

**BOROUGH OF GIBBSBORO  
COUNCIL MEETING MINUTES**

**June 13, 2023**

**7:00 P.M.**

**Meeting called to order** at 7:03 p.m.

**Pledge of Allegiance**

**Moment of Silence** for Francis Magdaleno, Nelson Hayspell, Anne “Nancy” Elwell, Vivienne Sommers, Michael Speno, and Linda MacFerren Lind

**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 B. Fusco, Engineer  
Shawn Seroka, Key Engineers

**ORDINANCES FOR FIRST READING**

2023-09      **ORDINANCE ESTABLISHING REQUIREMENTS AND PENALTIES FOR PRIVATELY-OWNED SALT STORAGE**

Motion to approve for first reading: Rickert, second MacFerren

Vote: Ayes unanimous

2023-10      **ORDINANCE AMENDING CHAPTER 379 “TREES AND SHRUBS” OF THE BOROUGH OF GIBBSBORO**

Motion to approve for first reading: Karcsh, second Brown

Vote: Ayes – Brown, Karcsh, Rickert, Werner

Nays – MacFerren

Absent- Deterding

**ORDINANCES FOR SECOND READING**

2023-06      **ORDINANCE VACATING A PORTION OF TROTH AVENUE IN THE BOROUGH OF GIBBSBORO**

WHEREAS, the Gibbsboro Borough Combined Land Use Board by Resolution PB2023-

3-10 has granted site plan approval to Gibbsboro Car Wash, LLC for the redevelopment of the former Masso's Deli property known as Block 7.04, Lots 19.12, 19.13, 19.14 (also known as No. 11 North Lakeview Drive); and

WHEREAS, the Combined Land Use Board granted site plan approval contingent upon the applicant making a request to the Governing Body of the Borough of Gibbsboro to vacate the right-of-way of Troth Avenue being 50 feet wide with an improved 25 feet wide bituminous cartway that intersects with North Lakeview Drive and terminates with the paper street known as Lucas Boulevard as shown on Sheet No. 4 of the Official Borough of Gibbsboro Tax Map; and

WHEREAS, The Governing Body has reviewed the vacation request and has determined that it is in the best interest of the Borough of Gibbsboro, as well as the Gibbsboro Car Wash, LLC, to grant the request for vacation subject to certain conditions, limits and easements; and

WHEREAS, the conditions, limits and easements associated with the vacation are as follows:

1. The vacation of Troth Avenue shall take place from the intersection of the right-of-way of North Lakeview Drive to the location of the property line common with Block 7.04, Lots 19.14 and 19.15, and the extension thereof.
2. The portion of the vacated Troth Avenue right-of-way adjacent to block 7.04 lot 16.02 (a.k.a. the Cricket Field) shall be 14.00 feet in width and retained by the Borough of Gibbsboro. The remaining area between the former centerline of the Troth Avenue right-of-way and its resulting northwesterly lot line with lot 16.01 shall be conveyed to Gibbsboro Car Wash, LLC by way of a quitclaim deed from the Borough of Gibbsboro and consolidated with the lots included in the Gibbsboro Car Wash, LLC site plan approval.
3. Gibbsboro Car Wash, LLC shall prepare, at its sole expense and subject to the approval of the Borough Engineer and Solicitor, an easement providing the following:
  - a. The Borough of Gibbsboro and general public shall have uninterrupted, continuous, and perpetual cross access across and through the 25 feet driveway area shown on the site plan approved by the Combined Planning Board and said driveway shall remain in place for said access in perpetuity.
  - b. Gibbsboro Car Wash, LLC and any and all future property owners shall grant uninterrupted, continuous, and perpetual access easements for the maintenance, repair, replacement and operation of all above grade and below grade existing and proposed underground utility mains for gas, sewer, water, storm sewer, electric, etc. All rights and privileges now possessed by any public utility or cable television company, to maintain, repair and/or replace their existing facilities in, adjacent, over or under the vacated portion of Troth Avenue are hereby expressly reserved and excepted from this vacation.
  - c. Gibbsboro Car Wash, LLC and any and all future property owners shall be responsible for maintaining the pavement cross section within the 25 feet driveway area noted in Item Number 4 and as described in Item Number 1 above.

