

**BOROUGH OF GIBBSBORO
COUNCIL MEETING MINUTES**

**August 27, 2025
7:00 P.M.**

Amended minutes adopted on 10/22/25

Meeting called to order at 7:01 p.m.

Pledge of Allegiance

Moment of Silence for Anne Levy, James Hamilton, Sean Murphy, Robert Cierone, William Longfellow, James McCullen, and Bernice Finkbeiner

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 (arrived 7:54 p.m.)

Councilman Fred Deterding (left 7:17 p.m.)

Councilman Andrew Parsinitz

Councilman John Ritz

Councilman Glenn Werner

Absent:

Councilman Ronald Rickert

Professionals:

Salvatore J. Siciliano, Solicitor

Shawn Seroka, Engineer

FIRST ORDER OF BUSINESS

**PUBLIC HEARING FOR JOHN & HARRIET LUCAS HOMESTEAD
CONTRACTOR QUALIFICATIONS**

Public Comment: None

2025-8-149 RESOLUTION ADOPTING BIDDER QUALIFICATION PACKAGE FOR
RENOVATIONS TO THE JOHN & HARRIET LUCAS HOMESTEAD

Motion to adopt resolution: Councilman Parsinitz, second Councilman Ritz

Poll: Ayes – Deterding, Parsinitz, Ritz, Werner

ORDINANCES FOR FIRST READING

2025-10 ORDINANCE AMENDING CHAPTER 400, ZONING, OF THE CODE OF THE
BOROUGH OF GIBBSBORO

Motion to approve on first reading: Councilman Werner, second Councilman Ritz

Poll: Ayes – Deterding, Parsinitz, Ritz, Werner

2025-11 ORDINANCE AMENDING CHAPTER 351, STREETS AND SIDEWALKS, OF
THE CODE OF THE BOROUGH OF GIBBSBORO

Motion to approve on first reading: Councilman Ritz, second Councilman Parsinitz

Poll: Ayes – Deterding, Parsinitz, Ritz, Werner

ORDINANCES FOR SECOND READING

2025-05 ORDINANCE PROVIDING FOR THE IMPLEMENTATION IN THE
BOROUGH OF GIBBSBORO OF THE “FIVE YEAR TAX EXEMPTION AND
ABATEMENT LAW” PURSUANT TO N.J.S.A. 40A:21-1, ET. SEQ.

Public Comment: None

Motion to adopt ordinance: Councilman Werner, second Councilman Parsinitz

Poll: Ayes – Deterding, Parsinitz, Ritz, Werner

* Councilman Deterding left the meeting at 7:17 p.m.

RESOLUTIONS

2025-8-122 RESOLUTION TO UTILIZE THE 2025 EMERGENCY/MAINTENANCE
REPAIRS & MODIFICATIONS OF INFRASTRUCTURE FACILITIES (ROAD,
STORM, SANITARY AND UTILITY) PROGRAM UNDER THE CHERRY
HILL COOPERATIVE PRICING SYSTEM IDENTIFIER #37-CHCPS

2025-8-123 RESOLUTION AMENDING THE BOROUGH OF GIBBSBORO 2025 YEAR
MUNICIPAL BUDGET BY THE INSERTION OF A SPECIAL ITEM OF
REVENUE AND APPROPRIATION FROM THE SHERWIN-WILLIAMS
COMPANY

2025-8-124 RESOLUTION AMENDING THE BOROUGH OF GIBBSBORO 2025 YEAR
MUNICIPAL BUDGET BY THE INSERTION OF A SPECIAL ITEM OF
REVENUE AND APPROPRIATION FROM THE DEPARTMENT OF
COMMUNITY AFFAIRS (FY26 LEGISLATIVE GRANT AWARD)

2025-8-125 RESOLUTION AUTHORIZING A TAX SALE PURSUANT TO N.J.S.A. 54:5-
19

2025-8-126 RESOLUTION AUTHORIZING REFUND OF OVER PAYMENT DUE TO A
2025 100% DISABLED VETERAN EXEMPTION FOR PREMISES BLOCK
104, LOT 7, ALSO KNOWN AS 12 WEXFORD ROAD, GIBBSBORO, NEW
JERSEY

- 2025-8-127 RESOLUTION AUTHORIZING REFUND OF OVER PAYMENT DUE TO A 2025 100% DISABLED VETERAN EXEMPTION FOR PREMISES BLOCK 104, LOT 4, ALSO KNOWN AS 6 CHATHAM ROAD GIBBSBORO, NEW JERSEY
- 2025-8-128 RESOLUTION AUTHORIZING REFUND OF OVER PAYMENT DUE TO A 2025 100% DISABLED VETERAN EXEMPTION FOR PREMISES BLOCK 18.04, LOT 2, ALSO KNOWN AS 10 WINTERBERRY LANE, GIBBSBORO, NEW JERSEY
- 2025-8-129 RESOLUTION AUTHORIZING REFUND OF OVER PAYMENT DUE TO A 2025 FARMLAND ASSESSMENT FOR PREMISES BLOCK 18.01 LOT 18 KNOWN AS OLD EGG HARBOR ROAD, GIBBSBORO, NEW JERSEY
- 2025-8-130 RESOLUTION AUTHORIZING REFUND OF OVER PAYMENT DUE TO A 2025 100% DISABLED VETERAN EXEMPTION FOR PREMISES BLOCK 102, LOT 23, ALSO KNOWN AS 61 HADDON AVENUE, GIBBSBORO, NEW JERSEY
- 2025-8-131 RESOLUTION AUTHORIZING THE BOROUGH OF GIBBSBORO TO EXECUTE AN AGREEMENT WITH BRIGHT IDEA LED TO PARTICIPATE IN AN LED REBATE PROGRAM
- 2025-8-133 RESOLUTION AUTHORIZING REIMBURSEMENT TO SUMMER SKLIVAS FOR PERS PENSION DEDUCTIONS
- 2025-8-134 RESOLUTION AUTHORIZING AN APPLICATION FOR FUNDING TO THE NEW JERSEY DEPARTMENT OF COMMUNITY AFFAIRS
- 2025-8-135 RESOLUTION AUTHORIZING STORM WATER BASIN WORK IN ACCORDANCE WITH THE SHARED SERVICES AGREEMENT BETWEEN THE BOROUGH OF GIBBSBORO AND THE TOWNSHIP OF CHERRY HILL

Public comment on pending resolutions:

Marianne Colavita, 11 Clearbrook Drive. Inquired about process for certification of veteran status.

Motion to approve resolutions: Councilman Ritz, second Councilman Parsinitz

Poll: Ayes – Parsinitz, Ritz, 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

PUBLIC EVENTS / ENVIRONMENTAL

Councilman Parsinitz

The Borough will be hosting a Trunk or Treat – interested volunteers can reach out to Councilman Parsinitz. The Borough will be renewing its participation in the Sustainable Jersey program. More details will follow.

INSURANCE

Councilman Werner

JIF and PEOSHA inspections were made recently. No violations were found. The Fire Company held an ice cream social with good attendance.

TRASH & RECYCLING / HEALTH

Councilman Deterding

Mayor Campbell reported that bids for leaf collection will be discussed later in the meeting. Bids for the collection of solid waste will be received tomorrow (8/28/25).

