

**BOROUGH OF GIBBSBORO  
COUNCIL MEETING MINUTES**

**October 10, 2023  
7:00 P.M.**

**Meeting called to order** at 7:00 p.m.

**Pledge of Allegiance**

**Moment of Silence** for Johanna Danser, Margaret Rusnak, Kathy Willier, and Ben Vasta

**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  
Councilwoman Christine Karsh  
Councilman Michael MacFerren  
Councilman Glenn Werner

Absent:

Councilman Ronald Rickert

Professionals:

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

**ORDINANCES FOR FIRST READING**                      None

**ORDINANCES FOR SECOND READING**                      None

**RESOLUTIONS**

2023-10-131 RESOLUTION AMENDING THE BOROUGH OF GIBBSBORO 2023 YEAR MUNICIPAL BUDGET BY THE INSERTION OF A SPECIAL ITEM OF REVENUE AND APPROPRIATION FROM NEW JERSEY DEPARTMENT OF TRANSPORTATION – MUNICIPAL AID PROGRAM FISCAL YEAR 2023

2023-10-132 RESOLUTION AUTHORIZING RELEASE OF A MAINTENANCE BOND FOR BLOCK 7.04, LOT 19.16, ALSO KNOWN AS 3 NORTH LAKEVIEW DRIVE

2023-10-133 RESOLUTION AUTHORIZING YEAR FIVE OF A FIVE-YEAR CONTRACT WITH GOLD MEDAL ENVIRONMENTAL FOR COLLECTION OF SOLID WASTE AND RECYCLABLE MATERIALS

2023-10-134 RESOLUTION AUTHORIZING THE MAYOR TO EXECUTE A SECOND AMENDMENT TO THE COMMUNITY BENEFITS AGREEMENT WITH SHERWIN-WILLIAMS

2023-10-135 RESOLUTION AUTHORIZING THE AWARD OF A CONTRACT (BID A-35/2022 – SECOND YEAR OPTION) 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

2023-10-136 RESOLUTION APPROVING CHANGE ORDER NO. 1 – CONSTRUCTION OF THE GIBBSBORO MULTI-PURPOSE PATH, ALONG THE WEST SIDE OF SOUTH UNITED STATES AVENUE (FUNDED BY THE CAMDEN COUNTY OPEN SPACE PROGRAM, ROUND FY2022, AS WELL AS BY THE MUNICIPALITY) IN BOTH THE BOROUGH OF GIBBSBORO AND THE BOROUGH OF LINDENWOLD

2023-10-137 RESOLUTION APPROVING CHANGE ORDER NO. 2 – ROADWAY IMPROVEMENTS TO CENTRAL ROAD, JOHNSON ROAD AND PINE ROAD (PARTIALLY FUNDED THROUGH THE N.J.D.O.T. MUNICIPAL AID PROGRAM, FY2022) IN THE BOROUGH OF GIBBSBORO

Public comment on pending resolutions  
Christina Ritz, 70 Winding Way.

Motion to approve resolutions: Councilman MacFerren, second Councilman Brown

Vote: Ayes unanimous (Rickert, absent)

**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 ()     | Fire Official ()      |

**COUNCIL COMMITTEE REPORTS**

**PUBLIC WORKS** Councilman Rickert  
Improvements to the bikeway along the Lindenwold border have been completed. Improvements to Central, Johnson, and Pine Roads have also been completed. The Public Works department has been working at Lucas Park – removing some large bushes and extending the new fence.

**PUBLIC EVENTS** Councilwoman Karsh  
The Boo Bash is scheduled for Friday, October 13<sup>th</sup> at Pole Hill Park from 6:00-8:30 p.m.

**INSURANCE** Councilman Werner  
Fire Prevention Night was held on October 9<sup>th</sup>. A patrolman was injured by a vehicle in the Borough Hall parking lot in September. The quarterly insurance meeting is scheduled for November 28<sup>th</sup>.

**TRASH & RECYCLING / HEALTH** Councilman Deterding  
There have been some recent issues with homes and streets being missed. The Borough is working with Gold Medal on resolving these issues.

