

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

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

Pledge of Allegiance

Mayor Campbell read the Opening Statement: "All the notice requirements of the Open Public Meeting Act have been complied with in full."

ROLL CALL

Councilman Mitchell Brown
Councilman Fred Deterding
Councilman Andrew Parsinitz
Councilman John Ritz
Councilman Glenn Werner
Vacancy

Professionals:

Salvatore J. Siciliano, Solicitor
Shawn Seroka, Engineer

FIRST ORDER OF BUSINESS

COUNCIL VACANCY

Motion to appoint Brandon Boots to fill the vacancy created by Ronald Rickert's resignation: Councilman Parsinitz, second Councilman Ritz

Vote: Ayes unanimous

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

Motino to memorialize appointment: Councilman Parsinitz, second Councilman Werner

Vote: Ayes unanimous

Councilman Boots was sworn in by Mayor Campbell

ORDINANCES FOR FIRST READING

ORDINANCES FOR SECOND READING

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

Public Comment: None

Motion to adopt ordinance: Councilman Ritz, second Councilman Brown

Poll: Ayes – Brown, Boots, Deterding, Parsinitz, Ritz, Werner

RESOLUTIONS

- 2025-10-150 RESOLUTION AUTHORIZING THE PLANNING BOARD TO UNDERTAKE A PRELIMINARY INVESTIGATION TO DETERMINE WHETHER THE PROPOSED STUDY AREA, BLOCK 7.01, LOTS 5.06 AND 5.08, QUALIFIES AS AN AREA IN NEED OF NON-CONDEMNATION REDEVELOPMENT PURSUANT TO N.J.S.A. 40A:12A-5 AND MAY BE ADDED TO THE LAKEVIEW NORTH REDEVELOPMENT AREA
- 2025-10-151 RESOLUTION AUTHORIZING THE MAYOR TO EXECUTE A SHARED SERVICES AGREEMENT BY AND BETWEEN THE COUNTY OF CAMDEN AND THE BOROUGH OF GIBBSBORO FOR PROJECT SAVE REFERRAL SERVICES
- 2025-10-152 RESOLUTION AUTHORIZING THE AWARD OF CONTRACT (BID B-11/2024) – SECOND YEAR OPTION BY AND BETWEEN THE COUNTY OF CAMDEN AND MORTON SALT, INC. FOR FURNISHING AND DELIVERING OF SODIUM CHLORIDE AND PRETREATED LIQUID ENHANCED SODIUM CHLORIDE UNDER THE CAMDEN COUNTY COOPERATIVE PRICING SYSTEM, IDENTIFIER #57-CCCPS
- 2025-10-153 RESOLUTION AUTHORIZING THE AWARD OF CONTRACT (BID A-39/2025) BY AND BETWEEN THE COUNTY OF CAMDEN AND DEER CARCASS REMOVAL SERVICE, LLC, FOR THE PROVISION OF DEER CARCASS REMOVAL SERVICES UNDER THE CAMDEN COUNTY COOPERATIVE PRICING SYSTEM, IDENTIFIER #57-CCCPS, ON AS AS-NEEDED BASIS
- 2025-10-154 RESOLUTION AUTHORIZING REFUND OF OVER PAYMENT DUE TO A 2025 100% DISABLED VETERAN EXEMPTION FOR THE PREMISES BLOCK 115, LOT 4, ALSO KNOWN AS 72 WINDING WAY, GIBBSBORO, NEW JERSEY
- 2025-10-158 RESOLUTION ENDORSING PROPOSED LEGISLATION S1948/A1872, REQUIRING COMPREHENSIVE FINANCIAL TRANSPARENCY FROM NURSING HOME OPERATORS
- 2025-10-159 RESOLUTION CREATING AND IMPLEMENTING A LONG-RANGE PLAN TO ADDRESS STORM DRAINAGE ISSUES