RECREATION / L&I / PLANNING BOARD

Councilman Ritz

The Construction Office collected \$28,228 in fees. The Planning Board approved a minor site plan application with conditions for Gibbsboro Green Energy (55 East Clementon Road) and granted a Certificate of Appropriateness for rooftop solar at 2 Glenview Court.

POLICE

Councilman Brown

Mayor Campbell reported that the Police Committee interviewed a new candidate for the police academy and will likely appoint this individual at a future meeting.

MAYOR'S REPORT

Mayor Campbell

The Borough has been invited to participate in a meeting with the DOT/DEP on 9/2 to discuss the Gibbsboro trail system as a case study for best practices. A meeting is scheduled with Verdin to discuss some necessary upgrades to the town clock. Repairs to the rain garden by Rutgers are scheduled for 9/8. The Voorhees Township Pre-K will be holding a ribbon-cutting ceremony on 9/18 – members of Council are invited to attend.

Ongoing projects include improvements to Cedarcroft and Edgehill Road, the bikeway extension on Berlin Road, sewer work by Sherwin-Williams on United States Avenue, installation of new by-pass pumps at the existing Clementon Road and Berlin Road pump stations, Green Acres acquisitions, and new townhome construction by D.R. Horton.

* Councilman Brown arrived at 7:54 p.m.

The Senior Center has received a total of \$471,000 in grant money, and the Engineer's estimate for the proposed addition exceeds that amount. The addition would include a full-service kitchen, larger bathrooms, and storage space. There is an option to reduce the scope of the addition or to fund the difference. Mayor Campbell invited comments from Council and the public. Christina Ritz and Barbara Shelton Gerace spoke in favor of funding the addition, as did members of the Council.

Motion to put written reports on file for one year: Councilman Werner, second Councilman Ritz

Vote: Ayes unanimous (Deterding and Rickert absent)

CORRESPONDENCE

From: Martha Sullivan Sapp, Director, Green Acres Program, 7/31/25
To: Mayor Campbell
Re: 0413-93-052, Greenway Acquisition: \$400,000
Action: Informational

From: Robert Kishler, Assistant Chief, Office of Public Employees Occupational Safety & Health, 8/1/25
To: Borough Clerk
Re: Inspection Number G58-13-024
Action: Informational

From: Elle Anzinger, Senior Project Manager, The ELM Groups, Inc.
Rachel Vocaire, Senior Environmental Project Manager, The Sherwin-Williams Company, 8/5/25
To: Mayor Campbell
Re: Former Manufacturing Site/Formal Lagoon Area Remedial Action
Action: Informational

From: John Favat, 8/18/25 and 8/20/25
To: Mayor & Council
Re: Haddon Avenue & Construction Issues
Action: Informational

OLD BUSINESS

1. STORYWALK

Beth Schmidt and Kathy Alexander presented information on a proposed storywalk project. Books are displayed page-by-page on display stands and changed seasonally.

Mayor Campbell suggested that the initial displays and books be purchased out of the Borough's Open Space Trust and that Council authorize up to \$10,000 towards the project this year. The Council was in favor of pursuing the project, so Ms. Schmidt and

Ms. Alexander will solicit quotes for the required materials.

NEW BUSINESS

1. CANNABIS LICENSES

2025-12 ORDINANCE AMENDING CHAPTER 120, CANNABIS, OF THE
CODE OF THE BOROUGH OF GIBBSBORO

Motion to approve ordinance to expand the number of manufacturing licenses to five (5) on first reading: Councilman Brown, second Councilman Werner

Poll: Ayes – Brown, Parsinitz, Ritz, Werner

2. FACILITIES USE REQUEST

Applicant: Kion's House/Leah Williams
Facility: Senior Recreation Center
Date/Time: December 20, 2025 (4:00-9:00 p.m.)
Fee/Bond: Requesting waiver of rental fee (\$500)

The applicant represents a non-profit that provides support to families of children with disabilities. They wish to use the Senior Recreation Center for a fundraiser. The group is based out of Pennsauken, and the normal fee/bond for out-of-town groups is \$500/\$2500.

Motion to reject waiver of fees and reduce fee/bond to the resident rate of \$300/\$100, conditioned upon the applicant providing a Certificate of Insurance and payment by 9/15/25: Councilman Brown, second Councilman Parsinitz

Poll: Ayes – Brown, Parsinitz, Ritz, Werner

3. BOND REDUCTION – SONRAJ LLC

Engineer's Recommendation, dated 8/20/25

2025-8-132 RESOLUTION AUTHORIZING BOND REDUCTION FOR OFF-SITE
BONDABLE IMPROVEMENTS TO GIBBSBORO SONRAJ LLC

Motion to approve resolution: Councilman Brown, second Councilman Werner

Poll: Ayes – Brown, Parsinitz, Ritz, Werner

4. LEAF COLLECTION

Bids were received from one (1) contractor, Area 51 Landscaping and Lawncare of Gibbsboro, New Jersey on August 19, 2025 at 10:00 a.m.:

AUGUST 27, 2025

Lump Sum Amount

Option No. 1 – Base Bid: Annual Collection of Leaves, Year 2025	\$75,000.00
Option No. 1 – Alternate No. 1: Inlet and Catch Basin Clearing	\$ 5,000.00
Option No. 2 – Base Bid: Annual Collection of Leaves, Year 2026	\$75,000.00
Option No. 2 – Alternate No. 1: Inlet and Catch Basin Clearing	\$ 5,000.00
Option No. 3 – Base Bid: Annual Collection of Leaves, Year 2027	\$75,000.00
Option No. 3 – Alternate No. 1: Inlet and Catch Basin Clearing	\$ 5,000.00
Option No. 4 – Base Bid: Annual Collection of Leaves, Year 2028	\$75,000.00
Option No. 4 – Alternate No. 1: Inlet and Catch Basin Clearing	\$ 5,000.00
Option No. 5 – Base Bid: Annual Collection of Leaves, Year 2029	\$75,000.00
Option No. 5 – Alternate No. 1: Inlet and Catch Basin Clearing	\$ 5,000.00

Engineer's Recommendation, dated 8/19/25

2025-8-136 RESOLUTION AWARDED A MULTI-YEAR CONTRACT FOR THE
COLLECTION OF LEAVES IN THE BOROUGH OF GIBBSBORO,
COUNTY OF CAMDEN, STATE OF NEW JERSEY

Motion to approve resolution to award a 5-year contract to Area 51 Landscaping
and Lawncare and to waive the bid bond requirement: Councilman Ritz, second
Councilman Werner

Poll: Ayes – Brown, Parsinitz, Ritz, Werner

5. GIBBSBORO SCHOOL RESOURCE OFFICER

Item tabled to a future meeting.

VOUCHERS

Motion to dispense reading and approve vouchers in the amount of \$1,103,381.60:
Councilman Ritz, second Councilman Parsinitz

Poll: Ayes – Brown, Parsinitz, Ritz, Werner

MINUTES

Motion to dispense reading and approve the minutes of 7/23/25: Councilman Brown,
second Councilman Parsinitz

Vote: Ayes unanimous

CLOSING COMMENTS

MEETING OPEN TO THE PUBLIC

Beth Kern, 8 Clearbrook Drive. Reported a wasp nest in the stormwater grate on Clearbrook.

