

**BOROUGH OF GIBBSBORO
COUNCIL MEETING MINUTES
December 12, 2024
7:00 P.M.**

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

Pledge of Allegiance

Moment of Silence for Ronald Rickert, Elaine Schwindt, Kathryn Madden, and Eugene Hegan

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 Karcsh
Councilman Ronald Rickert
Councilman Glenn Werner

Absent:

Professionals:

Salvatore J. Siciliano, Solicitor
Shawn Seroka, Key Engineers

Gregory B. Fusco, Engineer

ORDINANCES FOR FIRST READING

ORDINANCES FOR SECOND READING

**2024-16 ORDINANCE REPEALING AND REPLACING CHAPTER 132
CONTINUING CERTIFICATES OF OCCUPANCY**

Public Comment: None

Motion to adopt ordinance: Councilman Werner, second Councilman Brown

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

**2024-17 ORDINANCE ADOPTING THE INTERNATIONAL PROPERTY
MAINTENANCE CODE**

Public Comment: None

Motion to adopt ordinance: Councilman Rickert, second Councilman Deterding

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

RESOLUTIONS

**2024-12-153 RESOLUTION AUTHORIZING CERTAIN TRANSFERS WITHIN THE 2024
BUDGET**

2024-12-154 RESOLUTION ACCEPTING THE 2024 BEST PRACTICES INVENTORY

2024-12-155 RESOLUTION AUTHORIZING REFUND OF OVER PAYMENT BY THE MORTGAGE HOLDER AFTER 100% DISABLED VETERAN EXEMPTION FOR PREMISES BLOCK 103, LOT 7, ALSO KNOWN AS 12 WEXFORD ROAD, GIBBSBORO, NEW JERSEY

2024-12-156 RESOLUTION AUTHORIZING REFUND OF OVER PAYMENT BY THE MORTGAGE HOLDER AFTER 100% DISABLED VETERAN EXEMPTION FOR PREMISES BLOCK 104, LOT 4, ALSO KNOWN AS 6 CHATHAM ROAD, GIBBSBORO, NEW JERSEY

2024-12-157 RESOLUTION AUTHORIZING REFUND OF OVER PAYMENT BY THE MORTGAGE HOLDER AFTER 100% DISABLED VETERAN EXEMPTION FOR PREMISES BLOCK 74, LOT 1.03, ALSO KNOWN AS 1 HENRY ROAD, GIBBSBORO, NEW JERSEY

2024-12-158 RESOLUTION AUTHORIZING REIMBURSEMENT TO RICKY WILKES FOR EXPENSES

2024-12-159 RESOLUTION AUTHORIZING CHANGE ORDER NO. 1 – FINAL, FOR LEAF COLLECTION SERVICES

Public comment on pending resolutions:

None

Motion to approve resolutions: Councilman Rickert, second Councilman Deterding

Poll: Ayes – Brown, Deterding, Karsh, Rickert, Werner

REPORT OF MUNICIPAL OFFICERS

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

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

COUNCIL COMMITTEE REPORTS

PUBLIC WORKS

Councilman Rickert

Leaf collection has been completed.

PUBLIC EVENTS

Councilwoman Karcsh

The annual tree lighting was a success. Thank you to all who volunteered, especially the Gibbsboro Fire Company. The Miss Gibbsboro Pageant is the next public event, scheduled for March 29, 2025.

INSURANCE

Councilman Werner

The JIF is currently in a new round of cyber phishing. The Right to Know survey will be submitted on 12/16/24, and the Borough's Emergency Operations Plan will be finalized soon.

TRASH & RECYCLING / HEALTH

Councilman Deterding

Wednesday trash and recycle collection has been going smoothly, and the change in day has been received positively by residents.

RECREATION / L&I / PLANNING BOARD

POLICE

Councilman Brown

More solar-powered flashing speed limit signs have been purchased and will be installed.

