



Edward G. Campbell, III
Mayor

Mike MacFerren, Council President
Mitch Brown
Fred Deterding
Christine Karcsh
Ron Rickert
Glenn Werner

Borough Hall Office Hours

Monday – Thursday 9 a.m. – 4 p.m.
Tuesday Eve 5 – 8 p.m.
Friday 9 a.m. - Noon



Blueberry Hill Boo Bash
October 13 6:30 – 8:00 p.m.

Trick-or-Treat Hours
October 31 2:00 – 7:00 p.m.

Curfew
October 30 & 31 8:00 p.m.

High Times: Cannabis and Redevelopment

With the legalization of recreational cannabis in New Jersey, municipalities were given the opportunity to opt-in or out of permit such businesses. After polls and much debate, the Borough Council chose to opt-in but with limited license availability.

Cannabis retailers are permitted conditional uses in the main commercial district along Lakeview Drive, route 561. Other cannabis businesses are permitted conditional uses in our limited industrial zone. The conditions include restrictions on proximity to schools and parks among others.

The arrival of approved cannabis businesses will bring a new source of revenue for our local government – a transfer tax that will be paid to the Borough based on business revenue. The tax is in addition to normal property taxes. All the businesses discussed in this issue will pay a two percent transfer tax to Gibbsboro in addition to property taxes.

Another benefit residents will see is that the new industry will be occupying blighted, vacant, or underutilized properties – thereby helping to grow and transform the tax base!

Only businesses with class 5 retailer licenses can sell to the public.

Meet the Businesses

Cannabis Retailer: One Green Leaf, LLC



One Green Leaf, LLC has been issued a class 1 Cannabis Retailer license by the state of New Jersey and has received full site plan approval from the Gibbsboro Planning Board to redevelop several previously vacant properties along North Lakeview Drive in the North Lakeview Drive Redevelopment Area. As part of the site plan approval two vacant, boarded homes were demolished and the lots were consolidated with the 95 North Lakeview Drive lot. The are footprint of the homes will be incorporated into the new use as parking lots. The building is ideal for a cannabis retailer because it is a former bank and still has the former vault enabling the operator to secure both merchandise and cash. The site will see major improvements (rendering above) including the construction of the Borough's streetscape and ornamental lighting. The business will not have access to Haddon Avenue but has granted the Borough an easement along the road for potential future use to add a sidewalk/multi-purpose path on that side of the road.

Jane's Joint Boutique Dispensary, proposed for 142 South Lakeview Drive, is a family-owned and operated cannabis retail store in offering full spectrum cannabis products for medicinal and adult recreational use. The business has received a state conditional class 5 retail license as a microbusiness. Their mission is two-fold; to dispel the stigma shaped by the criminalization of cannabis, and help consumers take control of their personal well-being and enhance their quality of life through cannabis care. As a two-time cancer survivor, Trina Ragsdale, CEO and founder, learned first-hand the power of cannabis and its healing properties. After years of battling with health care professionals about the best course of treatment, Trina turned to holistic remedies and began infusing cannabis in meals, teas, and sweets. The more she began to experience the healing properties of cannabis, the more she wanted to share with others. It was her holistic healthcare journey and impersonal, cursory dispensary experiences that led her to opening a retail cannabis store. Jane's Joint Boutique reflects Trina's own sophisticated style, with a concierge, education first approach to service for a stress-free elevated shopping experience. The business is in the approval process.

Topless Pre Rolls, LLC has been issued a conditional class 2 cannabis manufacturer license and is also classified as a microbusiness. The business has been granted a use variance and is in the process of preparing a site plan application for the Land Use Board. It will be located in the Borough's industrial zone along Democrat Way. They will produce cannabis cigarettes.

Businesses Pursuing Gibbsboro Cannabis Licenses

Freshley Greene, LLC has been issued a conditional class 2 cannabis manufacturer license and is also classified as a microbusiness. They plan to infuse olive oil with cannabis. The business is seeking a conditional use variance from the Joint Land Use Board and is preparing a site plan application. It will be located in the Borough's industrial zone along Democrat Way. Topless Pre Rolls, LLC and Freshley Greene, LLC will occupy different units within the same building.

Loud Factory, LLC is a microbusiness that has been issued a conditional class 1 cannabis cultivator license and is seeking a class 2 cannabis manufacturer license. The business is classified as a microbusiness. They are working to acquire and seek approval to operate in the former Winchester Roofing Building on Democrat Way.

Enterprise	License(s)	Location	Phase	Next Step
One Green Leaf	Class 5 (Retail)	95 North Lakeview Drive	Construction	Local License
Jane's Joint	Class 5 (Retail/Micro)	142 South Lakeview Drive	Site Plan	Local License
Topless Pre Rolls LLC	Class 2 (Manufacturer/Micro)	16 Democrat Way	Site Plan	Local License
Freshley Greene LLC	Class 2 (Manufacturer/Micro)	12 Democrat Way	Cond Use Variance/CRC State License	Site Plan
Loud Factory LLC	Class 1 (Cultivator/Micro) Class 2 (Manufacturer/Micro)	8 Democrat Way	Property Purchase/CRC State License	Cond Use Variance/Site Plan

What is a cannabis microbusiness?