Anita Mancini, 110 Berlin Road. Inquired about any local policies related to ICE activity.

James Coulter, 139 Manor Road. Inquired about leaf composting.

Barbara Shelton Gerace, 4 Farwood Road. Inquired about Halloween.

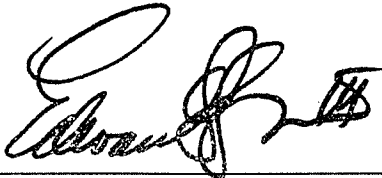
INFORMATIONAL

1. Next regular meeting of the Borough Council is September 24, 2025 at 7:00 p.m.
2. Legal Notice of proposed New Jersey PFAS settlement.
3. NJLM Annual Conference in Atlantic City, November 18-20, 2025.
4. George Walton Post 371 will hold a 9/11 Ceremony on September 11, 2025 at 6:00 p.m.

ADJOURNMENT

Motion to adjourn the meeting at 9:35 p.m. Councilman Parsinitz, second Councilman Brown

Vote: Ayes unanimous



Edward G. Campbell, III
Mayor



Amy C. Troxel, RMC
Borough Clerk

**RESOLUTION OF THE BOROUGH OF GIBBSBORO
TO UTILIZE THE 2025 EMERGENCY/MAINTENANCE REPAIRS &
MODIFICATIONS OF INFRASTRUCTURE FACILITIES (ROAD, STORM,
SANITARY AND UTILITY) PROGRAM UNDER THE CHERRY HILL COOPERATIVE
PRICING SYSTEM IDENTIFIER #37-CHCPS**

WHEREAS, pursuant to Cherry Hill Township Resolution 2025-4-7, DiMeglio Construction Co., Inc., 594 White Horse Pike, Atco, NJ 08004 was awarded a thirty-six (36) month contract commencing May 13, 2025 and will include members of Cooperative #37-CHCPS when Resolutions are received by the Township of Cherry Hill; and

WHEREAS, pursuant to the Cooperative Pricing Agreement, the Borough of Gibbsboro hereby requests that it be permitted to participate in the 2025 Emergency/Maintenance Repairs & Modifications of Infrastructure Facilities (Road, Storm, Sanitary and Utility) Program under the Cherry Hill Cooperative Pricing System Identifier #37-CHCPS described in the Cherry Hill Township master contract; and

WHEREAS, the Borough of Gibbsboro acknowledges that it has received and reviewed the Agreement in its entirety, and agrees to be bound by its promises, covenants, terms and conditions as well as by any rules and regulation duly promulgated by the Lead Agency (Township of Cherry Hill) and the members of the Cooperative Pricing System; and

WHEREAS, the Borough of Gibbsboro shall likewise be entitled to all the rights and benefits of a member of the Cooperative Pricing System; and

WHEREAS, the Borough of Gibbsboro contract period will include members of Cooperative #37-CHCPS and will commence when Resolutions are received by the Township of Cherry Hill and at final execution of a separate contract OR purchase order between the Borough of Gibbsboro and DiMeglio Construction, to terminate upon expiration of the Lead Agency's contract; and

WHEREAS, the availability of this contract best serves the needs of the Borough of Gibbsboro and the governing body recommends utilization of this contract; and

WHEREAS, this is an open-ended contract and the Borough of Gibbsboro is not obligated to order, accept or pay for the goods and services hereunder until an order is placed, required certification of available funds shall be made when goods or services are ordered.

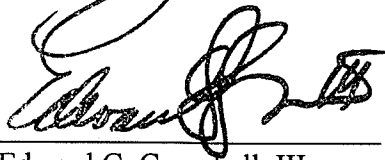
WHEREAS, the cost of these goods and services shall not exceed \$1,000,000.00.

NOW, THEREFORE, BE IT RESOLVED, by the governing body of the Borough of Gibbsboro in the County of Camden, State of New Jersey, that the Borough of Gibbsboro utilize the 2025 Emergency/Maintenance Repairs & Modifications of Infrastructure Facilities (Road, Storm, Sanitary and Utility) Program under the Cherry Hill Cooperative Pricing System Identifier #37-CHCPS.

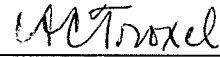
BE IT FURTHER RESOLVED by the governing body of the Borough of Gibbsboro, County of Camden, State of New Jersey that the Mayor or designee is authorized to execute such

RESOLUTION TO UTILIZE THE 2025 EMERGENCY/MAINTENANCE REPAIRS & MODIFICATIONS OF
INFRASTRUCTURE FACILITIES (ROAD, STORM, SANITARY AND UTILITY) PROGRAM UNDER THE
CHERRY HILL COOPERATIVE PRICING SYSTEM IDENTIFIER #37-CHCPS

documents consistent with this Resolution and to take such other action on behalf of the Borough
of Gibbsboro in furtherance of this Resolution.



Edward G. Campbell, III
Mayor



Amy C. Troxel, RMC
Borough Clerk

	AYE	NAY	ABSENT	ABSTAIN
BROWN			✓	
DETERDING			✓	
PARSINITZ	✓			
RICKERT			✓	
RITZ	✓			
WERNER	✓			

August 27, 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 August 27,
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
AMENDING THE BOROUGH OF GIBBSBORO 2025 YEAR MUNICIPAL BUDGET BY
THE INSERTION OF A SPECIAL ITEM OF REVENUE AND APPROPRIATION
FROM THE SHERWIN-WILLIAMS COMPANY**

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 a Community Benefits Agreement to receive \$2,655,418.00 from The Sherwin-Williams Company 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 \$2,655,418.00 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.*

The Sherwin-Williams Company.....\$2,655,418.00

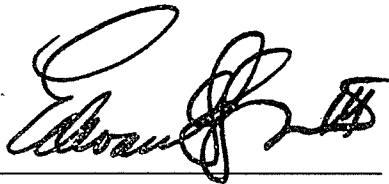
BE IT FURTHER RESOLVED that the sum of
be and the same is hereby appropriated under the caption of:

General Appropriations:

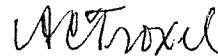
(A) Operations-a sum"

Public and Private Programs Offset by Revenues:

The Sherwin-Williams Company.....\$2,655,418.00



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 SHERWIN-
WILLIAMS COMPANY

	AYE	NAY	ABSENT	ABSTAIN
BROWN			✓	
DETERDING			✓	
PARSINITZ	✓			
RICKERT			✓	
RITZ	✓			
WERNER	✓			

August 27, 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 August 27, 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
AMENDING THE BOROUGH OF GIBBSBORO 2025 YEAR MUNICIPAL BUDGET BY
THE INSERTION OF A SPECIAL ITEM OF REVENUE AND APPROPRIATION
FROM THE DEPARTMENT OF COMMUNITY AFFAIRS
(FY26 LEGISLATIVE GRANT AWARD)**

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 \$400,000.00 from the Department of Community Affairs 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 \$400,000.00 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.*