MAYOR'S REPORT

Mayor Campbell

Heritage Day was held on 11/23/24 and was well-attended. The Senior Citizens dinner was held at Post #371 on 12/9/24.

A few updates regarding the superfund remediation were provided. Road closures for upcoming sewer connections will be occurring in the area around the Paint Works in the coming months. The RFP being prepared by the CCIA for the Silver Lake restaurant district will be sent out in January.

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

Vote: Ayes unanimous

CORRESPONDENCE

To: Mayor Campbell, received 12/2/24
From: Lou Cappelli, Commissioner Director, Division of Community Development
Re: Camden County Home Improvement Program
Action: Informational

To: Jennifer McPeak, Esquire, Siciliano & Associates, LLC, received 12/10/24
From: Jesse Muttathil, Program Specialist, NJ DEP Green Acres Program
Re: Connors Tract (Block 18.01, Lot 20)
Action: Motion to authorize purchase price of additional 10%: Councilman Brown, second Councilman Rickert

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

Garden Coffee & Tea Event (all day)
7/18-19/25

Garden Clean-up Day (7:00 a.m.-3:00 p.m.)
11/22/25

Fee/Bond: Request waiver

Motion to grant waiver and approve request: Councilman Deterding, second Councilman Brown

Vote: Ayes unanimous

Applicant: Friends of Gibbsboro
Facility: Senior Recreation Center
Date/Time: 1st Thursday, 5:30-8:00 p.m.
1/2, 1/9, 2/6, 3/6
Fee/Bond: Request waiver

Motion to grant waiver and approve request: Councilman Brown, second Councilman Deterding

Vote: Ayes unanimous

VOUCHERS

Motion to dispense reading and approve vouchers in the amount of \$1,543,440.37: Councilman Brown, second Councilman Deterding

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

MINUTES

Motion to dispense reading and approve the minutes of 10/8/24: Councilman Deterding, second Councilman Brown

Vote: Ayes unanimous

Motion to dispense reading and approve the minutes of 11/12/24: Councilman Brown, second Councilman Deterding

Vote: Ayes unanimous (Rickert abstain)

CLOSING COMMENTS

MEETING OPEN TO THE PUBLIC

Larry Laubach, 1 Yarmouth Way. Council vacancy.

CLOSED SESSION

2024-12-160 RESOLUTION PERMITTING THE EXCLUSION OF THE PUBLIC FROM A SESSION OF THE BOROUGH COUNCIL MEETING FOR THE DISCUSSION OF LITIGATION

Motion to approve resolution: Councilman Rickert, second Councilman Brown

Vote: Ayes unanimous

Motion to return to open session (9:28 p.m.): Councilman Rickert, second Councilman Brown

Vote: Ayes unanimous

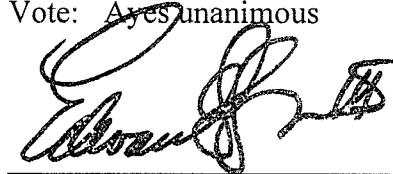
INFORMATIONAL

1. Next regular meeting of the Borough Council is January 7, 2025 at 7:00 p.m.
2. Annual Rabies Clinic is scheduled for February 15, 2025 at the Gibbsboro Fire Hall, 9:00-11:00 a.m.

ADJOURNMENT

Motion to adjourn the meeting at 9:29 p.m. Councilman Rickert, second Councilman Brown

Vote: Ayes unanimous



Edward G. Campbell, III
Mayor



Amy C. Troxel, RMC
Borough Clerk

**RESOLUTION OF THE BOROUGH OF GIBBSBORO
SUPPORTING AMENDMENT OF THE FAIR HOUSING ACT (FHA) AS PROPOSED
BY THE NEW JERSEY INSTITUTE OF LOCAL GOVERNMENT ATTORNEYS
(NJILGA)**

WHEREAS, the current standards embodied in the New Jersey Fair Housing Act (“FHA”) impose unrealistic burdens on municipalities as demonstrated by the fact that the FHA calls for the imposition of a statewide affordable housing obligation of 84,698 just for Round 4 on municipalities that issued only 99,956 Certificates of Occupancy for all housing units in the 2010-2020 period that was used to establish prospective need obligations for Round 4; and