NOW, THEREFORE, BE IT ORDAINED by the Mayor and Council of the Borough of Gibbsboro, County of Camden, State of New Jersey that the vacation of Troth Avenue from the

intersection of North Lakeview Drive to the location common with the property line between Lots 19.14 and 19.15, and the extension thereof., is hereby authorized subject to the conditions in this ordinance; and

BE IF FURTHER ORDAINED that all ordinances contrary to the provisions of this ordinance are hereby repealed to the extent that they are consistent herewith, and that this ordinance shall take effect upon passage, publication according to law, and the preparation and filing of the easement required by this ordinance.

Public Comment: Beth Kern, 8 Clearbrook Drive

Motion to adopt ordinance: MacFerren, second Rickert

Poll: Ayes – Brown, Karcsh, MacFerren, Rickert, Werner

**2023-08 ORDINANCE REPEALING AND REPLACING CHAPTER 197 “FLOOD DAMAGE PREVENTION REGULATIONS” OF THE BOROUGH OF GIBBSBORO**

See ordinances

Public Comment: None

Motion to adopt ordinance: Brown, second Rickert

Poll: Ayes – Brown, Karcsh, MacFerren, Rickert, Werner

**RESOLUTIONS**

**2023-6-83 RESOLUTION EXTENDING THE GRACE PERIOD FOR PAYMENT OF THIRD QUARTER 2023 TAXES**

WHEREAS, the provisions of N.J.S.A. 54:4-55 and N.J.S.A. 54:4-64 require that the 2023 tax rates shall be certified by the Camden County Board of Taxation to the Borough of Gibbsboro on or before June 3, 2023 year so that tax bills could be rendered on or before June 14, 2023, for payment by August 1, 2023 with a ten-day grace period; and

WHEREAS, said 2023 tax rates have not been certified by such date, therefore; the tax collector is not able to render the tax bills; and

WHEREAS, N.J.S.A.54:4-66.3 provides that the grace period for the third quarter tax payment be extended to the twenty-fifth calendar day after the date the tax bills are mailed; and

WHEREAS, the Borough Council finds it to be equitable and proper that the grace period for payment of the 2023 third quarter tax be extended until the twenty-fifth calendar day after the date the tax bills are mailed; and

NOW, THEREFORE, BE IT RESOLVED by the Borough Council of the Borough of Gibbsboro, in the County of Camden and State of New Jersey, that the Borough Council finds it equitable and proper that the grace period for payment of the third quarter tax of 2023 be extended until twenty-five days from the mailing of the 2023 tax bills, within which time said bills may be

paid without interest and any payments received after that date, interest will revert back to August 1, 2023.

**2023-6-84 RESOLUTION PROVIDING FOR THE ISSUANCE OF LICENSES TO SELL ALCOHOLIC BEVERAGES FOR THE FISCAL YEAR COMMENCING JULY 1, 2023 AND ENDING JUNE 30, 2024, WITHIN THE BOROUGH OF GIBBSBORO, COUNTY OF CAMDEN, STATE OF NEW JERSEY**

WHEREAS, applications for renewal have been made through the New Jersey Alcoholic Beverage Control’s Online Licensing System to sell alcoholic beverages within the Borough of Gibbsboro for the fiscal year commencing July 1, 2023 and ending June 30, 2024; and

WHEREAS, said applications have been found to be in order; and

WHEREAS, each renewal applicant has paid the municipal fees as specified herein.

NOW, THEREFORE, BE IT RESOLVED by the Borough Council of the Borough of Gibbsboro, in the County of Camden, that the Clerk of the Borough of Gibbsboro be and is hereby authorized and directed to issue and deliver the following renewal licenses for the aforesaid fiscal year:

|                                |   |                 |
|--------------------------------|---|-----------------|
| License No.<br>0413-33-002-010 | Plenary Retail Consumption License:<br>Gibbsboro Enterprises, Inc. t/a The Chophouse<br>Premises: Haddonfield Berlin Road | Fee: \$2,500.00 |
| License No.<br>0413-44-001-007 | Plenary Retail Distribution License:<br>Crown 80 LLC<br>Premises: 80 Haddonfield-Berlin Road                              | Fee: \$2,500.00 |
| License No.<br>0413-31-004-001 | Club License:<br>Square Circle Sportsmen of Camden County Inc.,<br>Premises: 97 Clementon Road                            | Fee: \$ 188.00  |
| License No.<br>0413-31-003-001 | Club License:<br>George Walton Post 371 American Legion Post<br>Premises: 41 Lakeview Drive North                         | Fee \$ 188.00   |

