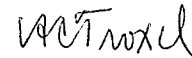
**ADJOURNMENT**

Motion to adjourn at 8:05 P.M. Councilman Rickert, second Councilman Werner

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

---

**REST OF PAGE INTENTIONALLY LEFT BLANK**