

**BOROUGH OF GIBBSBORO
COUNCIL MEETING MINUTES
June 25, 2025
7:00 P.M.**

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

Pledge of Allegiance

Moment of Silence for Lois Graham, Jonathan Moss, Emma Lee, Judith Abrams, Barbara Booth, and Barbara Peters

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 Ronald Rickert
Councilman John Ritz
Vacancy

Absent:

Councilman Fred Deterding
Councilman Glenn Werner

Professionals:

Salvatore J. Siciliano, Solicitor
Shawn Seroka, Engineer

FIRST ORDER OF BUSINESS

Council Vacancy – Nomination of Andrew Parsinitz by Councilman Brown, second Councilman Ritz

Vote: Ayes unanimous (Deterding, Werner absent)

2025-6-115 RESOLUTION FILLING A VACANCY ON THE BOROUGH COUNCIL

Motion to approve resolution by Councilman Rickert, second Councilman Ritz

Vote: Ayes unanimous

Planning Board Appointments by Mayor Campbell of Dan Keashen (Class IV Member) and Jack Flynn (Class IV Member, unexpired term)

SECOND ORDER OF BUSINESS

Motion to approve appointment of Thomas Johns as a part time Special Officer, Class One by Councilman Brown, second Councilman Ritz

Poll: Ayes – Brown, Parsinitz, Rickert, Ritz

2025-6-106 RESOLUTION APPOINTING THOMAS JOHNS TO THE GIBBSBORO POLICE DEPARTMENT AS A SPECIAL OFFICER – CLASS ONE

Motion to approve resolution by Councilman Brown, second Councilman Rickert

Vote: Ayes unanimous

ORDINANCES FOR FIRST READING

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

Supplemental Debt Statement filed

Motion to approve ordinance on first reading by Councilman Ritz, second Councilman Parsinitz

Poll: Ayes – Brown, Parsinitz, Rickert, Ritz

ORDINANCES FOR SECOND READING

None

RESOLUTIONS

2025-6-98 RESOLUTION PROVIDING FOR THE ISSUANCE OF LICENSES TO SELL ALCOHOLIC BEVERAGES FOR THE FISCAL YEAR COMMENCING JULY 1, 2025 AND ENDING JUNE 30, 2026, WITHIN THE BOROUGH OF GIBBSBORO, COUNTY OF CAMDEN, STATE OF NEW JERSEY

2025-6-99 RESOLUTION APPROVING THE RENEWAL OF A LICENSE TO ONE GREEN LEAF LLC TO OPERATE A CLASS 5 CANNABIS RETAIL DISPENSARY FOR ONE YEAR

2025-6-100 RESOLUTION AUTHORIZING THE REFUND OF ESCROW FOR ENGINEERING INSPECTION TO GO GREEN N CLEAN CAR WASH

2025-6-101 RESOLUTION AUTHORIZING THE REFUND OF ESCROW FOR ENGINEERING INSPECTION TO T&L TRANSPORTATION, INC.

2025-6-102 RESOLUTION AUTHORIZING THE REFUND OF INSPECTION FEES TO FOUNDATION TITLE

2025-6-103 RESOLUTION AUTHORIZING THE REFUND OF POLICE PRIVATE SERVICE ESCROW TO LEWIS TREE SERVICE

- 2025-6-104 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 SOLID WASTE ADMINISTRATION, CLEAN COMMUNITIES GRANT FY2025
- 2025-6-105 RESOLUTION TO SUBMIT A GRANT APPLICATION AND EXECUTE A GRANT AGREEMENT WITH THE NEW JERSEY DEPARTMENT OF TRANSPORTATION FOR THE 2026 IMPROVEMENTS TO WINDSOR ROAD AND FENIMORE ROAD IN THE BOROUGH OF GIBBSBORO, CAMDEN COUNTY, NEW JERSEY
- 2025-6-112 RESOLUTION AUTHORIZING THE SUBMISSION OF AN AWARD EXTENSION REQUEST FOR LA-2023 BIKE GIBBSBORO BOROUGH BIKEWAY ALONG COUNTY ROUTE NO. 561 (HADDONFIELD-BERLIN ROAD) 04 TO THE NEW JERSEY DEPARTMENT OF TRANSPORTATION
- 2025-6-114 RESOLUTION AUTHORIZING THE MAYOR TO EXECUTE A STATEMENT OF CONSENT FOR TREATMENT WORKS APPROVAL PERMIT APPLICATION ON BEHALF OF THE TOWNSHIP OF VOORHEES

Public comment on pending resolutions:

Kathy Alexander, 7 Driftwood Way. ABC Licenses.

Motion to approve resolutions by Councilman Rickert, second Councilman Brown

Poll: Ayes – Brown, Parsinitz, Rickert, Ritz

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

PUBLIC EVENTS

INSURANCE

TRASH & RECYCLING / HEALTH

RECREATION / L&I / PLANNING BOARD

POLICE

MAYOR'S REPORT

Councilman Werner
Councilman Deterding
Councilman Ritz
Councilman Brown
Mayor Campbell

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

JUNE 25, 2025

Councilman Ritz

Vote: Ayes unanimous

CORRESPONDENCE

To: Mayor & Council, dated 6/3/25
From: Lisa Rae Smith (Focused Fusion Dance Center)
Re: Possible Extension of Lease
Action: Motion to extend the lease on a month-to-month basis by Councilman Brown, second Councilman Rickert