Department of Community Affairs, FY26 Legislative Grant Award.....\$400,000.00

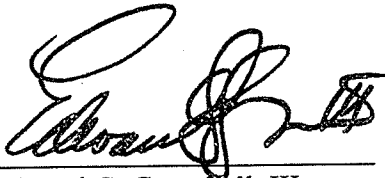
BE IT FURTHER RESOLVED that the sum of
be and the same is hereby appropriated under the caption of:

General Appropriations:

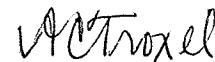
(A) Operations-a sum"

Public and Private Programs Offset by Revenues:

Department of Community Affairs, FY26 Legislative Grant Award.....\$400,000.00



Edward G. Campbell, III
Mayor



Amy C. Troxel, RMC
Borough Clerk

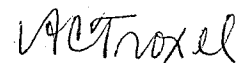
RESOLUTION AMENDING THE BOROUGH OF GIBBSBORO 2025 YEAR MUNICIPAL BUDGET BY THE
INSERTION OF A SPECIAL ITEM OF REVENUE AND APPROPRIATION FROM THE DEPARTMENT OF
COMMUNITY AFFAIRS (FY26 LEGISLATIVE GRANT AWARD)

	AYE	NAY	ABSENT	ABSTAIN
BROWN			✓	
DETERDING			✓	
PARSINITZ	✓			
RICKERT			✓	
RITZ	✓			
WERNER	✓			

August 27, 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 August 27, 2025.

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



Amy C. Troxel, RMC
Borough Clerk

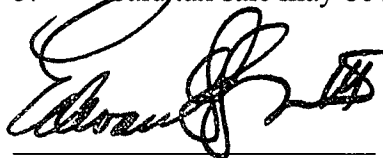
**RESOLUTION OF THE BOROUGH OF GIBBSBORO
AUTHORIZING A TAX SALE PURSUANT TO N.J.S.A. 54:5-19**

WHEREAS, N.J.S.A. 54:5-19 authorizes electronic tax sale pursuant to NJAC 5:33-1.1 by Resolution to provide for a tax sale when unpaid taxes or other municipal liens or sewer charges are in arrears in current and prior fiscal years designated in such Resolution; and

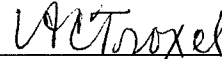
WHEREAS, the governing body has determined to authorize a tax sale to be held no earlier than December 23, 2025 for arrears in taxes and sewer charges and other municipal liens for year 2025.

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

1. That the Tax Collector is hereby directed and authorized to conduct an electronic tax sale no earlier than December 23, 2025 for unpaid taxes or other municipal liens or sewer charges, or parts thereof, that are in arrears for the 2025 fiscal year.
2. That a certified copy of this Resolution shall be forwarded to the Tax Collector for the Borough of Gibbsboro.
3. Said tax sale may be held Monday, December 23, 2025 at 9:00 A.M.



Edward G. Campbell, III
Mayor



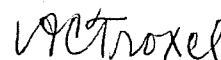
Amy C. Troxel, RMC
Borough Clerk

	AYE	NAY	ABSENT	ABSTAIN
BROWN			✓	
DETERDING			✓	
PARSINITZ	✓			
RICKERT			✓	
RITZ	✓			
WERNER	✓			

Adopted: August 27, 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

2025-8-126

**RESOLUTION OF THE BOROUGH OF GIBBSBORO
AUTHORIZING REFUND OF OVER PAYMENT DUE TO A 2025 100% DISABLED
VETERAN EXEMPTION FOR PREMISES BLOCK 103, LOT 7, ALSO KNOWN AS 12
WEXFORD ROAD, GIBBSBORO, NEW JERSEY**

BE IT RESOLVED, by Mayor and Council of the borough of Gibbsboro, County of Camden and State of New Jersey that the following refund is to be issued. This refund is due to a 100% disabled veteran exemption.

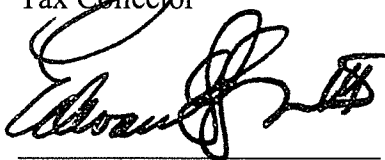
<u>Block</u>	<u>Lot</u>	<u>Owner</u>	<u>Refund</u>
103	7	ARCHER, BRUCE	\$2164.55 ✓

Send refund to:
CORE LOGIC ✓
3001 HACKBERRY RD
IRVING, TX. 75063

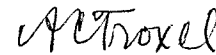
Approved for Accuracy:



Kevin Hatch, CTC
Tax Collector



Edward G. Campbell, III
Mayor



Amy C. Troxel, RMC
Borough Clerk

	AYE	NAY	ABSENT	ABSTAIN
BROWN			✓	
DETERDING			✓	
PARSINITZ	✓			
RICKERT			✓	
RITZ	✓			
WERNER	✓			

Adopted: August 27, 2025

RESOLUTION AUTHORIZING REFUND OF OVER PAYMENT DUE TO A 2025 100% DISABLED
VETERAN EXEMPTION FOR PREMISES BLOCK 104, LOT 7, ALSO KNOWN AS 12 WEXFORD ROAD,
GIBBSBORO, 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 August 27, 2025.

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



Amy C. Troxel, RMC
Borough Clerk

2025-8-127

**RESOLUTION OF THE BOROUGH OF GIBBSBORO
AUTHORIZING REFUND OF OVER PAYMENT DUE TO A 2025 100% DISABLED
VETERAN EXEMPTION FOR PREMISES BLOCK 104, LOT 4, ALSO KNOWN AS 6
CHATHAM ROAD GIBBSBORO, NEW JERSEY**

BE IT RESOLVED, by Mayor and Council of the borough of Gibbsboro, County of Camden and State of New Jersey that the following refund is to be issued. This refund is due to a 100% disabled veteran exemption.

<u>Block</u>	<u>Lot</u>	<u>Owner</u>	<u>Refund</u>
104	4	6 CHATHAM ROAD CO.	\$4451.46

Send refund to:
CORE LOGIC
3001 HACKBERRY RD
IRVING, TX. 75063

Approved for Accuracy:



Kevin Hatch, CTC
Tax Collector



Edward G. Campbell, III
Mayor



Amy C. Troxel, RMC
Borough Clerk

	AYE	NAY	ABSENT	ABSTAIN
BROWN			✓	
DETERDING			✓	
PARSINITZ	✓			
RICKERT			✓	
RITZ	✓			
WERNER	✓			

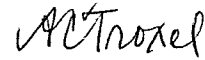
Adopted: August 27, 2025

2025-8-127

RESOLUTION AUTHORIZING REFUND OF OVER PAYMENT DUE TO A 2025 100% DISABLED
VETERAN EXEMPTION FOR PREMISES BLOCK 104, LOT 4, ALSO KNOWN AS 6 CHATHAM ROAD
GIBBSBORO, GIBBSBORO, 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 August 27, 2025.

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



Amy C. Troxel, RMC
Borough Clerk

2025-8-128

**RESOLUTION OF THE BOROUGH OF GIBBSBORO
AUTHORIZING REFUND OF OVER PAYMENT DUE TO A 2025 100% DISABLED
VETERAN EXEMPTION FOR PREMISES BLOCK 18.04, LOT 2, ALSO KNOWN AS
10 WINTERBERRY LANE, GIBBSBORO, NEW JERSEY**

BE IT RESOLVED, by Mayor and Council of the borough of Gibbsboro, County of Camden and State of New Jersey that the following refund is to be issued. This refund is due to a 100% disabled veteran exemption.

