

**BOROUGH OF GIBBSBORO
COUNCIL MEETING AGENDA
October 22, 2025
7:00 P.M.**

Meeting called to order

Pledge of Allegiance

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 John Ritz
Councilman Glenn Werner
Vacancy

Professionals:

Salvatore J. Siciliano, Solicitor
Shawn Seroka, Engineer

FIRST ORDER OF BUSINESS

COUNCIL VACANCY

2025-10-166 RESOLUTION TO FILL A VACANCY ON THE BOROUGH COUNCIL

ORDINANCES FOR FIRST READING

ORDINANCES FOR SECOND READING

2025-13 BOND ORDINANCE PROVIDING FOR VARIOUS CAPITAL IMPROVEMENTS IN AND BY THE BOROUGH OF GIBBSBORO, IN THE COUNTY OF CAMDEN, NEW JERSEY, APPROPRIATING \$400,000 THEREFOR AND AUTHORIZING THE ISSUANCE OF \$380,000 BONDS OR NOTES OF THE BOROUGH TO FINANCE PART OF THE COST THEREOF

Public Comment:

RESOLUTIONS

2025-10-150 RESOLUTION AUTHORIZING THE PLANNING BOARD TO UNDERTAKE A PRELIMINARY INVESTIGATION TO DETERMINE WHETHER THE PROPOSED STUDY AREA, BLOCK 7.01 LOTS 5.06 AND 5.08, QUALIFIES AS AN AREA IN NEED OF NON-CONDEMNATION REDEVELOPMENT PURSUANT TO N.J.S.A. 40A:12A-5 AND MAY BE ADDED TO THE LAKEVIEW NORTH REDEVELOPMENT AREA

- 2025-10-151 RESOLUTION AUTHORIZING THE MAYOR TO EXECUTE A SHARED SERVICES AGREEMENT BY AND BETWEEN THE COUNTY OF CAMDEN AND THE BOROUGH OF GIBBSBORO FOR PROJECT SAVE REFERRAL SERVICES
- 2025-10-152 RESOLUTION AUTHORIZING THE AWARD OF CONTRACT (BID B-11/2024) – SECOND YEAR OPTION BY AND BETWEEN THE COUNTY OF CAMDEN AND MORTON SALT, INC. FOR FURNISHING AND DELIVERING OF SODIUM CHLORIDE AND PRETREATED LIQUID ENHANCED SODIUM CHLORIDE UNDER THE CAMDEN COUNTY COOPERATIVE PRICING SYSTEM, IDENTIFIER #57-CCCPS
- 2025-10-153 RESOLUTION AUTHORIZING THE AWARD OF CONTRACT (BID A-39/2025) 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 AS AS-NEEDED BASIS
- 2025-10-154 RESOLUTION AUTHORIZING REFUND OF OVER PAYMENT DUE TO A 2025 100% DISABLED VETERAN EXEMPTION FOR THE PREMISES BLOCK 115, LOT 4, ALSO KNOWN AS 72 WINDING WAY, GIBBSBORO, NEW JERSEY
- 2025-10-158 RESOLUTION ENDORSING PROPOSED LEGISLATION S1948/A1872, REQUIRING COMPREHENSIVE FINANCIAL TRANSPARENCY FROM NURSING HOME OPERATORS
- 2025-10-159 RESOLUTION CREATING AND IMPLEMENTING A LONG-RANGE PLAN TO ADDRESS STORM DRAINAGE ISSUES
- 2025-10-160 RESOLUTION AUTHORIZING BOND REDUCTION FOR OFF-SITE BONDABLE IMPROVEMENTS (PHASE I) TO LEVEL 10 DEVELOPMENT
- 2025-10-161 RESOLUTION PROVIDING LOCAL SUPPORT AND CONFIRMING THE APPROPRIATENESS AND SUITABILITY OF A CANNABIS BUSINESS – DEMETER’S BOTANICAL GARDEN LLC
- 2025-10-162 RESOLUTION PROVIDING LOCAL SUPPORT AND CONFIRMING THE APPROPRIATENESS AND SUITABILITY OF A CANNABIS BUSINESS – INF CANNA HOLDINGS LLC
- 2025-10-163 RESOLUTION ACCEPTING THE 2025 BEST PRACTICES INVENTORY
- 2025-10-164 RESOLUTION TO AFFIRMING THE BOROUGH OF GIBBSBORO’S CIVIL