**2023-6-85 RESOLUTION AUTHORIZING THE REFUND OF ESCROW FOR PLANNING BOARD FEES TO VERONICA MILLS**

WHEREAS there is \$255.19 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:

T-03-56-100-100      \$255.19

**2023-6-86 RESOLUTION AUTHORIZING THE REFUND OF PERMIT FEES TO SUNRUN INSTALLATION SERVICES INC.**

WHEREAS, Sunrun Installation Services Inc. paid the required Borough fee of \$306.00 and a DCA fee of \$29.00 for a permit; and

WHEREAS, the customer for whom the permit was requested cancelled their contract; and

WHEREAS, the contractor has requested the total permit fee for Permit #22-086 to be refunded; and

WHEREAS, the DCA fee of \$29.00 has already been remitted to the DCA; and

WHEREAS, under the New Jersey Uniform Construction Code 5:23-4.20 (c) 1, the Borough is permitted to retain 20% of its fee for plan review.

BE IT RESOLVED, by Mayor and Council of the Borough of Gibbsboro, County of Camden, State of New Jersey that a refund of the Borough fee, less 20% in the amount of \$244.80 is to be issued to Sunrun Installation Services Inc.

**2023-6-87 RESOLUTION AMENDING THE BOROUGH OF GIBBSBORO 2023 YEAR MUNICIPAL BUDGET BY THE INSERTION OF A SPECIAL ITEM OF REVENUE AND APPROPRIATION FROM THE STATE OF NEW JERSEY**

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 \$15,000.00 from State of New Jersey Department of Environmental Protection and wishes to amend the 2023 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 2023 in the sum of.....\$15,000.00 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.*

**Stormwater Assistance Grant**

BE IT FURTHER RESOLVED that the sum of .....\$15,000.00 be and the same is hereby appropriated under the caption of:

*General Appropriations:*

*(A) Operations-a sum"*

*Public and Private Programs Offset by Revenues:*

**Stormwater Assistance Grant**

**2023-6-88 RESOLUTION AMENDING THE BOROUGH OF GIBBSBORO 2023**

YEAR MUNICIPAL BUDGET BY THE INSERTION OF A SPECIAL ITEM OF REVENUE AND APPROPRIATION FROM THE STATE OF NEW JERSEY

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 \$5788.15 from State of New Jersey Department of Environmental Protection and wishes to amend the 2023 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 2023 in the sum of.....\$5788.15 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.*

**Solid Waste Administration, Clean Communities Grant FY2023**

BE IT FURTHER RESOLVED that the sum of .....\$5788.15 be and the same is hereby appropriated under the caption of:

*General Appropriations:*

*(A) Operations-a sum"*

*Public and Private Programs Offset by Revenues:*

**Solid Waste Administration, Clean Communities Grant FY2023**

**2023-6-89 RESOLUTION AUTHORIZING THE SUBMISSION OF A GRANT APPLICATION AND EXECUTION OF AN AGREEMENT WITH THE NEW JERSEY DEPARTMENT OF TRANSPORTATION FOR THE 2024 IMPROVEMENTS TO NORTH ROAD AND CLEARBROOK DRIVE IN THE BOROUGH OF GIBBSBORO, CAMDEN COUNTY, NEW JERSEY**

WHEREAS, the Borough of Gibbsboro desires to submit an application to the New Jersey Department of Transportation for FY2024 Municipal Aid Funding for the above noted project.

NOW, THEREFORE, BE IT RESOLVED that Borough Council of the Borough of Gibbsboro, formally approves the grant application for the above stated project.

BE IT FURTHER RESOLVED that the Mayor and Clerk are hereby authorized to submit an electronic grant application identified as "MA-2024 Improvements to North Road and Clearbrook Drive" to the New Jersey Department of Transportation on behalf of Borough of Gibbsboro.

BE IT FURTHER RESOLVED that the Mayor and Clerk are hereby authorized to sign the grant agreement on behalf of the Borough of Gibbsboro and that their signature constitutes

acceptance of the terms and conditions of the grant agreement and approves the execution of the grant agreement.

**2023-6-90 RESOLUTION AUTHORIZING THE SUBMISSION OF A GRANT APPLICATION AND EXECUTION OF A CONTRACT WITH THE NEW JERSEY DEPARTMENT OF TRANSPORTATION FOR THE CEDARCROFT ROAD STORM DRAINAGE IMPROVEMENTS**

NOW, THEREFORE, BE IT RESOLVED that Mayor and Council of the Borough of Gibbsboro formally approves the grant application for the above stated project.