- 2025-10-160 RESOLUTION AUTHORIZING BOND REDUCTION FOR OFF-SITE BONDABLE IMPROVEMENTS (PHASE I) TO LEVEL 10 DEVELOPMENT
- 2025-10-168 RESOLUTION AUTHORIZING BOND REDUCTION FOR STORM DRAINAGE IMPROVEMENTS (PHASE I) TO 2G SILVER LAKE, LLC
- 2025-10-161 RESOLUTION PROVIDING LOCAL SUPPORT AND CONFIRMING THE APPROPRIATENESS AND SUITABILITY OF A CANNABIS BUSINESS – DEMETER’S BOTANICAL GARDEN LLC
- 2025-10-162 RESOLUTION PROVIDING LOCAL SUPPORT AND CONFIRMING THE APPROPRIATENESS AND SUITABILITY OF A CANNABIS BUSINESS – INF CANNA HOLDINGS LLC
- 2025-10-163 RESOLUTION ACCEPTING THE 2025 BEST PRACTICES INVENTORY
- 2025-10-164 RESOLUTION TO AFFIRMING THE BOROUGH OF GIBBSBORO’S CIVIL RIGHTS POLICY WITH RESPECT TO ALL OFFICIALS, APPOINTEES, EMPLOYEES, PROSPECTIVE EMPLOYEES, VOLUNTEERS, INDEPENDENT CONTRACTORS, AND MEMBERS OF THE PUBLIC THAT COME INTO CONTACT WITH MUNICIPAL EMPLOYEES, OFFICIALS AND VOLUNTEERS

Public comment on pending resolutions: None

Motion to approve resolutions: Councilman Deterding, second Councilman Ritz

Poll: Ayes – Brown*, Boots, Deterding, Parsinitz, Ritz, Werner
(*Brown, abstain on Resolutions 161 and 162)

REPORT OF MUNICIPAL OFFICERS

Borough Clerk (X)
Construction Official (X)
Tax Collector (X)
Treasurer (X)
Compliance Officer ()

Risk Manager (X)
Police Department ()
Sewer Clerk (X)
Court Clerk (X)
Fire Official ()

COUNCIL COMMITTEE REPORTS

PUBLIC WORKS

PUBLIC EVENTS

Councilman Parsinitz

The Trunk or Treat held on October 18th was a success – there were 17 trunks and over 200 children in attendance. A fall cleanup day was held on October 11th, and 1 student volunteers from

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Eastern High School attended. The next Borough event is the annual tree lighting and arrival of Santa on December 9th.

INSURANCE

Councilman Werner

The insurance premiums for next year have been announced – Gibbsboro’s premium for 2026 is \$125,122. Compliance with DEP stormwater regulations is now being monitored by the JIF for coverage purposes. A safety inspection with the EMC, Barry Rothberg, is scheduled for November 13th, and the EJIF audit with DPW, Wally Pratz, is scheduled for November 5th.

TRASH & RECYCLING / HEALTH

Councilman Deterding

RECREATION / L&I / PLANNING BOARD

Councilman Ritz

The Construction Office brought in \$26,017 in permit fees in the month of September.

POLICE

Councilman Brown

The Police Committee met with Corporal Patterson and the head of the police union. Ways to improve retention, competitive salaries, and morale within the department continue to be the shared goal of the Committee and the Union. Officer Tyler Goodman has graduated from the academy and is now on patrol.

MAYOR’S REPORT

Mayor Campbell

Costs for goods and services continue to increase: The PERMA rates for 2026 health insurance premiums were distributed, and Gibbsboro’s rates will increase by 21% - almost \$50,000 altogether. The new trash contract reflects an increase of over 100% from the previous contract. The Equalization Rate has dropped from 0.7505 in 2025 to 0.6663 in 2026, reflecting an increase in property valuation. Next year’s county and regional school budgets could reflect a greater increase for Gibbsboro taxpayers.

New LED lighting was installed in all of the Borough facilities. A proposal for security cameras was sent to a number of vendors, and a walkthrough was held. Proposals will be submitted and an award made in the coming months.

Silver Lake cleanup is complete, and the lake will be restored during the final months of the year. Water levels will return to normal. The Berlin Road bypass pump became active today, and the “stump town” sewer has been successfully rerouted to eliminate the double pumping that has been necessary since the installation of the sewer system.