RECREATION / L&I / PLANNING BOARD

Councilman MacFerren

\$165,832 in improvements were completed in September, and \$2468 in fees were collected. A Certificate of Appropriateness was issued to for the installation of a chimney at 107 United States Avenue. A bulk variance and Certificate of Appropriateness was issued for an oversized shed at 17 Yarmouth Way.

POLICE

Councilman Brown

The new police vehicle has been delivered, although it still needs the emergency lights installed. Sergeant Anthony Treger resigned, effective 9/29/23.

MAYOR'S REPORT

Mayor Campbell

Work at the Scout Building to replace the doors and upgrade the electric has been completed. Think Pavers has completed both projects, as noted earlier, on the bikeway and Central/Johnson/Pine Roads. Meetings with the CCIA continue regarding the restaurant district and procuring a developer for that project. AAA is offering a group discount for employees and volunteers – information is available from the Borough Clerk.

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

Vote: Ayes unanimous

CORRESPONDENCE

To: Chief Leadley, received 9/19/23  
From: Bryan Dawson, crossing guard  
Re: Resignation, effective 9/15/23  
Action: Motion to accept resignation: Councilman Werner, second Councilman MacFerren

Vote: Ayes unanimous

To: Mayor & Council, received 9/25/23  
From: Sgt. Anthony Treger  
Re: Resignation, effective 9/29/23  
Action: Motion to accept resignation: Councilman Brown, second Councilman Werner

Vote: Ayes unanimous

To: Mayor & Council, dated 9/26/23  
From: Maor Rozalis  
Re: Letter of Intent  
Action: Motion to give Mr. Rozalis 90 days to gain control of the property and make application to the Planning Board: Councilman MacFerren, second Councilwoman Karesh

Vote: Ayes unanimous

To: Mayor Campbell, received 10/4/23  
From: New Jersey Historic Trust  
Re: Capital Grant Application for John Lucas House  
Action: Informational

**OLD BUSINESS**

1. CHOP HOUSE LIQUOR LICENSE TRANSFER

Resolution 2023-9-121 is null and void due to being processed by the Division of Alcoholic Beverage Control as a merger versus a transfer.

**NEW BUSINESS**

1. CROSSING GUARD APPOINTMENT

Motion to appoint Tina Bartell as a crossing guard at the current rate of \$24.33 effective 10/16/23: Councilman MacFerren, second Councilman Werner

Vote: Ayes unanimous

2. ONE GREEN LEAF CANNABIS LICENSE APPLICATION

The application will be reviewed by the subcommittee, who will prepare a recommendation for the November meeting.

3. FACILITIES REQUEST

Facility: Senior Recreation Center  
Date/Time: Sunday, November 5, 2023 (10:00 a.m.-4:00 p.m.)  
Applicant: Michael MacFerren  
Fee/Bond: Waiver Requested

Motion to approve waiver: Councilman Werner, second Councilman Brown

Vote: Ayes – Brown, Deterding, Karcsh, Werner  
Abstain – MacFerren

4. QUOTE FOR SEWER JETTING SERVICES

Quotes were solicited to clean and video approximately 400 feet of sewer pipe near the intersection of Washington Street and Kirkwood Road.

Bommer Plumbing

Unable to provide quote

Root 24 Plumbing \$6775  
Young's Water & Sewer No quote provided

Motion to award contract to Root 24 Plumbing for the amount \$6775 to be charged to Sewer OE: Councilman Brown, second Councilman Deterding

Vote: Ayes unanimous

**VOUCHERS**

Motion to dispense reading and approve vouchers in the amount of \$434,265.47: Councilman MacFerren, second Councilman Brown

Vote: Ayes unanimous

**MINUTES**

Motion to dispense reading and approve the minutes of 9/12/23: Councilman MacFerren, second Councilman Brown

Vote: Ayes unanimous

**CLOSING COMMENTS**

**MEETING OPEN TO THE PUBLIC**

Kathy Alexander, 7 Driftwood Way. Minutes on website require updating.  
Barbara Headley, 6 Henry Road. Brush in terrace, update on PILOT requested by D.R. Horton.