Poll: Ayes – Brown, Parsinitz, Rickert, Ritz

OLD BUSINESS

None

NEW BUSINESS

1. THIRD AMENDMENT TO SHERWIN-WILLIAMS COMMUNITY BENEFITS AGREEMENT

2025-6-111 RESOLUTION AUTHORIZING THE MAYOR TO EXECUTE A THIRD AMENDMENT TO THE COMMUNITY BENEFITS AGREEMENT WITH SHERWIN-WILLIAMS

Public Comment:

John Favat, 20 Haddon Avenue
Carrie Williams, 1 Bedford Court
Geoff Alexander, 7 Driftwood Way

Motion to approve resolution authorizing agreement by Councilman Ritz, second Councilman Parsinitz

Poll: Ayes – Brown, Parsinitz, Rickert, Ritz

2. RESTAURANT DISTRICT UPDATES
3. OPEN SPACE
 - a. Connors Property Acquisition Update
 - b. Acquisition of Block 18.02, Lot 1.04

Motion to authorize an appraisal of the lot and application to Green Acres and Camden County by Councilman Parsinitz, second Councilman Rickert

Poll: Ayes – Brown, Parsinitz, Rickert, Ritz

4. LOCAL CANNABIS LICENSES

2025-6-110 RESOLUTION APPROVING THE ISSUANCE OF A LICENSE TO ONE TOPLESS PRE ROLLS LLC TO OPERATE A CLASS 2 CANNABIS RETAIL DISPENSARY FOR ONE YEAR

Motion to approve by Councilman Ritz, second Councilman Parsinitz

Poll: Ayes – Brown, Parsinitz, Rickert, Ritz

5. FOURTH ROUND HOUSING ELEMENT AND FAIR SHARE PLAN

2025-6-113 RESOLUTION ENDORSING THE HOUSING ELEMENT AND FAIR SHARE PLAN ADOPTED BY THE GIBBSBORO PLANNING BOARD AND ADOPTING THE SPENDING PLAN

Motion to approve by Councilman Rickert, second Councilman Ritz

Poll: Ayes – Brown, Rickert, Ritz (Parsinitz recused)

VOUCHERS

Motion to dispense reading and approve vouchers in the amount of \$1,795,403.37 by Councilman Ritz, second Councilman Brown

Poll: Ayes – Brown, Rickert, Ritz (Parsinitz abstain)

MINUTES

Motion to dispense reading and approve the minutes of 5/28/25 by Councilman Rickert, second Councilman Ritz

Vote: Ayes unanimous (Brown, Parsinitz abstain)

CLOSING COMMENTS

MEETING OPEN TO THE PUBLIC

Carrie Williams, 1 Bedford Court. Affordable housing obligation.

Kathy Alexander, 7 Driftwood Way. Book Club's use of Senior Recreation Center.

John Favat, 20 Haddon Avenue. Tick population, issues related to drilling and vibration due to townhouse site work, decreased water pressure and sidewalks on Haddon Avenue.

CLOSED SESSION

2025-6-107 RESOLUTION PERMITTING THE EXCLUSION OF THE PUBLIC FROM A SESSION OF THE BOROUGH COUNCIL MEETING FOR THE DISCUSSION OF PERSONNEL AND LITIGATION

Motion to approve by Councilman Parsinitz, second Councilman Rickert

Vote: Ayes unanimous

*****Return to Open Session*****

2025-6-108 RESOLUTION REQUESTING CHANGE IN TITLE, TEXT, OR AMOUNT OF APPROPRIATION PURSUANT TO NJS 40A:4-85

Motion to approve by Councilman Ritz, second Councilman Parsinitz

Poll: Ayes – Brown, Parsinitz, Rickert, Ritz

2025-6-109 RESOLUTION AUTHORIZING THE MAYOR TO EXECUTE A SHARED SERVICES AGREEMENT BETWEEN THE TOWNSHIP OF VOORHEES AND THE BOROUGH OF GIBBSBORO REGARDING POLICE SERVICES

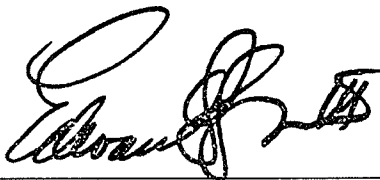
Motion to approve by Councilman Brown, second Councilman Rickert

Poll: Ayes – Brown, Parsinitz, Rickert, Ritz

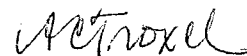
INFORMATIONAL

1. Next regular meeting of the Borough Council is July 23, 2025 at 7:00 p.m.
2. Independence Day Parade scheduled for 7/4/25. Rain date 7/5/25.

ADJOURNMENT



Edward G. Campbell, III
Mayor



Amy C. Troxel, RMC
Borough Clerk

2025-6-98

**RESOLUTION OF THE BOROUGH OF GIBBSBORO
PROVIDING FOR THE ISSUANCE OF LICENSES TO SELL ALCOHOLIC
BEVERAGES FOR THE FISCAL YEAR COMMENCING JULY 1, 2025 AND ENDING
JUNE 30, 2026, WITHIN THE BOROUGH OF GIBBSBORO, COUNTY OF CAMDEN,
STATE OF NEW JERSEY**

WHEREAS, applications for renewal have been made through the New Jersey Alcoholic Beverage Control's Online Licensing System to sell alcoholic beverages within the Borough of Gibbsboro for the fiscal year commencing July 1, 2025 and ending June 30, 2026; and

WHEREAS, said applications have been found to be in order; and

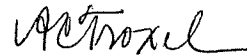
WHEREAS, each renewal applicant has paid the municipal fees as specified herein.

