

**BOROUGH OF GIBBSBORO
COUNCIL MEETING AGENDA**

July 23, 2025

7:00 P.M.

Meeting called to order

Pledge of Allegiance

Moment of Silence for Cornelius “Neil” Mallon and Kathleen Holwick

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
Councilman Andrew Parsinitz
Councilman Ronald Rickert
Councilman John Ritz
Councilman Glenn Werner

Professionals:

Salvatore J. Siciliano, Solicitor
Shawn Seroka, Engineer

ORDINANCES FOR FIRST READING

ORDINANCES FOR SECOND 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

Public Comment:

2025-09 BOND ORDINANCE PROVIDING FOR THE EDGEHILL ROAD SEWER REHABILITATION PROJECT IN AND BY THE BOROUGH OF GIBBSBORO, IN THE COUNTY OF CAMDEN, NEW JERSEY, APPROPRIATING \$1,500,000 THEREFOR AND AUTHORIZING THE ISSUANCE OF \$1,500,000 BONDS OR NOTES OF THE BOROUGH TO FINANCE THE COST THEREOF

Public Comment:

RESOLUTIONS

2025-7-116 RESOLUTION APPROVING CHANGE ORDER NO. 1 – STORM SEWER IMPROVEMENTS TO CEDARCROFT ROAD

2025-7-117 RESOLUTION AMENDING THE BOROUGH OF GIBBSBORO 2025 YEAR MUNICIPAL BUDGET BY THE INSERTION OF A SPECIAL ITEM OF REVENUE AND APPROPRIATION FROM THE NEW JERSEY DIVISION OF

MOTOR VEHICLES

- 2025-7-120 RESOLUTION DETERMINING THE FORM AND OTHER DETAILS OF ONE OR MORE NOTES RELATING TO THE CONSTRUCTION FINANCING LOAN PROGRAM OF THE NEW JERSEY INFRASTRUCTURE BANK, TO BE ISSUED IN THE AGGREGATE PRINCIPAL AMOUNT OF UP TO \$1,500,000, PROVIDING FOR THE ISSUANCE AND SALE OF SUCH NOTES TO THE NEW JERSEY INFRASTRUCTURE BANK, AND AUTHORIZING THE EXECUTION AND DELIVERY OF SUCH NOTES BY THE BOROUGH IN FAVOR OF THE NEW JERSEY INFRASTRUCTURE BANK, ALL PURSUANT TO THE NEW JERSEY INFRASTRUCTURE BANK CONSTRUCTION FINANCING LOAN PROGRAM
- 2025-7-121 RESOLUTION AUTHORIZING THE SUBMISSION TO CAMDEN COUNTY OF AN APPLICATION FOR RECREATION FACILITY ENHANCEMENT FUNDING FOR RECREATION EQUIPMENT AT POLE HILL PARK

Public comment on pending resolutions

REPORT OF MUNICIPAL OFFICERS

Borough Clerk (X)	Risk Manager ()
Construction Official (X)	Police Department ()
Tax Collector (X)	Sewer Clerk (X)
Treasurer (X)	Court Clerk (X)
Compliance Officer ()	Fire Official ()

COUNCIL COMMITTEE REPORTS

PUBLIC WORKS	Councilman Rickert
PUBLIC EVENTS	
INSURANCE	Councilman Werner
TRASH & RECYCLING / HEALTH	Councilman Deterding
RECREATION / L&I / PLANNING BOARD	Councilman Ritz
POLICE	Councilman Brown
MAYOR'S REPORT	Mayor Campbell

Motion to put written reports on file for one year

CORRESPONDENCE

OLD BUSINESS

1. TAX ABATEMENT

Report on a Borough-Wide Area in Need of Rehabilitation: Gibbsboro Borough prepared

by Borough Planner, dated 7/16/25

2025-7-119 RESOLUTION DESIGNATING THE BOROUGH OF GIBBSBORO, CAMDEN COUNTY AS AN “AREA IN NEED OF REHABILITATION” UNDER THE LOCAL REDEVELOPMENT AND HOUSING LAW, N.J.S.A. 40A:12A-1 ET SEQ.

2. THIRD AMENDMENT TO SHERWIN-WILLIAMS COMMUNITY BENEFITS AGREEMENT
3. CONTRACT FOR EDGEHILL ROAD

	Amount Bid Base Bid 'A'	Amount Bid Base Bid 'B'	Total Amount Bid Base Bids 'A' & 'B'
ENGINEER'S ESTIMATE =	\$232,708.00	\$887,492.00	\$1,120,200.00

	Amount Bid Base Bid 'A'	Amount Bid Base Bid 'B'	Total Amt Bid Base Bids 'A' & 'B'
BIDDERS:			
Pioneer GC Company, Inc. of Bradley Beach, NJ	\$207,378.00	\$597,230.00	\$804,608.00
Think Pavers Hardscaping of Mt. Royal, NJ	\$202,190.00	\$610,784.00	\$812,974.00
Fred M. Schiavone Construction of Malaga, NJ	\$267,826.50	\$638,357.00	\$906,183.50

2025-7-118 RESOLUTION AUTHORIZING THE EXECUTION OF A CONTRACT WITH PIONEER GENERAL CONTRACTING COMPANY FOR THE PROJECT “IMPROVEMENTS TO EDGEHILL ROAD, FROM CEDARCROFT TO WINDING WAY” IN THE BOROUGH OF GIBBSBORO

NEW BUSINESS

1. CONTRACTS FOR PROPERTY APPRAISALS
2. HADDON AVENUE TRAFFIC PATTERN
3. EDUCATION REQUEST

Employees: Amy Troxel, Ashley Horay
 Positions: Borough Clerk, Deputy Clerk
 Course Title: CCMCA Summer Mini-Conference
 Location/Dates: Waterford Township Senior Center/Friday, August 15, 2025
 Cost: \$25 (each)

4. PUBLIC SAFETY CONCERNS RE BLOCK PARTIES & SPECIAL EVENTS

MEL/JIF Law Enforcement Bulletin re Block Parties (2025)

MEL/JIF Safety Director Bulletin re Special Events (2025)

5. FACILITIES USE REQUEST

Applicant: United States Environmental Protection Agency

Facility: Senior Recreation Center

Date/Time: August 7, 2025 (6:00-8:00 p.m.)

Fee/Bond: Waiver requested

VOUCHERS

Motion to dispense reading and approve vouchers in the amount of \$607,214.84

MINUTES

Motion to dispense reading and approve the minutes of 6/25/25

CLOSING COMMENTS

MEETING OPEN TO THE PUBLIC

INFORMATIONAL

1. Next regular meeting of the Borough Council is August 27, 2025 at 7:00 p.m.

ADJOURNMENT