A **microbusiness** is a licensed business with a relatively small operation. Microbusinesses can be a cannabis cultivator, manufacturer, distributor, retailer, or delivery service. The business must meet all of the following requirements:

- * have no more than 10 employees at one time;
- * have a physical plant of no more than 2,500 square feet; and in the case of a cannabis cultivator, the canopy height cannot be more than 24 feet;
- * possess no more than 1,000 mature cannabis plants each month (cannabis distributors are exempt); and
- * acquire no more than 1,000 pounds of usable cannabis (or the equivalent amount in other forms) each month.



Natalya Wheeler is 51st Miss Gibbsboro

A packed house witnessed the 51st Miss Gibbsboro Pageant at the Gibbsboro Senior Center in Pole Hill Park. Natalya is pictured left.

First runner-up was Shawna Simone and second runner-up was Laura Ebersol.



Best Essay: MacKenzie Aversa



In-Person Election Day, Tuesday, November 8

Polls Open: 6 A.M. – 8 P.M.

Polling Location: American Legion Post 371
Lucas Boulevard & Lakeview Drive

Nearest Mail-in Ballot Boxes:

Voorhees Town Center
Lindenwold Borough Hall

Early Voting October 30-November 5

Hours: Monday-Saturday (10 am-8 pm)
Sunday (10 am-6 pm)

Closest location: Lion's Lake Community Center
101 Dutchtown Road, Voorhees

<https://www.camdencounty.com/service/voting-and-elections/early-voting/>



Blueberry Hill Monster Bash 2023



Don't be left out!

Register to receive important, official information directly from through Nixle. Messages will be delivered by email, SMS text message, and over the web.

Information can be received online and through email. Residents can receive messages by phone as part of their text messaging plan-otherwise standard text message rates apply. The system is simple to use and provides an easy sign-up process. Register now and learn more at www.nixle.com.



Friends of Gibbsboro

Craft Night

Everyone is welcome! This is not just for residents of Gibbsboro.

Join us for a fun-filled night of crafting. Get ready to unleash your creativity and transform tin cans into an adorable snowman decoration. No experience necessary. **Adults only event!** This in-person event is the perfect opportunity to gather friends and family to enjoy a night of fun!

*Light refreshments and water provided.
You are welcome to bring your own drinks also.*

Time & Location:
Friday, November 10, 2023 / 7PM - 9PM

Gibbsboro Senior Recreation Ctr.
779 Pole Hill Park Drive
Gibbsboro, NJ

Any questions or to register email:

boydbearlover@comcast.net

or text (856) 993-3990
(Dawn Smith)

Payment can be made by:
Venmo, Square (credit card - + 75¢
processing fee) or Cash!**

**** If paying by cash you still need to register so we know how many are attending to make sure we have enough supplies.**

\$30 per person - all supplies included

Register today to reserve your spot!

You won't want to miss out on this FUN event!

All proceeds will be used toward upcoming town events and projects!

Gibbsboro Fire Company #1

Fire Prevention Open House



October 9
6:30 p.m. - 8:30 p.m.

Gibbsboro Fire Station
131 Hilliards Road

Fire Truck Displays - Demonstrations
Fire Extinguisher Training - Give Aways – Food



Camden County Household Hazardous Waste Collection Event

When: Saturday, October 14

Location: **Camden County Public Works Complex**
2311 Egg Harbor Rd.
Lindenwold

Hours: 8:30 a.m. to 3:00 p.m.
RAIN OR SHINE

Fall Clean Up

Help keep our roads, trails, and open spaces clean!

Saturday, October 21 – Meet at the cul de sac off Berlin Road @ 9 am for distribution of bags, gloves, etc.

Rain date October 22

BOROUGH OF
GIBBSBORO
49 KIRKWOOD ROAD
GIBBSBORO, NJ 08026

PRSRT STD
U. S. POSTAGE PAID
CHERRY HILL, NJ
PERMIT NO. 118

LOCAL POSTAL PATRON GIBBSBORO, NJ 08026

Q4 Taxes - Don't be late!

Q4 property taxes must be paid by November 13 to avoid interest. Pay online via credit or debit card (fees apply): <https://wipp.edmundsassoc.com/Wipp/?wippid=0413>. Checks may be mailed or placed in the drop box right of the entrance to Borough Hall.

All 2023 unpaid balances for taxes, local sewer, and CCMUA as of November 14 are candidates for the 2023 tax sale. Any balance as of November 14 must be paid via cash or certified check. Unpaid balances will be sold at public auction at the tax sale in December.

Leaf Collection



2023 leaf collection will again be a **single pass** through town. Leaf collection will begin ***Monday, November 27***, following the Thanksgiving holiday.

Do not place any leaves in the street before November 18 as they create a hazard. If you process your leaves prior to November 18, please enclose them in a fenced enclosure, behind the curb. Plastic snow fencing is ideal to corral early leaves. All leaves must be **unbagged**. Do not include any other organic material (branches, grass clippings, etc.) or inorganic (plastics, paper, etc.) with the leaf piles.

Residents should rake leaves curbside in advance of collection, during the holiday weekend. If leaf collection has already taken place in your area, do not place any additional piles curbside as it is unlikely that we will return for a second pass. If you have any questions, please call Borough Hall at 783-6655.

Borough Offices will be closed in observance of the following holidays:

Veteran's Day:	Tuesday evening, November 7 & Friday, November 10
Thanksgiving:	November 23 & 24