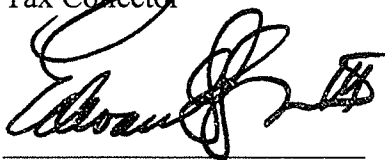
<u>Block</u>	<u>Lot</u>	<u>Owner</u>	<u>Refund</u>
18.04	2	EL, JAMAL	\$12,247.29

Send refund to:
CORE LOGIC
3001 HACKBERRY RD
IRVING, TX. 75063

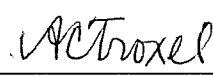
Approved for Accuracy:



Kevin Hatch, CTC
Tax Collector



Edward G. Campbell, III
Mayor



Amy C. Troxel, RMC
Borough Clerk

	AYE	NAY	ABSENT	ABSTAIN
BROWN			✓	
DETERDING			✓	
PARSINITZ	✓			
RICKERT			✓	
RITZ	✓			
WERNER	✓			

Adopted: August 27, 2025

RESOLUTION AUTHORIZING REFUND OF OVER PAYMENT DUE TO A 2025 100% DISABLED
VETERAN EXEMPTION FOR PREMISES BLOCK 18.04, LOT 2, ALSO KNOWN AS 10 WINTERBERRY
LANE, GIBBSBORO, 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 August 27, 2025.

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



Amy C. Troxel, RMC
Borough Clerk

2025-8-129

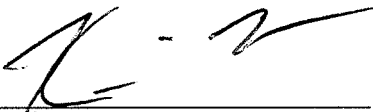
**RESOLUTION OF THE BOROUGH OF GIBBSBORO
AUTHORIZING REFUND OF OVER PAYMENT DUE TO A 2025 FARMLAND
ASSESSMENT FOR PREMISES BLOCK 18.01 LOT 18 KNOWN AS OLD EGG
HARBOR ROAD, GIBBSBORO, NEW JERSEY**

BE IT RESOLVED, by Mayor and Council of the borough of Gibbsboro, County of Camden and State of New Jersey that the following refund is to be issued. This refund is due to a farmland assessment.

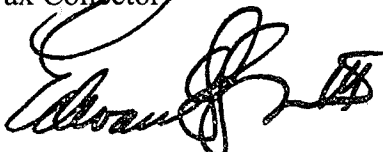
<u>Block</u>	<u>Lot</u>	<u>Owner</u>	<u>Refund</u>
18.01	18	LAMBOY, ALLEN	\$3582.47

Send refund to:
CORE LOGIC
3001 HACKBERRY RD
IRVING, TX. 75063

Approved for Accuracy:



Kevin Hatch, CTC
Tax Collector



Edward G. Campbell, III
Mayor



Amy C. Troxel, RMC
Borough Clerk

	AYE	NAY	ABSENT	ABSTAIN
BROWN			✓	
DETERDING			✓	
PARSINITZ	✓			
RICKERT			✓	
RITZ	✓			
WERNER	✓			

Adopted: August 27, 2025

2025-8-129

RESOLUTION AUTHORIZING REFUND OF OVER PAYMENT DUE TO A 2025 FARMLAND
ASSESSMENT FOR PREMISES BLOCK 18.01 LOT 18 KNOWN AS OLD EGG HARBOR ROAD,
GIBBSBORO, 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 August 27, 2025.

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



Amy C. Troxel, RMC
Borough Clerk

2025-8-130

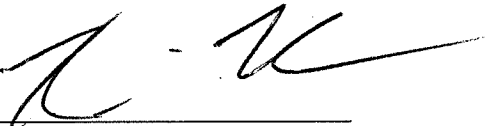
**RESOLUTION OF THE BOROUGH OF GIBBSBORO
AUTHORIZING REFUND OF OVER PAYMENT DUE TO A 2025 100% DISABLED
VETERAN EXEMPTION FOR PREMISES BLOCK 102, LOT 23, ALSO KNOWN AS 61
HADDON AVENUE, GIBBSBORO, NEW JERSEY**

BE IT RESOLVED, by Mayor and Council of the borough of Gibbsboro, County of Camden and State of New Jersey that the following refund is to be issued. This refund is due to a 100% disabled veteran exemption.

<u>Block</u>	<u>Lot</u>	<u>Owner</u>	<u>Refund</u>
102	23	ANDERSON, MAURICE	\$4269.27

Send refund to:
LERETA
901 CORPORATE CENTER DR
POMONA, CA 91768

Approved for Accuracy:



Kevin Hatch, CTC
Tax Collector



Edward G. Campbell, III
Mayor



Amy C. Troxel, RMC
Borough Clerk

	AYE	NAY	ABSENT	ABSTAIN
BROWN			✓	
DETERDING			✓	
PARSINITZ	✓			
RICKERT			✓	
RITZ	✓			
WERNER	✓			

Adopted: August 27, 2025

2025-8-130

RESOLUTION AUTHORIZING REFUND OF OVER PAYMENT DUE TO A 2025 100% DISABLED
VETERAN EXEMPTION FOR PREMISES BLOCK 102, LOT 23, ALSO KNOWN AS 61 HADDON AVENUE,
GIBBSBORO, 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 August 27,
2025.

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



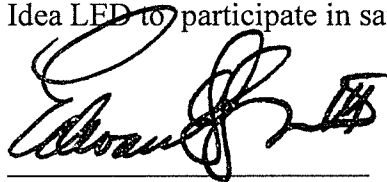
Amy C. Troxel, RMC
Borough Clerk

**RESOLUTION OF THE BOROUGH OF GIBBSBORO
AUTHORIZING THE BOROUGH OF GIBBSBORO TO EXECUTE AN AGREEMENT
WITH BRIGHT IDEA LED TO PARTICIPATE IN AN LED REBATE PROGRAM**

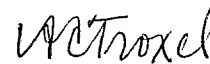
WHEREAS, Atlantic City Electric offers a rebate program to replace fluorescent lighting with LED lighting; and

WHEREAS, the Borough wishes to enter into an agreement with Bright Idea LED to replace the existing lighting with LED lighting at various Borough facilities.

NOW, THEREFORE BE IT RESOLVED that the Governing Body of the Borough of Gibbsboro hereby authorizes the Mayor and Borough Clerk to execute an agreement with Bright Idea LED to participate in said rebate program.



Edward G. Campbell, III
Mayor



Amy C. Troxel, RMC
Borough Clerk

	AYE	NAY	ABSENT	ABSTAIN
BROWN			✓	
DETERDING			✓	
PARSINITZ	✓			
RICKERT			✓	
RITZ	✓			
WERNER	✓			

Adopted: August 27, 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 August 27, 2025.