RIGHTS POLICY WITH RESPECT TO ALL OFFICIALS, APPOINTEES, EMPLOYEES, PROSPECTIVE EMPLOYEES, VOLUNTEERS, INDEPENDENT CONTRACTORS, AND MEMBERS OF THE PUBLIC THAT COME INTO CONTACT WITH MUNICIPAL EMPLOYEES, OFFICIALS AND VOLUNTEERS

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 Parsinitz
Councilman Werner
Councilman Deterding
Councilman Ritz
Councilman Brown
Mayor Campbell

Motion to put written reports on file for one year

CORRESPONDENCE

OLD BUSINESS

1. ENVIRONMENTAL – TREE PROTECTION

2025-10-155 RESOLUTION REQUESTING THE PLANNING BOARD MAKE RECOMMENDATIONS REGARDING TREE PROTECTION

2. PHASE VI BIKEWAY

2025-14 ORDINANCE AUTHORIZING THE BOROUGH SOLICITOR TO FILE A CONDEMNATION ACTION IN THE SUPERIOR COURT, LAW DIVISION IN ACCORDANCE WITH N.J.S.A. 20:3-8 TO ACQUIRE EASEMENTS ALONG BLOCK 8.02 LOT 3.13 IN THE BOROUGH OF GIBBSBORO

3. CYBER SECURITY & TECHNOLOGY

2025-10-156 RESOLUTION ADOPTING A CYBER INCIDENT RESPONSE PLAN

2025-10-157 RESOLUTION ADOPTING A POLICY REGARDING USE OF MUNICIPAL TECHNOLOGY AND COMPUTER ASSETS

NEW BUSINESS

1. FACILITIES USE REQUEST

Applicant: Borough Volunteer
 Facility: Senior Recreation Center
 Date/Time: 12/7/25
 Fee/Bond: Cleaning fee (\$85)

Applicant: Borough Employee
 Facility: Senior Recreation Center
 Date/Time: 12/28/25
 Fee/Bond: Cleaning fee (\$85)

2. SALE OF BOROUGH PROPERTY

3. BIDS FOR IMPROVEMENTS TO NORTH ROAD AND CLEARBROOK DRIVE

<u>BIDDER:</u>	<u>TOTAL LUMP SUM AMOUNT BID (Base Bids A, B and C)</u>
DiMeglio Construction Company of Atco, NJ	\$344,549.51
Landberg Construction, LLC of Dorothy, NJ	\$352,737.04
Earle Asphalt Paving of Farmingdale, NJ	\$360,513.13
Think Pavers Hardscaping, LLC of Mt. Royal, NJ	\$364,721.00
Pioneer General Contracting Co. of Bradley Beach, NJ	\$501,029.00

Motion to award a contract to the lowest bidder subject to the Engineer's review of the bid documents and formal recommendation:

4. PERSONNEL POLICY

2025-10-165 RESOLUTION ADOPTING UPDATES TO THE BOROUGH OF GIBBSBORO PERSONNEL POLICY

VOUCHERS

Motion to dispense reading and approve vouchers in the amount of \$309,557.27

MINUTES

Motion to dispense reading and approve the minutes of 9/24/25

Motion to amend the approved minutes of 8/27/25 to include the insertion of Resolution 2025-8-149

CLOSING COMMENTS

MEETING OPEN TO THE PUBLIC

INFORMATIONAL

1. Next regular meeting of the Borough Council is November 24, 2025 at 7:00 p.m. (please note that this meeting is scheduled for a Monday due to the Thanksgiving holiday).
2. NJLM Annual Conference in Atlantic City, November 18-20, 2025.

ADJOURNMENT