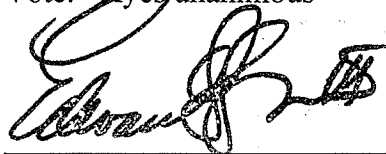
**INFORMATIONAL**

1. Next regular meeting of the Borough Council is **Monday**, November 13, 2023 at 7:00 p.m. (rescheduled due to New Jersey League of Municipalities Annual Conference).

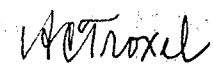
**ADJOURNMENT**

Motion to adjourn the meeting at 8:10 p.m. Councilwoman Karcsh, second Councilman Brown

Vote: Ayes unanimous



Edward G. Campbell, III  
Mayor



Amy C. Troxel, RMC  
Borough Clerk

2023-10-131

**RESOLUTION OF THE BOROUGH OF GIBBSBORO  
AMENDING THE BOROUGH OF GIBBSBORO 2023 YEAR MUNICIPAL BUDGET BY  
THE INSERTION OF A SPECIAL ITEM OF REVENUE AND APPROPRIATION  
FROM NEW JERSEY DEPARTMENT OF TRANSPORTATION – MUNICIPAL AID  
PROGRAM FISCAL YEAR 2023**

**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 \$237,210 from New Jersey Department of Transportation 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.....\$237,210 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.*

*New Jersey Department of Transportation Fiscal Year 2023 Municipal Aid Program  
for LA-20023 – Improvements to Edgehill Road*

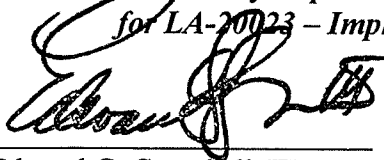
**BE IT FURTHER RESOLVED** that the sum of .....\$237,210  
be and the same is hereby appropriated under the caption of:

*General Appropriations:*

*(A) Operations-a sum"*

*Public and Private Programs Offset by Revenues:*

*New Jersey Department of Transportation Fiscal Year 2023 Municipal Aid Program  
for LA-20023 – Improvements to Edgehill Road*



Edward G. Campbell, III  
Mayor



Amy C. Troxel, RMC  
Borough Clerk

RESOLUTION AMENDING THE BOROUGH OF GIBBSBORO 2023 YEAR MUNICIPAL BUDGET BY THE  
 INSERTION OF A SPECIAL ITEM OF REVENUE AND APPROPRIATION FROM NEW JERSEY  
 DEPARTMENT OF TRANSPORTATION – MUNICIPAL AID PROGRAM FISCAL YEAR 2023

	AYE	NAY	ABSENT	ABSTAIN
BROWN	✓			
DETERDING	✓			
KARCSH	✓			
MACFERREN	✓			
RICKERT			✓	
WERNER	✓			

Adopted: October 10, 2023

I HEREBY CERTIFY, that the foregoing resolution is a true copy of a resolution adopted by Mayor and Council of the Borough of Gibbsboro, New Jersey at their meeting held October 10, 2023.

IN WITNESS THEREOF, I have hereunto set my hand and affixed the seal of this Borough.

  
 \_\_\_\_\_  
 Amy C. Troxel, RMC  
 Borough Clerk

2023-10-132

**RESOLUTION OF THE BOROUGH OF GIBBSBORO  
AUTHORIZING RELEASE OF A MAINTENANCE BOND FOR BLOCK 7.04, LOT  
19.16, ALSO KNOWN AS 3 NORTH LAKEVIEW DRIVE**

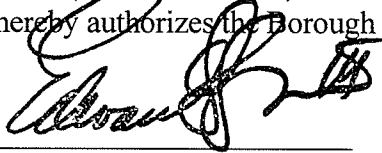
**WHEREAS**, a Maintenance Bond was required for Bondable Off-Site Improvements for Wawa;  
and