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

Vote: Ayes unanimous

CORRESPONDENCE

OLD BUSINESS

1. ENVIRONMENTAL – TREE PROTECTION

2025-10-155 RESOLUTION REQUESTING THE PLANNING BOARD MAKE

RECOMMENDATIONS REGARDING TREE PROTECTION

Motion to approve resolution: Councilman Parsinitz, second Councilman Ritz

Vote: Ayes unanimous

2. PHASE VI BIKEWAY

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

Motion to approve resolution: Councilman Ritz, second Councilman Brown

Poll: Ayes – Brown, Boots, Deterding, Parsinitz, Ritz, Werner

3. CYBER SECURITY & TECHNOLOGY

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

Motion to approve resolution: Councilman Werner, second Councilman Parsinitz

Vote: Ayes unanimous

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

Motion to approve resolution: Councilman Werner, second Councilman Brown

Vote: Ayes unanimous

NEW BUSINESS

1. FACILITIES USE REQUEST

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

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

Motion to approve two facilities uses requests: Councilman Brown, second Councilman Werner

Vote: Ayes unanimous

2. SALE OF BOROUGH PROPERTY
3. BIDS FOR IMPROVEMENTS TO NORTH ROAD AND CLEARBROOK DRIVE

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

Engineer's Recommendation, dated 10/22/25

2025-10-169 RESOLUTION AUTHORIZING THE EXECUTION OF A CONTRACT WITH DIMEGLIO CONSTRUCTION COMPANY OF ATCO, NEW JERSEY FOR THE PROJECT "IMPROVEMENTS TO NORTH ROAD AND CLEARBROOK DRIVE" IN THE BOROUGH OF GIBBSBORO

Motion to approve resolution: Councilman Deterding, second Councilman Brown

4. Poll: Ayes – Brown, Boots, Deterding, Parsinitz, Ritz, Werner
PERSONNEL POLICY

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

Motion to approve resolution: Councilman Brown, second Councilman Ritz

Vote: Ayes unanimous

2025-10-167 RESOLUTION ADOPTING A POLICY REGARDING PROTECTION AND SAFE TREATMENT OF MINORS

Motion to approve resolution: Councilman Parsinitz, second Councilman Werner

Vote: Ayes unanimous

VOUCHERS

Motion to dispense reading and approve vouchers in the amount of \$309,557.27: Councilman Ritz, second Councilman Brown

Poll: Ayes – Brown, Boots, Deterding, Parsinitz, Ritz, Werner

MINUTES

Motion to dispense reading and approve the minutes of 9/24/25: Councilman Werner, second Councilman Parsinitz

Vote: Ayes unanimous (Brown and Boots, abstain)

Motion to amend the approved minutes of 8/27/25 to include the insertion of Resolution 2025-8-149: Councilman Parsinitz, second Councilman Deterding

Vote: Ayes unanimous (Brown and Boots, abstain)

CLOSING COMMENTS

MEETING OPEN TO THE PUBLIC

Christina Ritz, 70 Winding Way. Addressed a previous comment by Councilman Deterding regarding silt fencing on Foster Avenue.

Barbara Shelton Gerace, 4 Farwood Road. Requested that American flag in front of the Borough Hall be replaced.

Andrew Smith, 21 Haddon Avenue. Inquired about new on-street parking on Haddon Avenue.

John Favat, 20 Haddon Avenue. Inquired about property damage due to construction near his home. Made a follow-up inquiry regarding possible changes to the traffic patterns at Haddon Avenue/Clementon Road/Washington Street.

James Coulter, 139 Manor Road. Inquired about the contract for North Road, identifying drainage issues at the corner of North and Hilliards.

INFORMATIONAL

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

OCTOBER 22, 2025

ADJOURNMENT

Motion to adjourn the meeting at 8:40 p.m. Councilman Boots, second Councilman Brown

Vote: Ayes unanimous



Edward G. Campbell, III
Mayor



Amy C. Troxel, RMC
Borough Clerk

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

BE IT ORDAINED BY THE BOROUGH COUNCIL OF THE BOROUGH OF GIBBSBORO, IN THE COUNTY OF CAMDEN, NEW JERSEY (NOT LESS THAN TWO-THIRDS OF ALL MEMBERS THEREOF AFFIRMATIVELY CONCURRING) AS FOLLOWS:

SECTION I

The several improvements described in Section 3 of this bond ordinance are hereby respectively authorized to be undertaken by the Borough of Gibbsboro, in the County of Camden, New Jersey (the "Borough") as general improvements. For the several improvements or purposes described in Section 3, there are hereby appropriated the respective sums of money therein stated as the appropriation made for each improvement or purpose, such sums amounting in the aggregate to \$400,000, and further including the aggregate sum of \$20,000 as the several down payments for the improvements or purposes required by the Local Bond Law. The down payments have been made available by virtue of provision for down payment or for capital improvement purposes in one or more previously adopted budgets.