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



Amy C. Troxel, RMC
Borough Clerk

2025-8-132

**RESOLUTION OF THE BOROUGH OF GIBBSBORO
AUTHORIZING BOND REDUCTION FOR OFF-SITE BONDABLE IMPROVEMENTS
TO SONRAJ LLC**

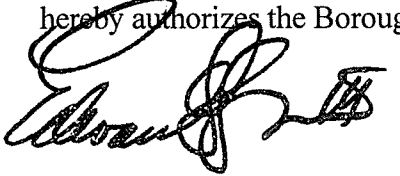
WHEREAS, a Performance Surety is required for Off-Site Bondable Improvements at 95 North Lakeview Drive; and

WHEREAS, Sonraj LLC, Applicant has posted a bond in the amount of \$357,450.00 as a performance surety; and

WHEREAS, a portion of the work has been satisfactorily completed; and

WHEREAS, it is necessary to reduce the performance surety from \$357,450.00 to \$51,060.00.

NOW, THEREFORE, BE IT RESOLVED that the Governing Body of the Borough of Gibbsboro hereby authorizes the Borough Clerk to reduce the Performance Surety.



Edward G. Campbell, III
Mayor



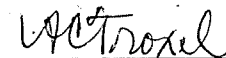
Amy C. Troxel, RMC
Borough Clerk

	AYE	NAY	ABSENT	ABSTAIN
BROWN	✓			
DETERDING			✓	
PARSINITZ	✓			
RICKERT			✓	
RITZ	✓			
WERNER	✓			

Adopted: August 27, 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 August 27, 2025.

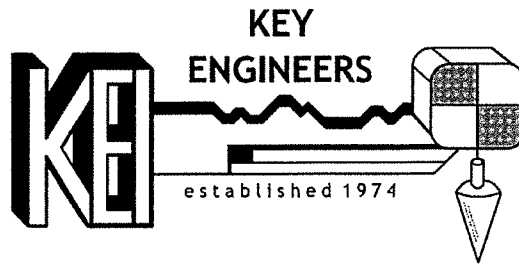
IN WITNESS THEREOF, I have hereunto set my hand and affixed the seal of this Borough.



Amy C. Troxel, RMC
Borough Clerk

ENGINEERING & PLANNING

Municipal
Consulting
Construction
Residential
Commercial
Industrial
Construction Management



SURVEYING

Residential
Commercial
Industrial
Governmental
Construction

August 20, 2025

*Sent via Email

Borough of Gibbsboro Municipal Building
49 Kirkwood Road
Gibbsboro, New Jersey 08026

ATTN: Honorable Mayor and Council

RE: BOND REDUCTION

One Green Leaf Cannabis Dispensary
Borough of Gibbsboro, Camden County,
New Jersey (KEI #24-430GB)

Dear Mayor and Council:

Please be advised that a portion of the off-site bondable work has been satisfactorily completed, in reference to the above noted project. The Performance Bond related to the off-site bondable work may be partially reduced.

If you should have any questions or comments in this regard, please feel free to contact me at this office (Ext. 18 or sseroka@keyengineers.com).

Sincerely,

Shawn M. Seroka, P.E.
Certified Municipal Engineer
Gibbsboro Borough Engineer

SS

cc: Mayor Edward G. Campbell, III (email)
Ms. Amy C. Troxel, Borough Clerk/Planning Board Secretary (email)
Ms. Kathleen McGill, Esq., Board Solicitor (gaskilllaw@aol.com)

Attachments

projects\24\430\Docs\bond reduction 8-20-2025

ENGINEER'S ESTIMATE OF QUANTITIES AND COST
Off-Site Bondable Improvements

PROJECT NAME: One Green Leaf Borough of Gibbsboro, Camden County, New Jersey Job No.: 24-430					BOND REDUCTION NO. 1 Original Date: August 2, 2023 Revised Date: August 20, 2025			
Prepared By: SS Checked By:								
ITEM NO.	ITEM DESCRIPTION	UNIT	ORIGINAL QUANTITY	UNIT PRICE	AMOUNT	REDUCTION QUANTITY 8/20/2025	QUANTITY TO REMAIN BONDED 8/20/2025	AMOUNT TO REMAIN BONDED 8/20/2025
Concrete:								
1	8"x9"x18" Concrete Curb, Class 'B'	LF	120	\$ 75.00	\$ 9,000.00	120	0	\$ -
2	Remove Concrete Apron and Sidewalk	SY	125	\$ 25.00	\$ 3,125.00	125	0	\$ -
3	Concrete Apron, 6" Thick	SY	17	\$ 250.00	\$ 4,250.00	17	0	\$ -
4	Concrete Sidewalk with Brick Edging	SY	60	\$ 250.00	\$ 15,000.00	0	60	\$ 15,000.00
					Subtotal: Concrete =	\$ 31,375.00	Subtotal: Concrete =	\$ 15,000.00
Miscellaneous:								
5	Streetscape Wall	LF	110	\$ 1,500.00	\$ 165,000.00	90	20	\$ 30,000.00
6	Streetscape Piers	UN	17	\$ 3,500.00	\$ 59,500.00	17	0	\$ -
7	Streetscape Light Standards	UN	3	\$ 8,000.00	\$ 24,000.00	3	0	\$ -
8	Ornamental Iron Fence	LF	180	\$ 100.00	\$ 18,000.00	170	10	\$ 1,000.00
					Subtotal: Miscellaneous =	\$ 266,500.00	Subtotal: Miscellaneous =	\$ 31,000.00
					SUBTOTAL =	\$ 297,875.00	SUBTOTAL =	\$ 46,000.00
					Plus 10% Contingencies =	\$ 29,787.50	Plus 10% Contingencies =	\$ 4,600.00
					Plus 10% Inflation =	\$ 29,787.50	Plus 10% Inflation =	\$ 460.00
					TOTAL =	\$ 357,450.00	TOTAL =	\$ 51,060.00
					5% Escrow =	\$ 17,872.50		
This cost estimate has been prepared utilizing current average construction costs assembled and reviewed by this firm in the course of conducting construction management activities								
This estimate is to be utilized for bonding purposes only and does not, in anyway, indicate or warrant the actual construction costs that may be incurred by the applicant.								
Items contained in this estimate pertain to site improvements only and correlate to the item shown on the final approved site plans submitted by the applicant.								

**RESOLUTION OF THE BOROUGH OF GIBBSBORO
AUTHORIZING REIMBURSEMENT TO SUMMER SKLIVAS FOR PERS PENSION
DEDUCTIONS**

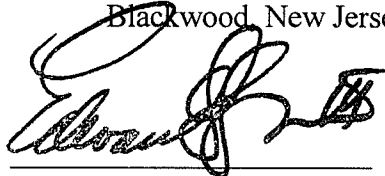
WHEREAS, Summer Sklivas was enrolled in the Borough of Gibbsboro's PERS location; and

WHEREAS, no pension deductions are to be made while Officer Sklivas is enrolled in the police academy; and

WHEREAS, deductions were made in error in the month of July.

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 Summer Sklivas in the amount of \$233.49.

Summer Sklivas
2019 Barnsboro Road, Apt. N7
Blackwood, New Jersey 08012



Edward G. Campbell, III
Mayor



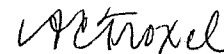
Amy C. Troxel, RMC
Borough Clerk

	AYE	NAY	ABSENT	ABSTAIN
BROWN			✓	
DETERDING			✓	
PARSINITZ	✓			
RICKERT			✓	
RITZ	✓			
WERNER	✓			

Adopted: August 27, 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 August 27, 2025.