**WHEREAS**, ESP Group LLC has posted a cash bond in the amount of \$10,378.26; and

**WHEREAS**, a maintenance bond is required for a period of two years; and

**WHEREAS**, the Borough Engineer has recommended that the maintenance amount of \$10,378.26  
be released to ESP Group LLC; and

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



Edward G. Campbell, III  
Mayor



Amy C. Troxel, RMC  
Borough Clerk

	AYE	NAY	ABSENT	ABSTAIN
BROWN	✓			
DETERDING	✓			
KARCSH	✓			
MACFERREN	✓			
RICKERT			✓	
WERNER	✓			

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Amy C. Troxel, RMC  
Borough Clerk



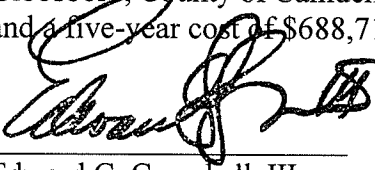
2023-10-133

**RESOLUTION OF THE BOROUGH OF GIBBSBORO  
AUTHORIZING YEAR FIVE OF A FIVE-YEAR CONTRACT WITH GOLD MEDAL  
ENVIRONMENTAL FOR COLLECTION OF SOLID WASTE AND RECYCLABLE  
MATERIALS**

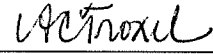
**WHEREAS**, Gold Medal Environmental Services of New Jersey, Inc. of Sewell, New Jersey were awarded a five-year contract, commencing on October 1, 2019;

**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 five (5), with a cost of \$139,093.00, and a five-year cost of \$688,719.00 is hereby authorized.



Edward G. Campbell, III  
Mayor



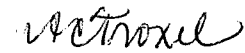
Amy C. Troxel, RMC  
Borough Clerk

	AYE	NAY	ABSENT	ABSTAIN
BROWN	✓			
DETERDING	✓			
KARCSH	✓			
MACFERREN	✓			
RICKERT			✓	
WERNER	✓			

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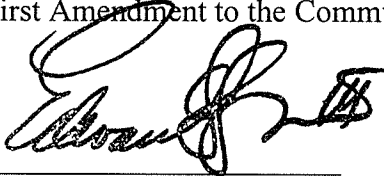
Amy C. Troxel, RMC  
Borough Clerk

**RESOLUTION OF THE BOROUGH OF GIBBSBORO  
AUTHORIZING THE MAYOR TO EXECUTE A SECOND AMENDMENT TO THE  
COMMUNITY BENEFITS AGREEMENT WITH SHERWIN-WILLIAMS**

**WHEREAS**, the Borough of Gibbsboro has a Community Benefits Agreement with Sherwin-Williams that provides for mutual benefits and obligations by and between the parties; and

**WHEREAS**, the Borough of Gibbsboro and Sherwin-Williams have reached additional agreements that are reflected in a First Amendment to the Community Benefits Agreement.

**NOW, THERE FORE BE IT RESOLVED**, by the Governing Body of the Borough of Gibbsboro, County of Camden, State of New Jersey, that the Mayor is authorized to execute the First Amendment to the Community Benefits Agreement on behalf of the Borough of Gibbsboro.



Edward G. Campbell, III  
Mayor



Amy C. Troxel, RMC  
Borough Clerk

	AYE	NAY	ABSENT	ABSTAIN
BROWN	✓			
DETERDING	✓			
KARCSH	✓			
MACFERREN	✓			
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WERNER	✓			

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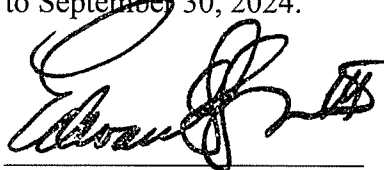
**RESOLUTION OF THE BOROUGH OF GIBBSBORO  
AUTHORIZING THE AWARD OF A CONTRACT (BID A-35/2022 – SECOND YEAR  
OPTION) BY AND BETWEEN THE COUNTY OF CAMDEN AND DEER CARCASS  
REMOVAL SERVICE, LLC, FOR THE PROVISION OF DEER CARCASS REMOVAL  
SERVICES, UNDER THE CAMDEN COUNTY COOPERATIVE PRICING SYSTEM,  
IDENTIFIER #57-CCCPS ON AN “AS-NEEDED” BASIS**