SECTION II

In order to finance the cost of the several improvements or purposes not covered by application of the several down payments, negotiable bonds are hereby authorized to be issued in the principal amount of \$380,000 pursuant to the Local Bond Law. In anticipation of the issuance of the bonds, negotiable bond anticipation notes are hereby authorized to be issued pursuant to and within the limitations prescribed by the Local Bond Law.

SECTION III

- (A) The improvement hereby authorized and the purpose for the financing of which the bonds are to be issued is improvements to Municipal Facilities, including, but not limited to, an addition to the Senior Building, and improvements to other Municipal Buildings, including, but not limited to, roofing, siding and heating, ventilation and air-conditioning improvements, and further including all work and materials necessary therefor and incidental thereto.
- (B) The estimated maximum amount of bonds or bond anticipation notes to be issued for the improvement or purpose is as stated in Section 2 hereof.
- (C) The estimated cost of the improvement or purpose is equal to the amount of the appropriation herein made therefor.

A BOND ORDINANCE PROVIDING FOR VARIOUS CAPITAL IMPROVEMENTS IN AND BY THE
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SECTION IV

All bond anticipation notes issued hereunder shall mature at such times as may be determined by the chief financial officer; provided that no bond anticipation note shall mature later than one year from its date, unless such bond anticipation notes are permitted to mature at such later date in accordance with applicable law. The bond anticipation notes shall bear interest at such rate or rates and be in such form as may be determined by the chief financial officer. The chief financial officer shall determine all matters in connection with bond anticipation notes issued pursuant to this bond ordinance, and the chief financial officer's signature upon the bond anticipation notes shall be conclusive evidence as to all such determinations. All bond anticipation notes issued hereunder may be renewed from time to time subject to the provisions of the Local Bond Law or other applicable law. The chief financial officer is hereby authorized to sell part or all of the bond anticipation notes from time to time at public or private sale and to deliver them to the purchasers thereof upon receipt of payment of the purchase price plus accrued interest from their dates to the date of delivery thereof. The chief financial officer is directed to report in writing to the governing body at the meeting next succeeding the date when any sale or delivery of the bond anticipation notes pursuant to this bond ordinance is made. Such report must include the amount, the description, the interest rate and the maturity schedule of the bond anticipation notes sold, the price obtained and the name of the purchaser.

SECTION V

The Borough hereby certifies that it has adopted a capital budget or a temporary capital budget, as applicable. The capital or temporary capital budget of the Borough is hereby amended to conform with the provisions of this bond ordinance to the extent of any inconsistency herewith. To the extent that the purposes authorized herein are inconsistent with the adopted capital or temporary capital budget, a revised capital or temporary capital budget has been filed with the Division of Local Government Services.

SECTION VI

The following additional matters are hereby determined, declared, recited and stated:

- (A) The improvements or purposes described in Section 3(a) of this bond ordinance are not current expenses. They are all improvements or purposes that the Borough may lawfully undertake as general improvements, and no part of the cost thereof has been or shall be specially assessed on property specially benefitted thereby.
- (B) The average period of usefulness, computed on the basis of the respective amounts of obligations authorized for each purpose and the reasonable life thereof within the limitations of the Local Bond Law, is 20 years.
- (C) The Supplemental Debt Statement required by the Local Bond Law has been duly prepared and filed in the office of the Clerk, and a complete executed duplicate thereof has been filed in the office of the Director of the Division of Local Government Services in the Department of Community Affairs of the State of New Jersey. Such statement shows that the gross debt of the Borough as defined in the Local Bond Law is increased by the

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authorization of the bonds and notes provided in this bond ordinance by \$380,000, and the obligations authorized herein will be within all debt limitations prescribed by that Law.

- (D) An aggregate amount not exceeding \$121,000 for items of expense listed in and permitted under N.J.S.A. 40A:2-20 is included in the estimated cost indicated herein for the purposes or improvements.