BE IT FURTHER RESOLVED that the Mayor, Council and Clerk are hereby authorized to submit an electronic grant application identified as LTPF - Gibbsboro Borough - 00196 to the New Jersey Department of Transportation on behalf of the Borough of Gibbsboro.

BE IT FURTHER RESOLVED that Mayor, Council and Clerk are hereby authorized to sign the grant agreement on behalf of the Borough of Gibbsboro and that their signature constitutes acceptance of the terms and conditions of the grant agreement and approves the execution of the grant agreement.

**2023-6-91 RESOLUTION AUTHORIZING THE BOROUGH OF GIBBSBORO IN THE COUNTY OF CAMDEN TO ACCEPT A SUBGRANT AWARD OF THE FEDERAL FISCAL YEAR 2023 OF EMERGENCY MANAGEMENT PERFORMANCE GRANT AND EMERGENCY MANAGEMENT AGENCY ASSISTANCE**

WHEREAS, the Borough of Gibbsboro in the County of Camden, Office of Emergency Management has been awarded State Homeland Security Grant Program Sub-grant AFN #97.042, Subgrant Award #FY23-EMPG-EMAA-0821 from the New Jersey Department of Law and Public Safety, Office of the Attorney General. The subgrant, consisting of \$10,000.00 Federal Award is for the purpose of enhancing the City's ability to prevent, protect against, respond to and recover from acts of terrorism, natural disasters and other catastrophic events and emergencies; and

WHEREAS, the Borough of Gibbsboro will use these funds to enhance THE Emergency Management Program and that the funds will be used for Emergency Management purposes; and

WHEREAS, the award period is from July 1, 2023 to June 30, 2024; and

WHEREAS, the subgrant award incorporates all conditions and representations contained or made in application and notice of award; and

WHEREAS, the Borough of Gibbsboro Office of Emergency Management, designated by the New Jersey State Police, Office of Emergency Management, has submitted an Application for Subgrant Award that has been required by the said New Jersey State Office of Emergency Management.

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

1. That the Borough Council accepts the award of the FFY23 Emergency Management Performance Grant Program (EMPG), Emergency Management Agency Assistance Subgrant (EMAA) in the amount of up to \$10,000.00 Federal Funds from the New Jersey State Police, Office of Emergency Management.

2. That the Chief Financial Officer and Director of Emergency Management are authorized to sign the appropriate subgrant award documents.
3. That copies of this resolution shall be forwarded to the New Jersey State Police, Office of Emergency Management, the Borough Business Administrator, the Chief Financial Officer and the County Division of Emergency Management and Office of Treasury.

**2023-6-92 RESOLUTION PROVIDING LOCAL SUPPORT AND CONFIRMING THE APPROPRIATENESS AND SUITABILITY OF CANNABIS BUSINESS – TOPLESS PRE ROLLS LLC**

WHEREAS, operators of a proposed cannabis business are required to demonstrate local support for the suitability and appropriateness of its business location from a municipality pursuant to N.J.A.C. 17:30-5.1(g) and/or pursuant to the provisions of N.J.S.A. 24:6I-7.2(4); and

WHEREAS, pursuant to the provisions of N.J.S.A. 17:30-5.1, the Borough of Gibbsboro has adopted Ordinances 2021-07, 2021-08, 2021-09, 2021-10, and 2023-07 to license, regulate, and tax cannabis businesses in designated zoning districts; and

WHEREAS, the applicant, Topless Pre Rolls LLC (the "License-Applicant"), has sought such a letter of support to apply and/or renew a state license to operate a licensed micro Class 2 cannabis manufacturing business at 16 Democrat Way, Gibbsboro, NJ 08026, located in the M-1 Zoning District; and

WHEREAS, the Borough has reviewed and considered the request of the License-Applicant to conduct the cannabis business at the location described above; and

WHEREAS, the Borough has determined that it has authorized the type of cannabis business license being sought by the License-Applicant to operate within its jurisdiction; and

WHEREAS, to the extent the Borough has imposed a limit on the number of licensed cannabis businesses within its jurisdiction, the issuance of a license to the License-Applicant by the Cannabis Regulatory Commission would not exceed that limit as of the date of this Resolution; and

WHEREAS, the Borough has determined that the proposed location is suitable and appropriate for the proposed activity related to the operations of the proposed cannabis business to be conducted by the License-Applicant provided the applicant seek and receive site plan approval and any required variances and waivers from the Gibbsboro Planning and Zoning Board.