**WHEREAS**, the Camden County Board of Commissioners approved and awarded a contract to Deer Carcass Removal Services, LLC for deer carcass removal services under the Camden County Cooperative Pricing System, on an as-needed basis for the term commencing on or about October 1, 2022 through September 30, 2023;

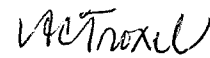
**WHEREAS**, the contract awarded was for a term of one year with a second- and third-year option;

**WHEREAS**, it is the desire of the Camden County Board of Commissioners to exercise the second-year option of Bid A-35/2-22, 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 October 1, 2023 to September 30, 2024.



Edward G. Campbell, III  
Mayor



Amy C. Troxel, RMC  
Borough Clerk

	AYE	NAY	ABSENT	ABSTAIN
BROWN	✓			
DETERDING	✓			
KARCSH	✓			
MACFERREN	✓			
RICKERT			✓	
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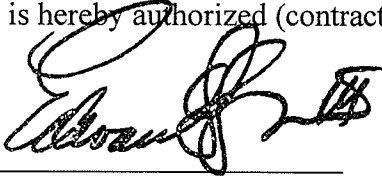
Amy C. Troxel, RMC  
Borough Clerk

**RESOLUTION OF THE BOROUGH OF GIBBSBORO  
APPROVING CHANGE ORDER NO. 1 – CONSTRUCTION OF THE GIBBSBORO  
MULTI-PURPOSE PATH, ALONG THE WEST SIDE OF SOUTH UNITED STATES  
AVENUE (FUNDED BY THE CAMDEN COUNTY OPEN SPACE PROGRAM, ROUND  
FY2022, AS WELL AS BY THE MUNICIPALITY) IN BOTH THE BOROUGH OF  
GIBBSBORO AND THE BOROUGH OF LINDENWOLD**

**WHEREAS**, it was necessary to make changes in the scope of work to be done for the “Construction of the Gibbsboro Multi-Purpose Path, along the West Side of South United States Avenue (County Route No. 699), from the Terminus of the existing Porous Concrete Path in the Borough of Lindenwold to the Bituminous Path in the Borough of Gibbsboro, a distance of 850 LF (Funded by the Camden County Open Space Program, Round FY2022, as well as by the Municipality) in both the Borough of Gibbsboro and the Borough of Lindenwold, County of Camden, State of New Jersey.

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

**NOW, THEREFORE, BE IT RESOLVED** by the Borough of Gibbsboro that Change Order No. 1 is hereby authorized (contract amount remains the same: \$152,495.20).



Edward G. Campbell, III  
Mayor



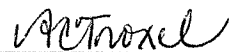
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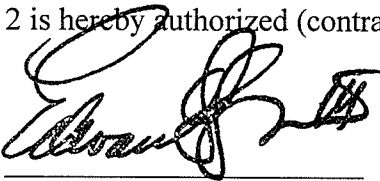
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Borough Clerk

**RESOLUTION OF THE BOROUGH OF GIBBSBORO  
APPROVING CHANGE ORDER NO. 2 – ROADWAY IMPROVEMENTS TO  
CENTRAL ROAD, JOHNSON ROAD AND PINE ROAD (PARTIALLY FUNDED  
THROUGH THE N.J.D.O.T. MUNICIPAL AID PROGRAM, FY2022) 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 Central Road, Johnson Road and Pine Road (Partially Funded through the N.J.D.O.T. Municipal Aid Program, FY2022) in the Borough of Gibbsboro, County, County of Camden, State of New Jersey.

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

**NOW, THEREFORE, BE IT RESOLVED** by the Borough of Gibbsboro that Change Order No. 2 is hereby authorized (contract amount remains the same: \$429,351.00).



Edward G. Campbell, III  
Mayor



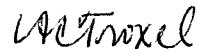
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BROWN	✓			
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