NOW, THEREFORE, BE IT RESOLVED by the Borough Council of the Borough of Gibbsboro, in the County of Camden, that the Clerk of the Borough of Gibbsboro be and is hereby authorized and directed to issue and deliver the following renewal licenses for the aforesaid fiscal year:

License No. 0413-33-002-010	Plenary Retail Consumption License: Gibbsboro Enterprises LLC t/a The Chophouse Premises: 4 South Lakeview Drive	Fee: \$2,500.00
License No. 0413-44-001-007	Plenary Retail Distribution License: Crown 80 LLC Premises: 80 Lakeview Drive South	Fee: \$2,500.00
License No. 0413-31-004-001	Club License: Square Circle Sportsmen of Camden County Inc., Premises: 97 Clementon Road	Fee: \$ 188.00
License No. 0413-31-003-001	Club License: George Walton Post 371 American Legion (A Corp) Premises: 41 Lakeview Drive North	Fee \$ 188.00



Edward G. Campbell, III
Mayor



Amy C. Troxel, RMC
Borough Clerk

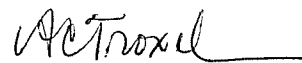
RESOLUTION PROVIDING FOR THE ISSUANCE OF LICENSES TO SELL ALCOHOLIC BEVERAGES FOR
THE FISCAL YEAR COMMENCING JULY 1, 2025 AND ENDING JUNE 30, 2026, WITHIN THE BOROUGH
OF GIBBSBORO, COUNTY OF CAMDEN, STATE OF NEW JERSEY

	AYE	NAY	ABSENT	ABSTAIN
BROWN	✓			
DETERDING			✓	
RICKERT	✓			
RITZ	✓			
WERNER			✓	
VACANCY	<i>Parsimony</i>			

Adopted: June 25, 2025

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 June 25, 2025.

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



Amy C. Troxel, RMC
Borough Clerk

2025-6-99

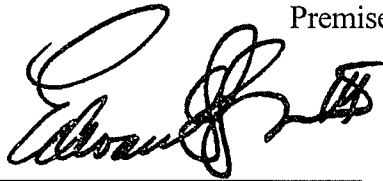
**RESOLUTION OF THE BOROUGH OF GIBBSBORO
APPROVING THE RENEWAL OF A LICENSE TO ONE GREEN LEAF LLC TO
OPERATE A CLASS 5 CANNABIS RETAIL DISPENSARY FOR ONE YEAR**

WHEREAS, ONE GREEN LEAF LLC has applied to the Borough of Gibbsboro to renew a local license to operate a class 5 cannabis retail dispensary for one-year period, from May 15, 2025 to May 14, 2026.

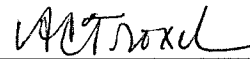
NOW, THEREFORE, BE IT RESOLVED by the Borough Council of the Borough of Gibbsboro, in the County of Camden, that the Clerk of the Borough of Gibbsboro be and is hereby authorized and directed to issue and deliver the following renewal licenses for the aforesaid one-year period:

License No. Plenary Retail Consumption License:
2025-05-01 One Green Leaf LLC
 Premises: 95 North Lakeview Drive

Fee: \$500.00



Edward G. Campbell, III
Mayor



Amy C. Troxel, RMC
Borough Clerk

	AYE	NAY	ABSENT	ABSTAIN
BROWN	✓			
DETERDING			✓	
RICKERT	✓			
RITZ	✓			
WERNER			✓	
VACANCY	<i>Parasimony</i>			

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Amy C. Troxel, RMC
Borough Clerk

**RESOLUTION OF THE BOROUGH OF GIBBSBORO
AUTHORIZING THE REFUND OF ESCROW FOR ENGINEERING INSPECTION TO
GO GREEN N CLEAN CAR WASH**

WHEREAS there is \$15,409.42 remaining in escrow for engineering inspection for this project.

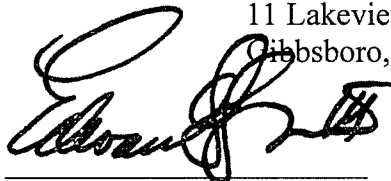
WHEREAS the construction has been concluded and all professional services related to the inspections are complete.

WHEREAS the owner has requested that \$2000 remain in escrow for any future needs, and a refund of the remaining \$13,405.42.

BE IT RESOLVED by Mayor and Council of Borough of Gibbsboro, County of Camden and State of New Jersey that the following refund is to be issued:

T-03-56-436-000 \$13,405.42

Send refund to: Go Green N Clean Car Wash
 11 Lakeview Drive North
 Gibbsboro, NJ 08026



Edward G. Campbell, III
Mayor



Amy C. Troxel, RMC
Borough Clerk

	AYE	NAY	ABSENT	ABSTAIN
BROWN	✓			
DETERDING			✓	
RICKERT	✓			
RITZ	✓			
WERNER			✓	
VACANCY	<i>Parsimony</i>			

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Amy C. Troxel, RMC
Borough Clerk

**RESOLUTION OF THE BOROUGH OF GIBBSBORO
AUTHORIZING THE REFUND OF ESCROW FOR ENGINEERING INSPECTION TO
T&L TRANSPORTATION, INC.**

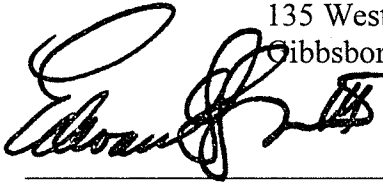
WHEREAS there is \$25,183.91 remaining in escrow for engineering inspections.

WHEREAS the construction has been concluded and all professional services related to the project are complete.