NOW, THEREFORE, BE IT RESOLVED, that the Mayor and Borough Council of the Borough of Gibbsboro, County of Camden and State of New Jersey hereby authorizes the issuance of this resolution of local support for Topless Pre Rolls LLC and purpose described herein.

BE IT FURTHER RESOLVED, that certified copies of this Resolution are to be forwarded to the Gibbsboro Planning Board, the New Jersey Cannabis Regulatory Commission, and Topless Pre Rolls LLC.

**2023-6-95 RESOLUTION PRESENTING GENERAL COMMENTS AND ADOPTING RECOMMENDATIONS FOR THE 2022 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 2022 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.

**2023-6-96 RESOLUTION AUTHORIZING THE SUBMISSION OF AN APPLICATION FOR DMHAS GRANT FUNDING FOR A TWO-YEAR YOUTH LEADERSHIP GRANT (TERM 9/1/23 – 9/30/25)**

WHEREAS, the Governor's Council on Alcoholism and Drug Abuse (GCADA) established the Municipal Alliances for the Prevention of Alcoholism and Drug Abuse in 1989 to educate and engage residents, local government and law enforcement officials, schools, and nonprofit organizations, the faith community, parents, youth and other allies in coordination with GCADA, the New Jersey Department of Human Services/Division on Mental Health and Addiction Services (DMHAS) has awarded a Youth Leadership Grant to the GCADA Municipal

Alliance Program.

WHEREAS, the Mayor and Borough Council of the Borough of Gibbsboro, County of Camden, State of New Jersey recognizes that the abuse of alcohol and drugs is a serious problem in our society amongst persons of all ages; and therefore has established a Municipal Alliance Committee; and

WHEREAS, the Gibbsboro Borough Council further recognizes that it is incumbent upon not only public officials but upon the entire community to take action to prevent such abuses in our community; and

WHEREAS, the Gibbsboro Borough Council has applied for DMHAS Youth Leadership funding through the Governor's Council on Alcoholism and Drug Abuse through the County of Camden.

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

1. The Gibbsboro Borough Council does hereby authorize submission of an application for DMHAS Grant funding for the Municipal Alliance for Grant Term Two (9/1/23-9/30/25) in the amount of:

|                     |          |
|---------------------|----------|
| DMHAS Grant Funding | \$12,000 |
|---------------------|----------|

2. The Gibbsboro Borough Council acknowledges the terms and conditions for administering the Municipal Alliance grant, including the administrative compliance and audit requirements.

**2023-6-97 RESOLUTION AUTHORIZING THE CHIEF FINANCIAL OFFICER TO SELL BOND ANTICIPATION NOTES PREVIOUSLY AUTHORIZED TO BE ISSUED BY ADOPTION OF ONE OR MORE BOND ORDINANCES OF THE BOROUGH**

BE IT RESOLVED BY THE BOROUGH COUNCIL OF THE BOROUGH OF GIBBSBORO, IN THE COUNTY OF CAMDEN, NEW JERSEY AS FOLLOWS:

Section 1. All bond anticipation notes authorized to be issued by the Borough of Gibbsboro, in the County of Camden, New Jersey (the "Borough"), pursuant to Bond Ordinances #2018-06, #2019-06, #2019-07, #2019-11, #2020-01, #2022-01, #2022-02, #2022-03, #2022-04, #2022-06, #2023-02, #2023-03 and #2023-04, finally adopted on May 9, 2018, May 8, 2019, May 8, 2019, December 11, 2019, February 12, 2020, March 9, 2022, March 9, 2022, March 9, 2022, March 9, 2022, April 13, 2022, March 14, 2023, March 14, 2023, and March 14, 2023, respectively (together, the "Bond Ordinances"), are hereby authorized to be sold by the Chief Financial Officer of the Borough pursuant to the terms set forth herein.