WHEREAS, the imposition of unrealistic obligations does not create the realistic opportunity for the construction of more affordable housing; and

WHEREAS, the imposition of excessive obligations disincentivizes municipalities to comply voluntarily with the Mount Laurel doctrine – an overarching goal of all three branches of government; forces municipalities to overdevelop, thereby turning our Garden State into the garden apartment state; and places the cost of the obligation on the shoulders of taxpayers of municipalities, faced with the prospect of uncontrolled overdevelopment, are left no choice but to implement expensive compliance techniques; and

WHEREAS, even-handed justice requires that the obligations imposed by our laws must be realistic in order to justify imposing an obligation of constitutional dimension on municipalities to create a realistic opportunity for affordable housing; and

WHEREAS, the unrealistic obligations imposed by the current laws can be easily addressed by redefining the manner in which the regional need is calculated to be faithful to a principle embodied in the FHA despite its many changes over almost 40 years; and

WHEREAS, more specifically, the FHA has consistently defined the prospective need to include “a projection of housing needs based on development and growth which is *reasonably likely to occur* in a region or a municipality, as the case may be, as a result of actual determination of public and private entities” N.J.S.A. 52:27D-304 (j); and

WHEREAS, a determination of the number of new residential housing units, adjusted to remove tear down/rebuilds, represents a far more solid foundation to project “development and growth which is *reasonably likely to occur*” than the FHA’s current formula, which is based on “household change”; and

WHEREAS, establishing prospective need for affordable units based on 20 percent of residential housing units *actually constructed* over a prior ten-year period accords with New Jersey’s long-standing policies of empowering municipalities to cure the abuse of exclusionary zoning with traditional inclusionary zoning; and

WHEREAS, the demand for market-rate housing is a reasonable basis for determining whether and to what extent a realistic opportunity for the creation of affordable housing may exist, and the

RESOLUTION SUPPORTING AMENDMENT OF THE FAIR HOUSING ACT (FHA) AS PROPOSED BY THE
NEW JERSEY INSTITUTE OF LOCAL GOVERNMENT ATTORNEYS (NJILGA)

issuance of certificates of occupancy for new residential units is a reliable indicator of such demand; and

WHEREAS, a standard aimed at ensuring that the number of affordable housing units in our state will increase commensurately with the number of market units constructed will put the doctrine on a sustainable trajectory that will avoid the doctrine from crumbling under its own weight by forcing municipalities to try to address overwhelming obligations; and

WHEREAS, the New Jersey Institute of Local Government Attorneys ("NJILGA") has expressed its support for an amendment to the FHA by which "development and growth which is *reasonably likely to occur*" would be based upon the net number of new housing units constructed over each ten-year period for which the state's affordable housing rounds are established; and

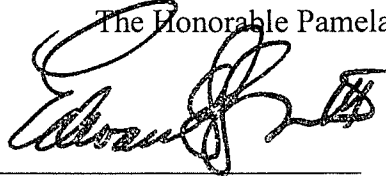
WHEREAS, for the above reasons, the Borough Council of the Borough of Gibbsboro has determined that its prospective need, and the prospective need for all New Jersey municipalities for the fourth round and all future rounds of affordable housing obligations, should be calculated using NJILGA's proposed net housing unit/Certificate of Occupancy based methodology rather than the current FHA methodology based on "household change," and that NJILGA's proposed FHA amendment should be enacted by the New Jersey Legislature as soon as possible;

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 New Jersey Legislature is hereby requested to enact the amendment to the Fair Housing Act that has been recommended by the New Jersey Institute of Local Government Attorneys; and

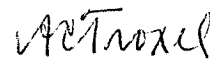
AND BE IT FURTHER RESOLVED, that the Borough Clerk of the Borough of Gibbsboro is also hereby directed to send a copy of this signed, dated Resolution within five (5) days after its adoption, by mail and email to the following additional listed persons and entities:

New Jersey Institute for Local Government Attorneys
P.O. Box 5389
Clinton, New Jersey 08809
Attention: Peter Jost, Esq.
jpeter@jpllegal.com

The Honorable Phillip Murphy, Governor
The Honorable James Beach, Sixth District Senator
The Honorable Louis Greenwald, Sixth District Assemblyman
The Honorable Pamela Lampitt, Sixth District Assemblywoman



Edward G. Campbell, III
Mayor



Amy C. Troxel, RMC
Borough Clerk

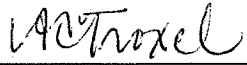
RESOLUTION SUPPORTING AMENDMENT OF THE FAIR HOUSING ACT (FHA) AS PROPOSED BY THE
NEW JERSEY INSTITUTE OF LOCAL GOVERNMENT ATTORNEYS (NJILGA)

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

Adopted: December 10, 2024

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 December 10, 2024.

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

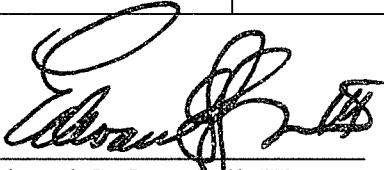


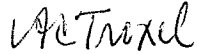
 Amy C. Troxel, RMC
 Borough Clerk

**RESOLUTION OF THE BOROUGH OF GIBBSBORO
AUTHORIZING CERTAIN TRANSFERS WITHIN THE 2024 BUDGET**

BE IT RESOLVED by the Mayor and Borough Council of the Borough of Gibbsboro, County of Camden, State of New Jersey that the following transfers be authorized within the 2024 Budget:

FROM	ACCOUNT	AMOUNT	TO	ACCOUNT	AMOUNT
SALARIES POLICE DEPARTMENT	4-01-25-240-011	\$1,500	MISCELLANEOUS FINANCE OTHER EXPENSES	4-01-20-130-099	\$1,500
SALARIES POLICE DEPARTMENT	4-01-25-240-011	\$2,000	MISCELLANEOUS TAX ASSESSMENT OTHER EXPENSES	4-01-20-150-099	\$2,000
SALARIES POLICE DEPARTMENT	4-01-25-240-011	\$5,000	CELEBRATION OF PUBLIC EVENTS OTHER EXPENSES	4-01-30-420-099	\$5,000
SALARIES POLICE DEPARTMENT	4-01-25-240-011	\$10,000	RECYCLING CONTRACTUAL	4-01-26-305-020	\$10,000
SALARIES POLICE DEPARTMENT	4-01-25-240-011	\$5,000	LEGAL SERVICES	4-01-20-155-099	\$5,000


Edward G. Campbell, III
Mayor



Amy C. Troxel, RMC
Borough Clerk

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

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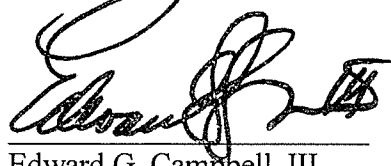
IN WITNESS THEREOF, I have hereunto set my hand and affixed the seal of this Borough.


Amy C. Troxel, RMC
Borough Clerk

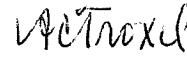
2024-12-154

**RESOLUTION OF THE BOROUGH OF GIBBSBORO
ACCEPTING THE 2024 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 2024 Best Practices Inventory is accepted.



Edward G. Campbell, III
Mayor



Amy C. Troxel, RMC
Borough Clerk

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

Adopted: December 10, 2024

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Amy C. Troxel, RMC
Borough Clerk

2024-12-155

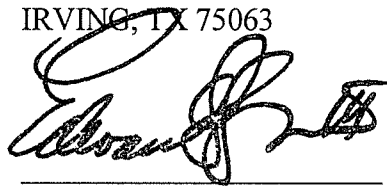
**RESOLUTION OF THE BOROUGH OF GIBBSBORO
AUTHORIZING REFUND OF OVER PAYMENT BY THE MORTGAGE HOLDER
AFTER 100% DISABLED VETERAN EXEMPTION FOR PREMISES BLOCK 103,
LOT 7, ALSO KNOWN AS 12 WEXFORD ROAD, GIBBSBORO, NEW JERSEY**

BE IT RESOLVED by the 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 overpayment of the second, third, and fourth quarter 2024.