SECTION VII

The Borough hereby declares the intent of the Borough to issue bonds or bond anticipation notes in the amount authorized in Section 2 of this bond ordinance and to use the proceeds to pay or reimburse expenditures for the costs of the purposes or improvements described in Section 3(a) of this bond ordinance. This Section 7 is a declaration of intent within the meaning and for purposes of the Treasury Regulations.

SECTION VIII

Any grant moneys received for the purposes or improvements described in Section 3 hereof shall be applied either to direct payment of the cost of the improvements or to payment of the obligations issued pursuant to this bond ordinance. The amount of obligations authorized but not issued hereunder shall be reduced to the extent that such funds are so used.

SECTION XI

The chief financial officer of the Borough is hereby authorized to prepare and to update from time to time as necessary a financial disclosure document to be distributed in connection with the sale of obligations of the Borough and to execute such disclosure document on behalf of the Borough. The chief financial officer is further authorized to enter into the appropriate undertaking to provide secondary market disclosure on behalf of the Borough pursuant to Rule 15c2-12 of the Securities and Exchange Commission (the "Rule") for the benefit of holders and beneficial owners of obligations of the Borough and to amend such undertaking from time to time in connection with any change in law, or interpretation thereof, provided such undertaking is and continues to be, in the opinion of a nationally recognized bond counsel, consistent with the requirements of the Rule. In the event that the Borough fails to comply with its undertaking, the Borough shall not be liable for any monetary damages, and the remedy shall be limited to specific performance of the undertaking.

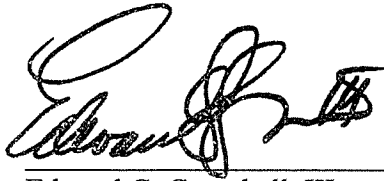
SECTION X

The full faith and credit of the Borough are hereby pledged to the punctual payment of the principal of and the interest on the obligations authorized by this bond ordinance. The obligations shall be direct, unlimited obligations of the Borough, and the Borough shall be obligated to levy *ad valorem* taxes upon all the taxable property within the Borough for the payment of the obligations and the interest thereon without limitation of rate or amount.

SECTION XI

This bond ordinance shall take effect 20 days after the first publication thereof after final adoption, as provided by the Local Bond Law.

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



Edward G. Campbell, III
Mayor



Amy C. Troxel, RMC
Borough Clerk

Introduced: September 24, 2025
Public Hearing: October 22, 2025
Adoption Date: October 22, 2025

Roll Call Vote:	Councilman Brown	Aye
	Councilman Boots	Aye
	Councilman Deterding	Aye
	Councilman Parsinitz	Aye
	Councilman Rickert	Aye
	Councilman Werner	Aye

CERTIFICATION

I, Amy C. Troxel, Borough Clerk of the Borough of Gibbsboro, County of Camden, State of New Jersey, do hereby certify that the foregoing is a true copy of an ordinance introduced by the Mayor and Council of the Borough of Gibbsboro at a meeting held on the 24th Day of September, 2025.



Amy C. Troxel, RMC
Borough Clerk

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

WHEREAS, the Local Redevelopment and Housing Law, N.J.S.A. 40A: 12A-1 et seq. provides a mechanism to assist local governments in efforts to promote programs of redevelopment; and

WHEREAS, the Redevelopment Law sets forth the procedures for a municipality to declare an area in need of redevelopment, along with the development and effectuation of a redevelopment plan; and

WHEREAS, pursuant to the required redevelopment procedures, specifically set forth in N.J.S.A. 40A:12A-6, no area of a municipality shall be determined a redevelopment area unless the governing body of the municipality shall, by resolution, authorize the Planning Board to undertake a preliminary investigation to determine whether a proposed area is a redevelopment area meeting the criteria set forth in N.J.S.A. 40A: 12A-5; and

WHEREAS, the New Jersey Legislature adopted, and the Governor signed P. L. 2013, Chapter 159, which amended the Redevelopment Law, including the procedural requirements of N.J.S.A. 40A: 12A-5 and N.J.S.A. 40A: 12A-6; and

WHEREAS, pursuant to P. L. 2013, Chapter 159, "the resolution authorizing the planning board to undertake a preliminary investigation shall state whether the redevelopment area determination shall authorize the municipality to use all those powers provided by the Legislature for use in a redevelopment area other than the use of eminent domain (hereinafter referred to as a "Non-Condemnation Redevelopment Area") or whether the redevelopment area determination shall authorize the municipality to use all those powers provided by the Legislature for use in a redevelopment area, including the power of eminent domain (hereinafter referred to as a "Condemnation Redevelopment Area");" and

