

**BOROUGH OF GIBBSBORO
COUNCIL MEETING AGENDA**

May 28, 2025

7:00 P.M.

Meeting called to order

Pledge of Allegiance

Moment of Silence for Milton Thomas Risley and John Paul “Jack” Thomas

Opening Statement: “All the notice requirements of the Open Public Meeting Act have been complied with in full.”

ROLL CALL

Councilman Mitchell Brown

Councilman Fred Deterding

Councilwoman Christine Karsh

Councilman Ronald Rickert

Councilman John Ritz

Councilman Glenn Werner

Professionals:

Salvatore J. Siciliano, Solicitor

Shawn Seroka, Engineer

ORDINANCES FOR FIRST READING

2025-08 ORDINANCE AMENDING CHAPTER 400, ZONING, OF THE CODE OF THE BOROUGH OF GIBBSBORO TO REPEAL THE C-1 COMMERCIAL ZONE AND TO ADD THE C-1 TOWN CENTER DISTRICT

ORDINANCES FOR SECOND READING

2025-07 ORDINANCE AMENDING CHAPTER 400, ZONING, OF THE CODE OF THE BOROUGH OF GIBBSBORO TO MODIFY SECTION 14, THE RLM DISTRICT

RESOLUTIONS

2025-5-89 RESOLUTION AUTHORIZING THE CANCELLATION OF OUTSTANDING CHECKS FROM VARIOUS ACCOUNTS

2025-5-90 RESOLUTION AUTHORIZING THE REIMBURSEMENT AUTHORIZING THE REFUND OF PERMIT FEES TO JAMES DRAGANI

2025-5-91 RESOLUTION AUTHORIZING THE REIMBURSEMENT AUTHORIZING REIMBURSEMENT TO THE CAMDEN COUNTY JOINT INSURANCE FUND (JIF) FOR OVERPAYMENT OF AN INSURANCE CLAIM

- 2025-5-93 RESOLUTION PRESENTING GENERAL COMMENTS AND ADOPTING RECOMMENDATIONS FOR THE 2024 ANNUAL AUDIT
- 2025-5-95 RESOLUTION CALLING FOR THE RESTORATION OF ENERGY TAXES TO MUNICIPALITIES
- 2025-5-96 RESOLUTION AUTHORIZING REFUND OF OVER PAYMENT DUE TO A 2024 100% TOTALLY DISABLED VETERAN EXEMPTION FOR PREMISES BLOCK 115, LOT 4, ALSO KNOWN AS 72 WINDING WAY, GIBBSBORO, NEW JERSEY

Public comment on pending resolutions

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
PUBLIC EVENTS
INSURANCE
TRASH & RECYCLING / HEALTH
RECREATION / L&I / PLANNING BOARD
POLICE
MAYOR'S REPORT

Councilman Rickert
Councilwoman Karcsh
Councilman Werner
Councilman Deterding
Councilman Ritz
Councilman Brown
Mayor Campbell

Motion to put written reports on file for one year

CORRESPONDENCE

To: Mayor Campbell, dated 5/12/25
From: Councilwoman Karcsh
Re: Council Seat
Action:

OLD BUSINESS

1. TAX ABATEMENT

- 2025-5-92 RESOLUTION AUTHORIZING THE BOROUGH PLANNING BOARD TO CONSIDER WHETHER THE BOROUGH OF GIBBSBORO IN ITS

ENTIRETY QUALIFIES AS AN “AREA IN NEED OF REHABILITATION” UNDER THE LOCAL REDEVELOPMENT AND HOUSING LAW, N.J.S.A. 40A:12A-1 ET SEQ.

2. SHARED SERVICE AGREEMENT WITH VOORHEES TOWNSHIP

2025-5-94 RESOLUTION SUPPORTING THE APPLICATION FOR A LEAP IMPLEMENTATION GRANT BY VOORHEES TOWNSHIP

NEW BUSINESS

1. EDUCATION REQUEST

Employee: Officer Ricky Wilkes
Position: Patrolman
Course Title: Police Bike Patrol Instructor Course
Location/Dates: Camden County Police Department & American Bike Patrol Services/June 18-19, 2025
Cost: \$1495

2. QUOTES FOR HVAC

Quotes were solicited for HVAC installation to the Borough Hall second floor. One quote was received.

Mr. HVAC	\$11,425.88
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3. LUCAS HOUSE – PHASE I ARCHAEOLOGICAL INVESTIGATION

Quotes were solicited from three qualified vendors for Phase I archaeological testing at the Lucas House (as required by the State Historic Preservation Office (SHPO). Two quotes were received.

Chronicle Heritage	\$2960.62
Hunter Research Inc.	\$7563.80
Acer Associates LLC	No quote provided

VOUCHERS

Motion to dispense reading and approve vouchers in the amount of \$365,694.88

MINUTES

Motion to dispense reading and approve the minutes of 4/23/25

CLOSING COMMENTS

MEETING OPEN TO THE PUBLIC

INFORMATIONAL

1. Next regular meeting of the Borough Council is June 25, 2025 at 7:00 p.m.
2. Notice of Public Hearing received from Pine Hill Borough regarding Ordinance 2025-1055 (Affordable Housing) and Ordinance 2025-1056 (Land Use). Public hearing is scheduled for June 16, 2025 at 7:30 p.m. at the Pine Hill Municipal Building (45 West 7th Avenue, Pine Hill, NJ 08021).

ADJOURNMENT