<u>Block</u>	<u>Lot</u>	<u>Name</u>	<u>Refund</u>
103	7	Archer, Bruce	\$792.48

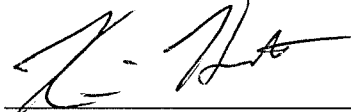
Send refund to:

CORE LOGIC
ATTN: REFUNDS
3001 HACKBERRY RD
IRVING, TX 75063



Edward G. Campbell, III
Mayor

Approved for Accuracy:



Kevin Hatch, CTC
Tax Collector



Amy C. Troxel, RMC
Borough Clerk

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

Adopted: December 10, 2024

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Amy C. Troxel, RMC
Borough Clerk

**RESOLUTION OF THE BOROUGH OF GIBBSBORO
AUTHORIZING REFUND OF OVER PAYMENT BY THE MORTGAGE HOLDER
AFTER 100% DISABLED VETERAN EXEMPTION FOR PREMISES BLOCK 104,
LOT 4, ALSO KNOWN AS 6 CHATHAM ROAD, GIBBSBORO, NEW JERSEY**

BE IT RESOLVED by the 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 overpayment of the third and fourth quarter 2024.

<u>Block</u>	<u>Lot</u>	<u>Name</u>	<u>Refund</u>
104	4	[REDACTED]	\$2381.41

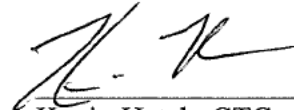
Send refund to:

CORE LOGIC
ATTN: REFUNDS
3001 HACKBERRY RD
IRVING, TX 75063




Edward G. Campbell, III
Mayor

Approved for Accuracy:



Kevin Hatch, CTC
Tax Collector



Amy C. Troxel, RMC
Borough Clerk

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

Adopted: December 10, 2024

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Amy C. Troxel, RMC
Borough Clerk

2024-12-157

**RESOLUTION OF THE BOROUGH OF GIBBSBORO
AUTHORIZING REFUND OF OVER PAYMENT BY THE MORTGAGE HOLDER
AFTER 100% DISABLED VETERAN EXEMPTION FOR PREMISES BLOCK 74, LOT
1.03, ALSO KNOWN AS 1 HENRY ROAD, GIBBSBORO, NEW JERSEY**

BE IT RESOLVED by the 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 overpayment of the fourth quarter 2024.

<u>Block</u>	<u>Lot</u>	<u>Name</u>	<u>Refund</u>
74	1.03	Barnhart, Robert	\$2004.85

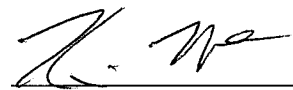
Send refund to:

BARNHART, ROBER W & JOANNE
1 HENRY ROAD
GIBBSBORO, NJ 08026




Edward G. Campbell, III
Mayor

Approved for Accuracy:



Kevin Hatch, CTC
Tax Collector



Amy C. Troxel, RMC
Borough Clerk

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

Adopted: December 10,2024

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Amy C. Troxel, RMC
Borough Clerk

**RESOLUTION OF THE BOROUGH OF GIBBSBORO
AUTHORIZING REIMBURSEMENT TO RICKY WILKES FOR EXPENSES**

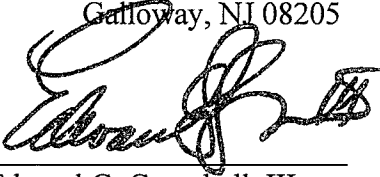
WHEREAS, the Collective Bargaining Agreement between the Borough of Gibbsboro and the Gibbsboro Police Association states that all new employees shall be provided with certain uniform items; and