WHEREAS, the Borough of Gibbsboro Council finds it to be in the best interest of the Borough and its residents to authorize the Borough's Planning Board to undertake such preliminary investigation of the study area, designated as Block 7.01, Lots 5.06 and 5.08 on the official tax assessment plate number 4 of the Borough of Gibbsboro ("Study Area") as a Non-Condemnation Redevelopment Area; and

WHEREAS, the Borough Council wishes to direct the Planning Board to undertake a preliminary Investigation utilizing the Borough Planner, to conduct the preliminary investigation to determine whether the proposed Study Area, Block 7.01, Lots 5.06 and 5.08 qualify as an area in need of Non-Condemnation Redevelopment pursuant to N.J. S.A. 40A:12A-5; and

WHEREAS, by Resolution 2016-9-99 of the Borough Council of the Borough of Gibbsboro pursuant to the Local Redevelopment and Housing Law, N.J.S.A. 40A:12A-1 et seq. adopted on August 10, 2016 the Lakeview North Redevelopment Area;

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

WHEREAS, it is the desire of the Borough Council to include the Study Area into the Lakeview North Redevelopment Area;

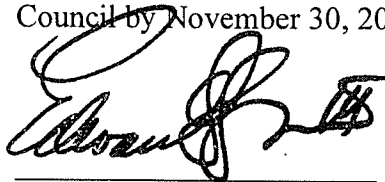
NOW, THEREFORE, BE IT RESOLVED, by the Council of the Borough of Gibbsboro, in the County of Camden, and State of New Jersey, that the Planning Board of the Borough of Gibbsboro is hereby authorized to undertake a preliminary investigation of the Study Area utilizing the services of the Borough Planner to prepare the preliminary investigation report, , to conduct after public notice a hearing on its investigation and findings and to comply with other requirements of the Redevelopment Law, N.J.S.A. 40A: 12A—1, et seq., as amended, in order to submit its findings and recommendation to the Borough Council as to whether the area comprising the Study Area is an area in need of Non-Condemnation Redevelopment according to the criteria set forth in N.J.S.A. 40A:12A-5, and whether said Study Area may be added to the Lakeview North Redevelopment Area. .

BE IT FURTHER RESOLVED that, pursuant to New Jersey P. L. 2013, Chapter 159, the redevelopment area determination shall authorize the Borough to use all those powers provided by the Legislature for use in a Non—Condemnation Redevelopment Area other than the use of eminent domain.

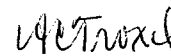
BE IT FURTHER RESOLVED that the Planning Board shall submit its findings and recommendations to the Borough Council in the form of a Resolution with supporting documentation.

BE IT FURTHER RESOLVED that a certified copy of this Resolution is to be forwarded to the Planning Board.

FURTHERMORE, it is requested that the Planning Board file its initial report with the Borough Council by November 30, 2025.



Edward G. Campbell, III
Mayor



Amy C. Troxel, RMC
Borough Clerk

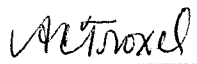
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PURSUANT TO N.J.S.A. 40A:12A-5 AND MAY BE ADDED TO THE LAKEVIEW NORTH
REDEVELOPMENT AREA

	AYE	NAY	ABSENT	ABSTAIN
BROWN	✓			
DETERDING	✓			
PARSINITZ	✓			
VACANCY	BOOTS			
RITZ	✓			
WERNER	✓			

Adopted: October 22, 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 October 22, 2025.

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

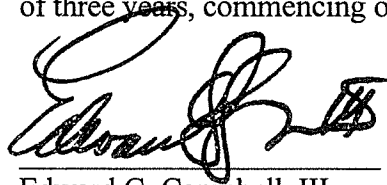


 Amy C. Troxel, RMC
 Borough Clerk

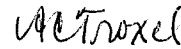
**RESOLUTION OF THE BOROUGH OF GIBBSBORO
AUTHORIZING THE MAYOR TO EXECUTE A SHARED SERVICES AGREEMENT
BY AND BETWEEN THE COUNTY OF CAMDEN AND THE BOROUGH OF
GIBBSBORO FOR PROJECT SAVE REFERRAL SERVICES**

WHEREAS, Project SAVE is a voluntary substance abuse treatment referral and intervention strategy for municipal court defendants arrested for non-violent crimes;

NOW, THEREFORE, BE IT RESOLVED by the Mayor and Council of the Borough of Gibbsboro, County of Camden, State of New Jersey, that the Mayor is hereby authorized to execute a Shared Services Agreement with Camden County for Project SAVE referral services, a for a term of three years, commencing on or about January 1, 2026.