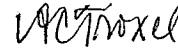
BE IT RESOLVED by Mayor and Council of Borough of Gibbsboro, County of Camden and State of New Jersey that the following refund is to be issued:

T-03-56-100-184 \$25,183.91

Send refund to: T&L Transportation, Inc.
 135 West Clementon Road
 Gibbsboro, NJ 08026



Edward G. Campbell, III
Mayor



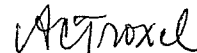
Amy C. Troxel, RMC
Borough Clerk

	AYE	NAY	ABSENT	ABSTAIN
BROWN	✓			
DETERDING			✓	
RICKERT	✓			
RITZ	✓			
WERNER			✓	
VACANCY	<i>passivity</i>			

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Amy C. Troxel, RMC
Borough Clerk

2025-6-102

**RESOLUTION OF THE BOROUGH OF GIBBSBORO
AUTHORIZING THE REFUND OF INSPECTION FEES TO FOUNDATION TITLE**

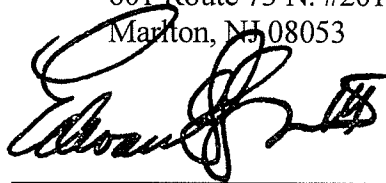
WHEREAS, Foundation Title paid the required Borough fee of \$90.00 for a smoke inspection;
and

WHEREAS, the customer for whom the inspection was requested paid twice; and

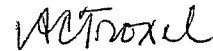
WHEREAS, the customer has requested the total fee of \$90.00 be refunded.

NOW, THEREFOR BE IT RESOLVED by the Mayor and Borough Council of the Borough of Gibbsboro, County of Camden, State of New Jersey that a refund of \$90.00 be issued to Foundation Title.

Foundation Title
601 Route 73 N. #201
Marlton, NJ 08053



Edward G. Campbell, III
Mayor



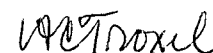
Amy C. Troxel, RMC
Borough Clerk

	AYE	NAY	ABSENT	ABSTAIN
BROWN	✓			
DETERDING			✓	
RICKERT	✓			
RITZ	✓			
WERNER			✓	
VACANCY	<i>Parasinity</i>			

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Amy C. Troxel, RMC
Borough Clerk

**RESOLUTION OF THE BOROUGH OF GIBBSBORO
AUTHORIZING THE REFUND OF POLICE PRIVATE SERVICE ESCROW TO
LEWIS TREE SERVICE**

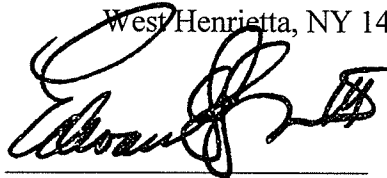
WHEREAS, Lewis Tree Service provided police private service escrow in the amount of \$8400 for traffic control; and

WHEREAS, the Gibbsboro Police Department was unable to provide said traffic control due to scheduling constraints; and

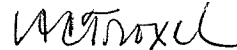
WHEREAS, the vendor has requested the total escrow of \$8400.00 be refunded.

NOW, THEREFOR BE IT RESOLVED by the Mayor and Borough Council of the Borough of Gibbsboro, County of Camden, State of New Jersey that a refund of \$8400.00 be issued to Lewis Tree Service.

Lewis Tree Service
300 Lucious Gordon Drive
West Henrietta, NY 14586



Edward G. Campbell, III
Mayor



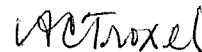
Amy C. Troxel, RMC
Borough Clerk

	AYE	NAY	ABSENT	ABSTAIN
BROWN	✓			
DETERDING			✓	
RICKERT	✓			
RITZ	✓			
WERNER			✓	
VACANCY	Parsimony			

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Amy C. Troxel, RMC
Borough Clerk

**RESOLUTION OF THE BOROUGH OF GIBBSBORO
AMENDING THE BOROUGH OF GIBBSBORO 2025 YEAR MUNICIPAL BUDGET BY
THE INSERTION OF A SPECIAL ITEM OF REVENUE AND APPROPRIATION
FROM THE NEW JERSEY SOLID WASTE ADMINISTRATION, CLEAN
COMMUNITIES GRANT FY2025**

WHEREAS, N.J.S.A. 40A:4-87 provides that the Director of the Division of Local Government Services may approve the insertion of any special item of revenue in the budget of any county or municipality when such items shall have been made available by law and the amount thereof was not determined at the time of the adoption of the budget, and

WHEREAS, said Director may also approve the insertion of an item of appropriation for an equal amount, and

WHEREAS, the Borough of Gibbsboro has been awarded \$6520.44 from the New Jersey Solid Waste Administration, Clean Communities Grant FY2025 and wishes to amend the 2025 Budget to include said amount as an item of revenue;

NOW, THEREFORE BE IT RESOLVED that the Borough Council of the Borough of Gibbsboro hereby requests the Director of the Division of Local Government Services approve the insertion of a special item of revenue in the budget for the year 2025 in the sum of.....\$6520.44 which is now available as a revenue from;

Miscellaneous Revenues:

*Special Items of General Revenue Anticipated with prior
written consent of the Director of Local Government
Services - Public and Private Revenues Offset with
Appropriations.*

New Jersey Solid Waste Administration, Clean Communities Grant FY2025

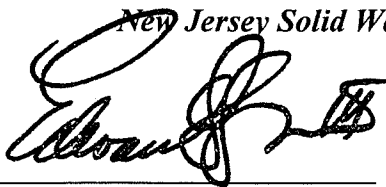
BE IT FURTHER RESOLVED that the sum of\$6520.44
be and the same is hereby appropriated under the caption of:

General Appropriations:

(A) Operations-a sum"

Public and Private Programs Offset by Revenues:

New Jersey Solid Waste Administration, Clean Communities Grant FY2025



Edward G. Campbell, III
Mayor



Amy C. Troxel, RMC
Borough Clerk

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 SOLID
 WASTE ADMINISTRATION, CLEAN COMMUNITIES GRANT FY2025

	AYE	NAY	ABSENT	ABSTAIN
BROWN	✓			
DETERDING			✓	
RICKERT	✓			
RITZ	✓			
WERNER			✓	
VACANCY	<i>Parsimony</i>			

June 25, 2025

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A. C. Troxel

Amy C. Troxel, RMC
 Borough Clerk

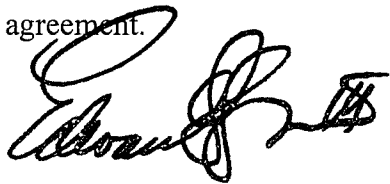
**RESOLUTION OF THE BOROUGH OF GIBBSBORO
TO SUBMIT A GRANT APPLICATION AND EXECUTE A GRANT AGREEMENT
WITH THE NEW JERSEY DEPARTMENT OF TRANSPORTATION FOR THE 2026
IMPROVEMENTS TO WINDSOR ROAD AND FENIMORE ROAD IN THE BOROUGH
OF GIBBSBORO, CAMDEN COUNTY, NEW JERSEY**

WHEREAS, the Borough of Gibbsboro desires to submit an application to the New Jersey Department of Transportation for FY2026 Municipal Aid Funding for the above noted project.

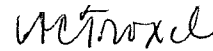
NOW, THEREFORE, BE IT RESOLVED that Borough Council of the Borough of Gibbsboro, formally approves the grant application for the above stated project.

BE IT FURTHER RESOLVED that the Mayor and Clerk are hereby authorized to submit an electronic grant application identified as "MA-2026-Improvements to Windsor Road and Fenimore Road-00415" to the New Jersey Department of Transportation on behalf of Borough of Gibbsboro.

BE IT FURTHER RESOLVE that the Mayor and Clerk are hereby authorized to sign the grant agreement on behalf of the Borough of Gibbsboro and that their signature constitutes acceptance of the terms and conditions of the grant agreement and approves the execution of the grant agreement.



Edward G. Campbell, III
Mayor



Amy C. Troxel, RMC
Borough Clerk

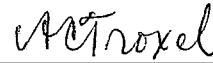
	AYE	NAY	ABSENT	ABSTAIN
BROWN	✓			
DETERDING			✓	
RICKERT	✓			
RITZ	✓			
WERNER			✓	
VACANCY	Parsinity			

June 25, 2025

RESOLUTION TO SUBMIT A GRANT APPLICATION AND EXECUTE A GRANT AGREEMENT WITH THE
NEW JERSEY DEPARTMENT OF TRANSPORTATION FOR THE 2026 IMPROVEMENTS TO WINDSOR
ROAD AND FENIMORE ROAD IN THE BOROUGH OF GIBBSBORO, CAMDEN COUNTY, NEW JERSEY

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 June 25,
2025.

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
APPOINTING THOMAS JOHNS TO THE GIBBSBORO POLICE DEPARTMENT AS A
SPECIAL OFFICER – CLASS ONE**

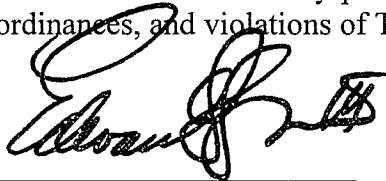
WHEREAS, N.J.S.A. 40A:14-146.10 permits municipalities to appoint special law enforcement officers; and

WHEREAS, the Mayor and Borough Council find it necessary to supplement the police department with special officers;

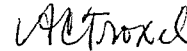
WHEREAS, class one special officers shall be authorized to perform all the duties enumerated by N.J.S.A. 40A:14-146.11(1) at the direction of the Chief of Police.

NOW, THEREFORE BE IT RESOLVED that THOMAS JOHNS is hereby appointed to the Gibbsboro Police Department as a Special Officer – Class One at the hourly rate of \$16.43 per hour.

BE IT FURTHER RESOLVED that Class One Special Officers shall have the power to issue summonses for disorderly persons and petty disorderly persons offenses, violations of municipal ordinances, and violations of Title 39 of the Revised Statutes.



Edward G. Campbell, III
Mayor



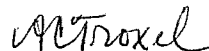
Amy C. Troxel, RMC
Borough Clerk

	AYE	NAY	ABSENT	ABSTAIN
BROWN	✓			
DETERDING			✓	
RICKERT	✓			
RITZ	✓			
WERNER			✓	
VACANCY	Parvinity			

Adopted: June 25, 2025

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 June 25, 2025.

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



Amy C. Troxel, RMC
Borough Clerk

2025-6-107

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

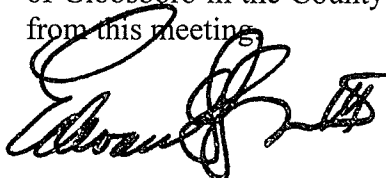
WHEREAS, the Open Public Meetings Act, P. L. 1975, Chapter 231 permits the exclusion of the public from a meeting in certain circumstances; and

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

WHEREAS, the Governing Body wishes to discuss Personnel, Contracts, and 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



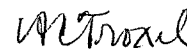
Amy C. Troxel, RMC
Borough Clerk

	AYE	NAY	ABSENT	ABSTAIN
BROWN	✓			
DETERDING			✓	
RICKERT	✓			
RITZ	✓			
WERNER			✓	
VACANCY	Unanimity			

Adopted: June 25, 2025

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 June 25, 2025.