Section 2. All such bond anticipation notes shall mature at such times as may be determined by the Chief Financial Officer, provided that no bond anticipation note shall mature later than one year from its date; unless such bond anticipation notes are permitted to mature at such later date in accordance with applicable law. All such bond anticipation notes shall bear interest at such rate or rates as may be determined by the Chief Financial Officer. The Chief Financial Officer shall determine all matters in connection with bond anticipation notes issued pursuant to the Bond Ordinances, and the Chief Financial Officer's signature upon such bond

anticipation notes shall be conclusive evidence as to all such determinations. All such bond anticipation notes may be renewed from time to time subject to the provisions of the Local Bond Law or other applicable law.

Section 3. The Chief Financial Officer is hereby authorized to sell part or all of the bond anticipation notes from time to time at public or private sale and to deliver them to the purchasers thereof upon receipt of payment of the purchase price plus accrued interest from their dates to the date of delivery thereof. The Chief Financial Officer is directed to report in writing to the governing body at the meeting next succeeding the date when any sale or delivery of the bond anticipation notes is made. Such report must include the amount, the description, the interest rate and the maturity schedule of the bond anticipation notes sold, the price obtained and the name of the purchaser.

Section 4. The Chief Financial Officer of the Borough is hereby authorized to prepare and to update from time to time as necessary a financial disclosure document to be distributed in connection with the sale of the bond anticipation notes and to execute such disclosure document on behalf of the Borough. The Chief Financial Officer is further authorized to enter into the appropriate undertaking to provide secondary market disclosure on behalf of the Borough pursuant to Rule 15c2-12 of the Securities and Exchange Commission (the "Rule") for the benefit of holders and beneficial owners of bond anticipation notes of the Borough and to amend such undertaking from time to time in connection with any change in law, or interpretation thereof, provided such undertaking is and continues to be, in the opinion of a nationally recognized bond counsel, consistent with the requirements of the Rule. In the event that the Borough fails to comply with its undertaking, the Borough shall not be liable for any monetary damages, and the remedy shall be limited to specific performance of the undertaking.

Section 5. This resolution shall take effect immediately.

Public comment on pending resolutions: None

Motion to approve resolutions: Brown, second MacFerren

Vote: Ayes unanimous

**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 ()        |
| Compliance Officer (X)    | Fire Official ()      |

**COUNCIL COMMITTEE REPORTS**

PUBLIC WORKS  
PUBLIC EVENTS  
INSURANCE  
TRASH & RECYCLING / HEALTH

Councilman Rickert  
Councilwoman Karesh  
Councilman Werner  
Councilman Deterding

JUNE 13, 2023

RECREATION / L&I / PLANNING BOARD  
POLICE  
MAYOR'S REPORT

Councilman MacFerren  
Councilman Brown  
Mayor Campbell

Motion to put written reports on file for one year: Brown, second MacFerren

Vote: Ayes unanimous

### CORRESPONDENCE

To: Assemblyman Greenwald (May 18, 2023)  
From: Lt. Governor Sheila Oliver  
Re: Local Recreational Improvement Program  
\$67,538 awarded to Gibbsboro for Bikeway Improvements along Berlin  
Road to United States Avenue  
Action: Informational

To: Mayor Campbell (May 24, 2023)  
From: Commissioner Diane Gutierrez-Scaccetti  
Re: Transportation Set-Aside Program  
\$1,500,000 for Phase 6 Bikeway & Streetscape Improvements along  
Lakeview Drive  
Action: Informational

### OLD BUSINESS

1. SILVER LAKE REDEVELOPMENT AREA – CCIA SHARED SERVICES AGREEMENT

**2023-6-93 RESOLUTION AUTHORIZING THE MAYOR TO EXECUTE A SHARED SERVICES AGREEMENT BETWEEN THE CAMDEN COUNTY IMPROVEMENT AUTHORITY AND THE BOROUGH OF GIBBSBORO REGARDING REDEVELOPMENT SERVICES**

WHEREAS, the Camden County Improvement Authority, a body politic and corporate of the State of New Jersey, having its principal place of business at 520 Market Street, Suite 6400, Camden, New Jersey 08102 (the "CCIA") and the Borough of Gibbsboro, municipal corporation of the State of New Jersey, having its principal place of business at 49 Kirkwood Rd, Gibbsboro, NJ 08026 ("Gibbsboro"), (collectively the "Parties"), wish to enter a shared services agreement to facilitate a redevelopment project within Gibbsboro; and

WHEREAS, the CCIA performs Redevelopment Services ("Services"), for programs and individual Projects involving the County of Camden, its affiliated agencies and municipalities to maximize economies and efficiencies in the operations of County or Municipal government; and

WHEREAS, Gibbsboro is presently in need of procuring an entity to provide Redevelopment Services for certain portions of Gibbsboro including, but not limited to, areas along Broadway, Market Street and King Street (“Project”); and

WHEREAS, CCIA has the expertise and capability to provide comprehensive Services to Gibbsboro for the management of this Project.