WHEREAS, Ricky Wilkes purchased the following uniform items out of pocket;

- 5 in 1 Patrol Jacket (1)
- Class A Shirt/SS (1)
- Class A Pants (2)
- Knit Hat with Emblem (1)

NOW, THEREFOR BE IT RESOLVED by the Mayor and Borough Council of the Borough of Gibbsboro, County of Camden, State of New Jersey that the Borough Clerk is authorized to reimburse Ricky Wilkes in the amount of \$567.00

Ricky Wilkes
447 Spruce Avenue
Galloway, NJ 08205



Edward G. Campbell, III
Mayor



Amy C. Troxel, RMC
Borough Clerk

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

Adopted: December 10, 2024

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Amy C. Troxel, RMC
Borough Clerk

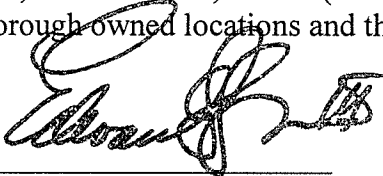
**RESOLUTION OF THE BOROUGH OF GIBBSBORO
AUTHORIZING CHANGE ORDER NO. 1 - FINAL, FOR LEAF COLLECTION
SERVICES**

WHEREAS, the Mayor and Council of the Borough of Gibbsboro in the County of Camden, and the State of New Jersey awarded a contract to Area-51 Landscaping LLC for leaf collection services; and

WHEREAS, the Borough of Gibbsboro has additional leaves at various properties and municipal properties to be collected and transported for composting and Area-51 Landscaping LLC agreed to perform this work via a change order; and

WHEREAS, certification has been received by the Borough Treasurer/Finance Director that sufficient funds have been allocated for this Change Order No. 1-Final;

NOW THEREFORE BE IT RESOLVED, by the Mayor and Council of the Borough of Gibbsboro in the County of Camden, and the State of New Jersey that the Mayor and Borough Clerk are authorized to execute Change Order No. 1-Final to revise the contract amount from \$28,139.54 to \$33,767.45 (an increase of \$5627.91) to complete the collection of leaves from Borough-owned locations and the remaining properties within the Borough of Gibbsboro.



Edward G. Campbell, III
Mayor



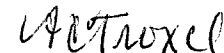
Amy C. Troxel, RMC
Borough Clerk

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

Adopted: December 10, 2024

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



Amy C. Troxel, RMC
Borough Clerk

2024-12-160

**RESOLUTION OF THE BOROUGH OF GIBBSBORO
PERMITTING THE EXCLUSION OF THE PUBLIC FROM A SESSION OF THE
BOROUGH COUNCIL MEETING FOR THE DISCUSSION OF LITIGATION**

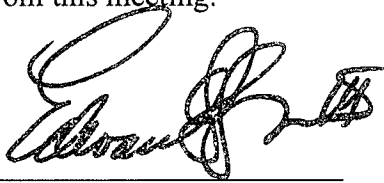
WHEREAS, the Open Public Meetings Act, P. L. 1975, Chapter 231 permits the exclusion of the public from a meeting in certain circumstances; and

WHEREAS, this public body is of the opinion that such circumstances presently exist; and

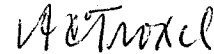
WHEREAS, the Governing Body wishes to discuss Litigation; and

WHEREAS, minutes will be kept and once the matter involving the confidentiality of the above no longer requires that confidentiality, then the minutes can be made public.

NOW THEREFORE BE IT RESOLVED by the Mayor and Borough Council of the Borough of Gibbsboro in the County of Camden, and the State of New Jersey that the public be excluded from this meeting.



Edward G. Campbell, III
Mayor



Amy C. Troxel, RMC
Borough Clerk

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

Adopted: December 10, 2024

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 December 10, 2024.

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



Amy C. Troxel, RMC
Borough Clerk