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
REQUESTING CHANGE IN TITLE, TEXT, OR AMOUNT OF APPROPRIATION
PURSUANT TO NJS 40A:4-85**

WHEREAS, NJS 40A: 4-85 provides that the Director of the Division of Local Government Services may, at the request of, or with the consent of, the Governing Body of any county or municipality, make such correction of the title, text, or amount of any appropriation appearing in the budget as may be necessary to make said item of appropriation available for the purpose or purposes required for the needs of any county or municipality.

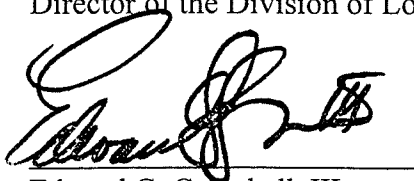
NOW, THEREFORE, BE IT RESOLVED, that in accordance with the provisions of NJS 40A:485, the Borough of Gibbsboro hereby requests the Director of the Division of Local Government Services to make the following correction in the 2025 budget:

Line Item	FCOA	Original Appropriation	Revised Appropriation
Police Department Salaries & Wages	25-240-1	\$400,000.00	\$300,000.00
Police Department Other Expenses	25-240-2	\$120,000.00	\$220,000.00


BE IT FURTHER RESOLVED that the foregoing correction is, in the opinion of the governing body, warranted and authorized by the statute referred to above, and is necessary for the orderly operation of the Borough of Gibbsboro for the reasons set forth:

Due to the suspension of a local police officer from the Gibbsboro Police Department, the Gibbsboro Police Department is unable to fulfill all the staffing demands that presently exist within the community. In addition to routine patrols and investigations, there are numerous projects underway within the community including, but not limited to Superfund remediation, housing construction, and utility work that require police support. While two officers are presently enrolled in the Camden County Police Academy, they will not be trained to a satisfactory level until the fourth quarter of 2025. The situation necessitates augmenting present staff with manpower from another agency to meet present staffing demands.

BE IT ALSO RESOLVED that two certified copies of this resolution shall be filed with the Director of the Division of Local Government Services.



Edward G. Campbell, III
Mayor



Amy C. Troxel, RMC
Borough Clerk

2025-6-108


RESOLUTION REQUESTING CHANGE IN TITLE, TEXT, OR AMOUNT OF APPROPRIATION PURSUANT
TO NJS 40A:4-85

	AYE	NAY	ABSENT	ABSTAIN
BROWN	✓			
DETERDING			✓	
RICKERT	✓			
RITZ	✓			
WERNER			✓	
VACANCY	<i>Parishinity</i>			

June 25, 2025

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 June 25, 2025.

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



Amy C. Troxel, RMC
Borough Clerk

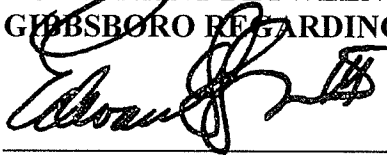
**RESOLUTION OF THE BOROUGH OF GIBBSBORO
AUTHORIZING THE MAYOR TO EXECUTE A SHARED SERVICES AGREEMENT
BETWEEN THE TOWNSHIP OF VOORHEES AND THE BOROUGH OF GIBBSBORO
REGARDING POLICE SERVICES**

WHEREAS, the **Interlocal Services Act**, N.J.S.A. 40:8A-1 et seq., enables any local unit to enter into a contract with any other local unit to enter into a contract with any other local unit "for the joint provision within their several jurisdictions of any service which any party to the agreement is empowered to render within its own jurisdiction"; and

WHEREAS, the Borough of Gibbsboro finds itself unable to adequately staff its police department for a period of time that may extend through the fourth quarter of 2025; and

WHEREAS, the Township of Voorhees has agreed to provide supplemental police services to assist Gibbsboro.

NOW, THEREFORE BE IT RESOLVED by the Mayor and Borough Council of the Borough of Gibbsboro, County of Camden, State of New Jersey, that the Mayor is hereby authorized to execute the attached shared services agreement with Voorhees Township entitled "**SHARED SERVICES AGREEMENT BETWEEN THE TOWNSHIP OF VOORHEES AND THE BOROUGH OF GIBBSBORO REGARDING POLICE SERVICES**".



Edward G. Campbell, III
Mayor



Amy C. Troxel, RMC
Borough Clerk

	AYE	NAY	ABSENT	ABSTAIN
BROWN	✓			
DETERDING			✓	
RICKERT	✓			
RITZ	✓			
WERNER			✓	
VACANCY	Parasimity			

June 25, 2025

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 June 25, 2025.

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
APPROVING THE ISSUANCE OF A LICENSE TO TOPLESS PRE ROLLS LLC TO
OPERATE A CLASS 2 CANNABIS MANUFACTURING OPERATION FOR ONE
YEAR**

WHEREAS, TOPLESS PRE ROLLS LLC has applied to the Borough of Gibbsboro for a local license to operate a class 2 cannabis manufacturing operation; and

WHEREAS, TOPLESS PRE ROLLS LLC has presented a valid lease for the premises at 16 Democrat Way (Site) which is owned by Fifth New Jersey Corp and Topless Pre Rolls LLC has secured approvals from the Gibbsboro Land Use Board for the Site; and

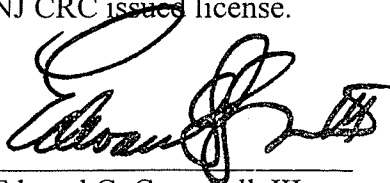
WHEREAS, TOPLESS PRE ROLLS LLC has been approved by the New Jersey Cannabis Regulatory Commission (NJ CRC) for an annual class 2 license; and

WHEREAS, the Gibbsboro Cannabis Licensing Committee, consisting of the Chief of Police, the Borough Clerk, and the Mayor, has met, considered the application, and favorably recommends issuance of the local class 2 license.