WHEREAS, N.J.S.A. 40A:65-1, *et seq* (“Uniform Shared Services and Consolidation Act”) permits two local units to enter into a contract for any service which any party to the agreement is empowered to render within its jurisdiction; and

WHEREAS, the CCIA and Gibbsboro agree that their mutual public purposes and their best interest will be promoted by the execution and delivery of this Shared Services Agreement pursuant to the powers conferred by the Uniform Shared Services and Consolidation Act.

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 Mayor is hereby authorized to execute an agreement with the CCIA entitled “SHARED SERVICES AGREEMENT BY AND BETWEEN THE CAMDEN COUNTY IMPROVEMENT AUTHORITY AND BOROUGH OF GIBBSBORO”.

Motion to approve resolution: MacFerren, second Rickert

Vote: Ayes unanimous

2. COURT UPDATE

Table until July

**NEW BUSINESS**

1. APPOINTMENT – GIBBSBORO FIRE COMPANY

Motion to ratify appointment of **Wyatt Williams** to the Gibbsboro Fire Company:  
Werner, second MacFerren

Vote: Ayes unanimous

2. AUTHORIZATION TO PURCHASE A POLICE VEHICLE & BALLISTICS SHIELD AT STATE CONTRACT

|                                     |             |
|-------------------------------------|-------------|
| Chevy Tahoe (Mall Chevrolet)        | \$49,992.70 |
| State Contract #ESCNJ 20/21 / Fleet |             |

|                                       |             |
|---------------------------------------|-------------|
| Ballistics Shield (Lawmen Supply Co.) | \$10,563.56 |
| State Contract #17-Fleet-00754        |             |

Motion to approve purchases at the State Contract prices: MacFerren, second Werner

Vote: Ayes unanimous

3. USDA GRANTS/LOANS

Several upcoming projects that will require funding include installing a bypass pump on Cedarcroft Road and an addition to the Senior Recreation Center.

Motion to authorize the engineer to conduct preliminary studies for the sanitary sewer and senior center addition: MacFerren, second Rickert

Vote: Ayes unanimous

4. CONTRACT AWARD FOR ROAD IMPROVEMENTS

|                           | Base Bid 'A'<br>Central Road | Base Bid 'B'<br>Johnson Road | Base Bid 'C'<br>Pine Road | TOTAL<br>BASE BIDS 'A', 'B' & 'C' | Alternate #1<br>Various Inlet Imps |
|---------------------------|------------------------------|------------------------------|---------------------------|-----------------------------------|------------------------------------|
| ENGINEER'S ESTIMATE =     | \$82,768.00                  | \$141,226.00                 | \$294,652.00              | \$518,646.00                      | \$14,300.00                        |
| Think Pavers Hardscaping  | \$59,239.00                  | \$98,591.00                  | \$247,598.00              | \$405,428.00                      | \$24,750.00                        |
| DiMeglio Construction Co. | \$82,048.50                  | \$139,809.50                 | \$274,284.50              | \$496,142.50                      | \$55,000.00                        |

Engineer's Recommendation, dated 6/12/23

Motion to award a contract to Think Pavers Hardscaping LLC in the amount of \$430,178.00, conditioned upon a certificate of available funds from the CFO, review of the contract by the Borough Solicitor, and review of the bid package by the Borough Engineer: MacFerren, second Brown

Vote: Ayes unanimous

**2023-6-98 RESOLUTION AUTHORIZING THE EXECUTION OF A CONTRACT WITH THINK PAVERS HARDSCAPING, LLC FOR THE PROJECT KNOWN AS ROADWAY IMPROVEMENTS TO CENTRAL ROAD, JOHNSON ROAD, AND PINE ROAD**

BE IT RESOLVED, that the Borough of Gibbsboro hereby recommends to the New Jersey Department of Transportation that a Contract for the "Roadway Improvements to Central Road, Johnson Road and Pine Road (Partially funded through the New Jersey Department of Transportation, Municipal Aid FY2022) in the Borough of Gibbsboro, County of Camden, State of New Jersey" be awarded to Think Pavers Hardscaping, LLC of Mount Royal, New Jersey whose bid amounted to the total combined amount of \$430,178.00 (\$405,428.00 for Base Bids 'A', 'B' and 'C' and \$24,750.00 for Alternate No. 1), subject to the approval of the Department;