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



Amy C. Troxel, RMC
Borough Clerk

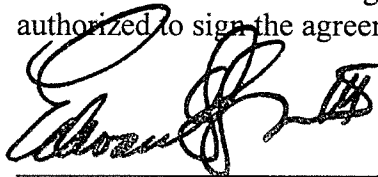
**RESOLUTION OF THE BOROUGH OF GIBBSBORO
AUTHORIZING AN APPLICATION FOR FUNDING TO THE NEW JERSEY
DEPARTMENT OF COMMUNITY AFFAIRS**

WHEREAS, the Borough of Gibbsboro desires to apply for and obtain a grant from the New Jersey Department of Community Affairs for approximately \$400,000.00 to carry out a project to construct an addition to the Gibbsboro Senior Center.

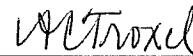
NOW, THEREFORE, BE IT RESOLVED, that the Borough of Gibbsboro

1. Does hereby authorize the application for such a grant; and,
2. Recognizes and accepts that the Department may offer a lesser or greater amount and therefore, upon receipt of the grant agreement from the New Jersey Department of Community Affairs, does further authorize the execution of any such grant agreement; and also, upon receipt of the fully executed agreement from the Department, does further authorize the expenditure of funds pursuant to the terms of the agreement between the Borough of Gibbsboro and the New Jersey Department of Community Affairs.

BE IT FURTHER RESOLVED, that the persons whose names, titles, and signatures appear below are authorized to sign the application, and that they or their successors in said titles are authorized to sign the agreement, and any other documents necessary in connection therewith:



Edward G. Campbell, III
Mayor



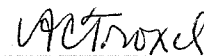
Amy C. Troxel, RMC
Borough Clerk

	AYE	NAY	ABSENT	ABSTAIN
BROWN			✓	
DETERDING			✓	
PARSINITZ	✓			
RICKERT			✓	
RITZ	✓			
WERNER	✓			

Adopted: August 27, 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 August 27, 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 STORM WATER BASIN WORK IN ACCORDANCE WITH THE
SHARED SERVICES AGREEMENT BETWEEN THE BOROUGH OF GIBBSBORO
AND THE TOWNSHIP OF CHERRY HILL**

WHEREAS, the Township of Cherry Hill and the Borough of Gibbsboro have entered into a Shared Services Agreement (SSA) pursuant to N.J.S.A. 40A:65-1, et seq.; and

WHEREAS, the SSA includes rates for subcontractors, including DiMeglio Construction Company, Inc (DiMeglio) of Atco, New Jersey to perform needed construction services associated with the removal and disposition of storm water basin sediment infiltration; and

WHEREAS, the Borough Engineer has defined the project scope as:

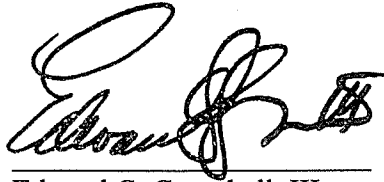
1. The vegetation within the basin bank at the southeast corner of the basin shall be removed.
2. Approximately 1' of soil must be removed at the base of the vegetation to prevent regrowth. Spoils will be disposed of at the contractor's expense. A temporary stockpile location will be provided by the Borough to allow the spoils to dry before disposal.
3. One (1) small pine tree must be removed at the roadway for basin access.
4. One (1) fence post in the basin perimeter fence must be removed for basin access and reset when the basin work is completed.
5. Standing water in the basin must be pumped down prior to excavation.
6. A valve with an extension shall be provided on the outside of the outflow structure.
7. Fill material must be provided at the rear of the outflow structure to allow safe access to the structure grate.
8. The basin bank and adjacent grass area shall be restored to the same condition or better after basin work has been completed.
9. If sidewalk repair is required after the use of equipment, the cost to repair shall be at the price bid in the SSA.

WHEREAS, DiMeglio has provided an estimate, attached to this resolution, of hours using the rates enumerated in the Cherry Hill SSA to perform the tasks identified by the Borough Engineer.

NOW, THEREFORE, BE IT RESOLVED by the Borough Council of the Borough of Gibbsboro, County of Camden, that DiMeglio is hereby authorized to perform the work in accordance with the attached estimate.

BE IT FURTHER RESOLVED that the costs for this work shall be charged to **Sherwin-Williams TACBA**.

RESOLUTION AUTHORIZING STORM WATER BASIN WORK IN ACCORDANCE WITH THE SHARED
SERVICES AGREEMENT BETWEEN THE BOROUGH OF GIBBSBORO AND THE TOWNSHIP OF
CHERRY HILL



Edward G. Campbell, III
Mayor



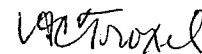
Amy C. Troxel, RMC
Borough Clerk

	AYE	NAY	ABSENT	ABSTAIN
BROWN			✓	
DETERDING			✓	
PARSINITZ	✓			
RICKERT			✓	
RITZ	✓			
WERNER	✓			

Adopted: August 27, 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 August 27, 2025.

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



Amy C. Troxel, RMC
Borough Clerk

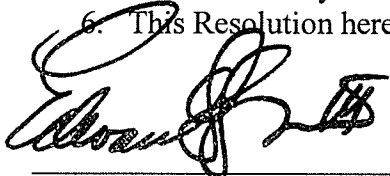
**RESOLUTION OF THE BOROUGH OF GIBBSBORO
AWARDING A MULTI-YEAR CONTRACT FOR THE COLLECTION AND
DISPOSAL OF LEAVES IN THE BOROUGH OF GIBBSBORO, COUNTY OF
CAMDEN, STATE OF NEW JERSEY**

WHEREAS, the Borough of Gibbsboro has advertised for, and received bids for the purpose of Leaf Collection and Disposal in the Borough of Gibbsboro, Camden County, New Jersey; and

WHEREAS, one (1) bid was received from Area 51 Landscaping and Lawncare of Gibbsboro, New Jersey for Base Bid: Annual Collection and Disposal of Leaves, Option Nos. 1, 2, 3, 4, 5 (Years 2025-2029), each option in the amount of \$75,000.00 and Alternate No. 1: Inlet and Catch Basin Cleaning, Option Nos. 1, 3, 3, 4, 5 (Years 2025-2029), each option in the amount of \$5000.00; and

NOW, THEREFORE BE IT RESOLVED, by the Mayor and Council of the Borough of Gibbsboro, County of Camden, State of New Jersey, that a contract in the amount of \$80,000.00 each year for a five (5) year time period (Years 2025-2029) to the only bidder, Area 51 Landscaping and Lawncare of Gibbsboro, New Jersey in the aggregate amount of \$375,000.00 for the annual collection and disposal of leaves (includes two (2) collections each year) and \$25,000.00 for and inlet and catch basin cleaning in the Borough of Gibbsboro, Camden County, New Jersey is hereby awarded to Area 51 Landscaping and Lawncare of Gibbsboro, New Jersey, conditional upon the following:

1. That a certificate has been received from the Municipal Treasurer stating that funds are available for this Contract.
2. That all funds expended for this Contract shall be charged to Recycling Contractual (5-01-26-305-020) and Clean Communities (G-01-41-770-000).
3. That the bid documents and bidding procedures have been reviewed and approved by the Municipal Solicitor.
4. That the presiding officer of this body be and is hereby directed to sign for and on its behalf the Contract for said services.
5. That the clerk of this body be and is hereby directed to seal said Contract with the corporate seal of this body and attest to the same.
6. This Resolution hereby authorizes the Mayor and Clerk to endorse the Contract document.