NOW, THEREFORE BE IT RESOLVED, by the Governing Body of the Borough of Gibbsboro, County of Camden, State of New Jersey, that the Borough Clerk is authorized to issue a local Class 2 Cannabis Manufacturing License to **TOPLESS PRE ROLLS LLC** conditioned as follows:

1. Prior to opening for operations, a New Jersey annual class 2 Cannabis Retailer license must be issued to **TOPLESS PRE ROLLS LLC** and a copy must be filed with the Borough Clerk.
2. A certificate of occupancy (CO) or temporary certificate of occupancy (TCO) must be issued by the construction office prior to the opening of the business for operations.
3. **TOPLESS PRE ROLLS LLC** must submit a 24-hour contact list prior to opening. The list must be revised as necessary.
4. **TOPLESS PRE ROLLS LLC** must notify the Chief of Police and the Borough Clerk of any violations committed by, on behalf of, or against the business as soon as practical after such occurrence.
5. **TOPLESS PRE ROLLS LLC** shall file tax reports and pay transfer taxes in accordance with Chapter 368 of the Gibbsboro Code.

BE IT FURTHER RESOLVED that the initial term of the local license shall coincide with the NJ CRC issued license.



Edward G. Campbell, III
Mayor



Amy C. Troxel, RMC
Borough Clerk

RESOLUTION APPROVING THE ISSUANCE OF A LICENSE TO TOPLESS PRE ROLLS LLC TO OPERATE
A CLASS 2 CANNABIS MANUFACTURING OPERATION FOR ONE YEAR

	AYE	NAY	ABSENT	ABSTAIN
BROWN	✓			
DETERDING			✓	
RICKERT	✓			
RITZ	✓			
WERNER			✓	
VACANCY	<i>Parsimony</i>			

Adopted: June 25, 2025

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 June 25, 2025.

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



Amy C. Troxel, RMC
Borough Clerk

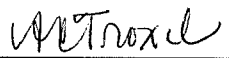
**RESOLUTION OF THE BOROUGH OF GIBBSBORO
AUTHORIZING THE MAYOR TO EXECUTE A THIRD AMENDMENT TO THE
COMMUNITY BENEFITS AGREEMENT WITH SHERWIN-WILLIAMS**

WHEREAS, the Borough of Gibbsboro has a Community Benefits Agreement with Sherwin-Williams that provides for mutual benefits and obligations by and between the parties; and

WHEREAS, the Borough of Gibbsboro and Sherwin-Williams have reached two additional agreements that are reflected in a First and Second Amendment to the Community Benefits Agreement.

NOW, THERE FORE BE IT RESOLVED, by the Governing Body of the Borough of Gibbsboro, County of Camden, State of New Jersey, that the Mayor is authorized to execute the Third Amendment to the Community Benefits Agreement on behalf of the Borough of Gibbsboro.

Edward G. Campbell, III
Mayor



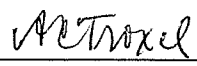
Amy C. Troxel, RMC
Borough Clerk

	AYE	NAY	ABSENT	ABSTAIN
BROWN	✓			
DETERDING			✓	
RICKERT	✓			
RITZ	✓			
WERNER			✓	
VACANCY	<i>Parasitivity</i>			

Adopted: June 25, 2025

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 June 25, 2025.

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



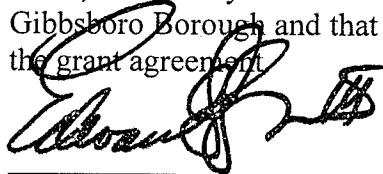
Amy C. Troxel, RMC
Borough Clerk

**RESOLUTION OF THE BOROUGH OF GIBBSBORO
AUTHORIZING THE SUBMISSION OF AN AWARD EXTENSION REQUEST FOR
LA-2023 BIKE GIBBSBORO BOROUGH BIKEWAY ALONG COUNTY ROUTE NO.
561 (HADDONFIELD-BERLIN ROAD) 04 TO THE NEW JERSEY DEPARTMENT OF
TRANSPORTATION**

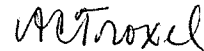
NOW, THEREFORE, BE IT RESOLVED that Council of Gibbsboro Borough formally approves the request for a(n) Six (6) month award extension for the above stated project.

BE IT FURTHER RESOLVED that Mayor Edward Campbell, III and Amy C. Troxel, Borough Clerk, or those authorized on their behalf, are to submit a formal request for a(n) six (6) month award extension for the above referenced project to the New Jersey Department of Transportation.

BE IT FURTHER RESOLVED that Mayor Edward Campbell, III and Amy C. Troxel, Borough Clerk, are hereby authorized to sign the six (6) month award extension request on behalf of Gibbsboro Borough and that their signature constitutes acceptance of the terms and conditions of the grant agreement.



Edward G. Campbell, III
Mayor



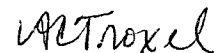
Amy C. Troxel, RMC
Borough Clerk

	AYE	NAY	ABSENT	ABSTAIN
BROWN	✓			
DETERDING			✓	
RICKERT	✓			
RITZ	✓			
WERNER			✓	
VACANCY	<i>Passivity</i>			

Adopted: June 25, 2025

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 June 25, 2025.