NOW, THEREFORE BE IT FURTHER RESOLVED, by the Mayor and Council of the Borough of Gibbsboro, County of Camden, State of New Jersey, that a Contract in the total

combined amount of \$430,178.00 (\$405,428.00 for Base Bids ‘A’, ‘B’ and ‘C’ and \$24,750.00 for Alternate No. 1), is hereby awarded to Think Pavers Hardscaping, LLC of Mount Royal, New Jersey, conditional upon the following:

1. That a certificate has been received from the Municipal Treasurer stating that funds are available for this Contract.
2. That all funds expended for this Contract shall be charged to Ordinance 2022-01.
3. That the bid documents and bidding procedures have been reviewed and approved by the Municipal Solicitor.
4. That the bid documents and bidding procedures have been reviewed and approved by the New Jersey Department of Transportation; the New Jersey Department of Transportation confirms the funding and concurs with the contract award.
5. That the presiding officer of this body be and is hereby directed to sign for and on its behalf the Contract in the prescribed form for said construction.
6. That the Clerk of this body be and is hereby directed to seal said Contract with the corporate seal of this body and attest to the same.
7. All other conditions determined to be necessary by the Governing Body.

Motion to approve resolution memorializing award: MacFerren, second Brown

Vote: Ayes unanimous

5. CONTRACT AWARD FOR REPLACEMENT OF HVAC – SENIOR RECREATION CENTER

|                                  |          |
|----------------------------------|----------|
| Atmostemp Service Experts        | \$11,912 |
| Mr. HVAC                         | \$14,907 |
| Bob’s Heating & Air Conditioning | \$15,165 |

Motion to award contract to Atmostemp Service Experts in the amount of \$11,912: MacFerren, second Brown

Vote: Ayes unanimous

6. CONTRACT AWARD FOR RENOVATIONS TO SCOUT BUILDING

A. DOORS

|                      |                   |
|----------------------|-------------------|
| BWM Construction LLC | \$30,864.90       |
| W. J. Gross, Inc     | No quote provided |
| Robert DiMeglio      | No quote provided |

B. ELECTRIC

|                      |             |
|----------------------|-------------|
| BWM Construction LLC | \$12,655.50 |
|----------------------|-------------|

R Electrical, LLC  
W. J. Gross, Inc  
Gibson Electric

No quote provided  
No quote provided  
No quote provided

Motion to award contract to BWM Construction LLC in the amount of \$43,520.40: Rickert, second Brown

Vote: Ayes unanimous

7. SHARED SERVICE AGREEMENT WITH VOORHEES – FUEL

Tabled until July

**VOUCHERS**

Motion to dispense reading and approve vouchers in the amount of \$1,494,242.64: MacFerren, second Rickert

Vote: Ayes unanimous

**MINUTES**

Motion to dispense reading and approve the minutes of 4/11/23 and 5/9/23: MacFerren, second Brown

Vote: Ayes unanimous

**CLOSING COMMENTS**

**MEETING OPEN TO THE PUBLIC**

Kathy Alexander, 7 Driftwood Way  
Beth Kern, 8 Clearbrook Drive  
Barbara Headley, 6 Henry Road  
Heather Nilan, 3 Fennimore Road

**INFORMATIONAL**

1. Next regular meeting of the Borough Council is Tuesday, July 11, 2023 at 7:00 p.m.
2. Miss Gibbsboro Pageant is scheduled for Tuesday, June 27, 2023 at 7:00 p.m. at the Gibbsboro Senior Recreation Center.
3. Independence Day Parade & celebration will be held on July 4, 2023.
4. Camden County Municipal Utilities Authority – Report of Audit (for year ending 12/31/21), prepared by Bowman & Company, is available at [www.ccmua.org](http://www.ccmua.org) (under “About” tab).



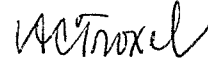
**ADJOURNMENT**

Motion to adjourn the meeting at 8:51 p.m.: Rickert, second Brown

Vote: Ayes unanimous



Edward G. Campbell, III  
Mayor



Amy C. Troxel, RMC  
Borough Clerk

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