Edward G. Campbell, III
Mayor



Amy C. Troxel, RMC
Borough Clerk

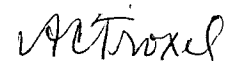
RESOLUTION AWARDING A MULTI-YEAR CONTRACT FOR THE COLLECTION OF LEAVES IN THE
BOROUGH OF GIBBSBORO, COUNTY OF CAMDEN, STATE OF NEW JERSEY

	AYE	NAY	ABSENT	ABSTAIN
BROWN	✓			
DETERDING			✓	
PARSINITZ	✓			
RICKERT			✓	
RITZ	✓			
WERNER	✓			

August 27, 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 August 27, 2025.

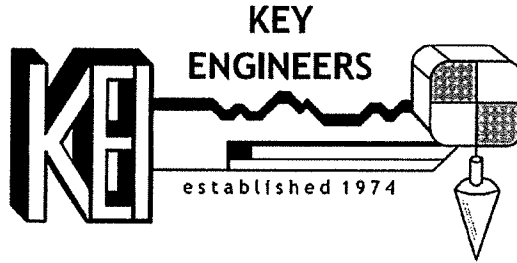
IN WITNESS THEREOF, I have hereunto set my hand and affixed the seal of this Borough.



Amy C. Troxel, RMC
Borough Clerk

ENGINEERING & PLANNING

Municipal
Consulting
Construction
Residential
Commercial
Industrial
Construction Management

**SURVEYING**

Residential
Commercial
Industrial
Governmental
Construction

~Celebrating Over 51 Years of Excellence~

August 19, 2025

Borough of Gibbsboro Municipal Building
49 Kirkwood Road
Gibbsboro, New Jersey 08026

ATTN: Mayor and Council

RE: ENGINEER'S RECOMMENDATION OF AWARD - 2025

Annual Collection of Leaves
Borough of Gibbsboro, Camden County, New Jersey
(KEI #24-015GB1852)

Dear Mayor and Council:

Bids were received from one (1) contractor, Area 51 Landscaping and Lawncare of Gibbsboro, New Jersey on August 19, 2025 at 10:00 a.m. for the above referenced project. The following is the amounts bid and our recommendation.

	<u>Lump Sum Amount</u>
Option No. 1 – Base Bid: Annual Collection of Leaves, Year 2025	\$75,000.00
Option No. 1 – Alternate No. 1: Inlet and Catch Basin Clearing	\$ 5,000.00
Option No. 2 – Base Bid: Annual Collection of Leaves, Year 2026	\$75,000.00
Option No. 2 – Alternate No. 1: Inlet and Catch Basin Clearing	\$ 5,000.00
Option No. 3 – Base Bid: Annual Collection of Leaves, Year 2027	\$75,000.00
Option No. 3 – Alternate No. 1: Inlet and Catch Basin Clearing	\$ 5,000.00
Option No. 4 – Base Bid: Annual Collection of Leaves, Year 2028	\$75,000.00
Option No. 4 – Alternate No. 1: Inlet and Catch Basin Clearing	\$ 5,000.00
Option No. 5 – Base Bid: Annual Collection of Leaves, Year 2029	\$75,000.00
Option No. 5 – Alternate No. 1: Inlet and Catch Basin Clearing	\$ 5,000.00

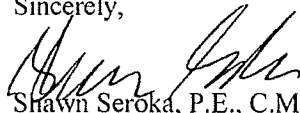
Area 51 Landscaping and Lawncare did not submit a Bid Bond or Consent to Surety with his bid.

We recommend that the Governing Body consider awarding a contract for a five (5) year time period (Year 2025 through 2029) to the low bidder, Area 51 Landscaping and Lawncare of Gibbsboro, New Jersey in the amount of \$400,000.00 for Option Nos. 1, 2, 3, 4 and 5 with all Alternates, conditional upon the following:

1. Review and approval of the bid documents and bidding procedures by the Borough Solicitor.
2. Certification of the allocation of sufficient funds by the Borough Treasurer/Chief Financial Officer.
3. All other conditions determined to be necessary by the Governing Body.

If you have any questions or comments in regard to this recommendation, please feel free to contact me at this office.

Sincerely,



Shawn Seroka, P.E., C.M.E.
Gibbsboro Borough Engineer

SS:jr

cc: Mr. Salvatore J. Siciliano, Esq., Borough Solicitor
Ms. Any Troxel, Deputy Clerk

Attachments

projects/24/015/Docs/Leaves/Recommendation

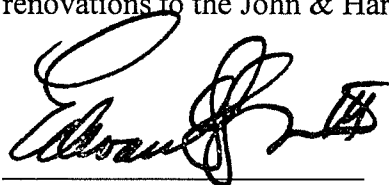
COMPLIANCE WITH SPECIFICATIONS

ANNUAL COLLECTION OF LEAVES
Borough of Gibbsboro, Camden County
(KEI #24-015GB)

No.	Item Description	Area 51 Landscaping		
1	Certified Check or Bid Bond	Not Submitted		
2	Consent of Surety	Not Submitted		
3	Statement of Ownership Disclosure	✓		
4	Acknowledgment of Receipt of Addenda	✓		
5	Non-Collusion Affidavit	✓		
6	Affirmative Action Compliance Notice	✓		
7	Qualification Form (Projects)			
8	Subcontractor's List and Certification Form	✓		
9	List of Intended Suppliers/Others	✓		
10	Status of Contracts on Hand	✓		
11	Site Visitation Statement	✓		
12	Equipment Certification	✓		
13	Vendor Certification and Political Contribution Distribution Form(s)	✓		
14	Disclosure of Prohibited Investment Activities in Iran, Russia and Belarus	✓		
15	Debarred, Suspended and Disqualified Contractor Affidavit	✓		
16	Completed Proposal	✓		
17	Contractor's Public Works Contractor Registration Certification	Will submit before award		
18	Contractor's State of New Jersey Business Registration Certificate	Will submit before award		
19	Completed Checklist	✓		

**RESOLUTION OF THE BOROUGH OF GIBBSBORO
ADOPTING BIDDER QUALIFICATION PACKAGE FOR RENOVATIONS TO THE
JOHN & HARRIET LUCAS HOMESTEAD**

NOW, THEREFORE BE IT RESOLVED, by the Mayor and Council of the Borough of Gibbsboro, County of Camden, State of New Jersey, that the bidder prequalification package for renovations to the John & Harriet Lucas Homestead are hereby adopted.



Edward G. Campbell, III
Mayor



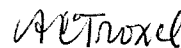
Amy C. Troxel, RMC
Borough Clerk

	AYE	NAY	ABSENT	ABSTAIN
BROWN			✓	
DETERDING	✓			
PARSINITZ	✓			
RICKERT			✓	
RITZ	✓			
WERNER	✓			

Adopted: August 27, 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 August 27, 2025.

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



Amy C. Troxel, RMC
Borough Clerk