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
ENDORING THE HOUSING ELEMENT AND FAIR SHARE PLAN ADOPTED BY
THE GIBBSBORO PLANNING BOARD AND ADOPTING THE SPENDING PLAN**

WHEREAS, on March 20, 2024, Governor Murphy signed P.L. 2024, c.2 into law, which amended the 1985 New Jersey Fair Housing Act; and

WHEREAS, the amended Fair Housing Act established a procedure by which municipalities can secure approval of a Housing Element and Fair Share Plan ("HEFSP") and secure immunity from builders remedy lawsuit while developing and seeking approval of a Plan; and

WHEREAS, that procedure contemplated that municipalities would adopt a resolution by January 31, 2025 committing to a fair share number, filing a declaratory relief action within 48 hours from adoption of the resolution and then filing a HEFSP by June 30, 2025 with the Affordable Housing Dispute Resolution Program (the "Program") also within 48 hours of adoption of the Plan; and

WHEREAS, the Borough Council tasked the Borough Planner, Brian Slaugh, PP, AICP to prepare a HEFSP to address the Borough's affordable housing obligations under the amended Fair Housing Act; and

WHEREAS, Mr. Slaugh prepared a HEFSP and following public hearing, the Gibbsboro Planning Board adopted the HEFSP on June 24, 2025, which is attached hereto as Exhibit A; and

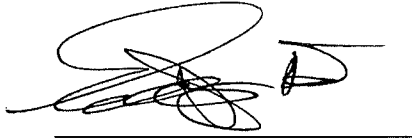
WHEREAS, in accordance with the procedure established by amended Fair Housing Act, the Borough Solicitor has filed the duly adopted HEFSP with the Program within 48 hours from adoption; and

WHEREAS, the Borough Council now wishes to endorse the HEFSP adopted by the Gibbsboro Planning Board, adopt the Spending Plan, and seek approval of the HEFSP by the Program and Court.

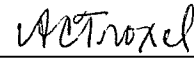
NOW, THEREFORE, BE IT RESOLVED by the Council of the Borough of Gibbsboro, County of Camden, State of New Jersey, as follows:

1. The Borough Council hereby endorses the HEFSP previously adopted by the Gibbsboro Planning Board and attached hereto.
2. The Borough Council hereby directs the Borough Solicitor, along with any additional documents the Borough Planner deems necessary or desirable, to file with the Program; and to seek a Compliance Certification from the Program or Vicinage area judge, as may be appropriate, formally approving the Plan.
3. The Borough reserves the right to further amend the HEFSP attached hereto, should that be necessary.

RESOLUTION ENDORSING THE HOUSING ELEMENT AND FAIR SHARE PLAN ADOPTED BY THE
GIBBSBORO PLANNING BOARD AND ADOPTING THE SPENDING PLAN



Edward G. Campbell, III
Mayor



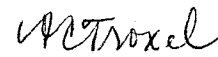
Amy C. Troxel, RMC
Borough Clerk

	AYE	NAY	ABSENT	ABSTAIN
BROWN	✓			
DETERDING			✓	
RICKERT	✓			
RITZ	✓			
WERNER			✓	
VACANCY				<i>passivity</i>

Adopted: June 25, 2025

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 June 25, 2025.

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



Amy C. Troxel, RMC
Borough Clerk

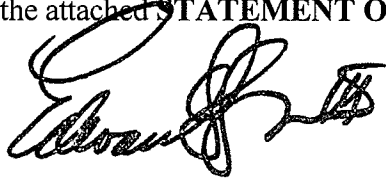
**RESOLUTION OF THE BOROUGH OF GIBBSBORO
AUTHORIZING THE MAYOR TO EXECUTE A STATEMENT OF CONSENT FOR
TREATMENT WORKS APPROVAL PERMIT APPLICATION ON BEHALF OF THE
TOWNSHIP OF VOORHEES**

WHEREAS, the Township of Voorhees is seeking New Jersey DEP approval to construct 4,700 feet of force main to upgrade the Las Brias Pump Station; and

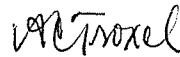
WHEREAS, the force main benefits properties in both Voorhees and Gibbsboro; and

WHEREAS, a portion of the force main is located within Gibbsboro.

NOW, THEREFORE BE IT RESOLVED by the Mayor and Borough Council of the Borough of Gibbsboro, County of Camden, State of New Jersey, that the Mayor is hereby authorized to execute the attached **STATEMENT OF CONSENT**.



Edward G. Campbell, III
Mayor



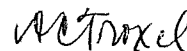
Amy C. Troxel, RMC
Borough Clerk

	AYE	NAY	ABSENT	ABSTAIN
BROWN	✓			
DETERDING			✓	
RICKERT	✓			
RITZ	✓			
WERNER			✓	
VACANCY	<i>Parsonity</i>			

Adopted: June 25, 2025

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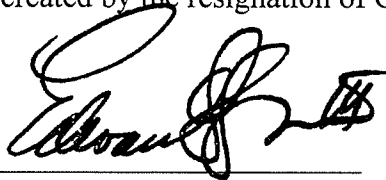
IN WITNESS THEREOF, I have hereunto set my hand and affixed the seal of this Borough.



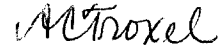
Amy C. Troxel, RMC
Borough Clerk

**RESOLUTION OF THE BOROUGH OF GIBBSBORO
FILLING A VACANCY ON THE BOROUGH COUNCIL**

NOW THEREFORE, BE IT RESOLVED, by the Mayor and Council for the Borough of Gibbsboro, that Andrew Parsinitz is hereby appointed to fill the vacancy on the Borough Council created by the resignation of Christine Karcsh.



Edward G. Campbell, III
Mayor



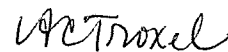
Amy C. Troxel, RMC
Borough Clerk

	AYE	NAY	ABSENT	ABSTAIN
BROWN	✓			
DETERDING	.		✓	
RICKERT	✓			
RITZ	✓			
WERNER			✓	
VACANCY				

Adopted: June 25, 2025

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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