Edward G. Campbell, III
Mayor



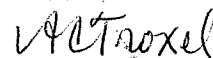
Amy C. Troxel, RMC
Borough Clerk

	AYE	NAY	ABSENT	ABSTAIN
BROWN	✓			
DETERDING	✓			
PARSINITZ	✓			
VACANCY	BOOTS			
RITZ	✓			
WERNER	✓			

Adopted: October 22, 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 October 22, 2025.

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



Amy C. Troxel, RMC
Borough Clerk

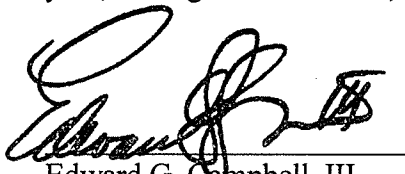
**RESOLUTION OF THE BOROUGH OF GIBBSBORO
AUTHORIZING THE AWARD OF CONTRACT (BID B-11/2024) – SECOND YEAR
OPTION BY AND BETWEEN THE COUNTY OF CAMDEN AND MORTON SALT,
INC. FOR FURNISHING AND DELIVERING OF SODIUM CHLORIDE AND
PRETREATED LIQUID ENHANCED SODIUM CHLORIDE UNDER THE CAMDEN
COUNTY COOPERATIVE PRICING SYSTEM, IDENTIFIER #57-CCCPS**

WHEREAS, Camden County adopted a resolution on September 19, 2024 awarding Bid B-11/2024 for the furnishing and delivering of sodium chloride and pretreated liquid enhanced sodium chloride under the Camden County Cooperative Pricing System, for a term of one (1) year commencing on November 30, 2024 through November 29, 2025, with a one (1) year option to renew;

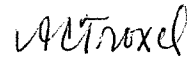
WHEREAS, Camden County has opted to renew this contract for a second year with Atlantic Salt, Inc. who was the lowest responsible bidder who complied with the specifications for Sodium Chloride (\$79.85 per ton) and Pre-Treated Liquid Enhanced Sodium Chloride (\$97.85 per ton); and

WHEREAS, this project was bid under Camden County Cooperative pricing with Camden County listed as Lead Agency; and

NOW, THEREFORE, BE IT RESOLVED by the Governing Body of the Borough of Gibbsboro, County of Camden, and State of New Jersey that a contract is awarded for a second year, ending November 29, 2026.



Edward G. Campbell, III
Mayor



Amy C. Troxel, RMC
Borough Clerk

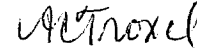
	AYE	NAY	ABSENT	ABSTAIN
BROWN	✓			
DETERDING	✓			
PARSINITZ	✓			
VACANCY	BOOTS			
RITZ	✓			
WERNER	✓			

Adopted: October 22, 2025

RESOLUTION AUTHORIZING THE AWARD OF CONTRACT (BID B-11/2024) – SECOND YEAR OPTION
BY AND BETWEEN THE COUNTY OF CAMDEN AND MORTON SALT, INC. FOR FURNISHING AND
DELIVERING OF SODIUM CHLORIDE AND PRETREATED LIQUID ENHANCED SODIUM CHLORIDE
UNDER THE CAMDEN COUNTY COOPERATIVE PRICING SYSTEM, IDENTIFIER #57-CCCP

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 October 22,
2025.

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



Amy C. Troxel, RMC
Borough Clerk

RESOLUTION

Res-Pg: 12-1

RESOLUTION AUTHORIZING AN AWARD OF CONTRACT (BID B-11/2024 – 2ND YEAR OPTION), BY AND BETWEEN THE COUNTY OF CAMDEN (DEPARTMENT OF PUBLIC WORKS) AND MORTON SALT, INC., FOR FURNISHING AND DELIVERING OF SODIUM CHLORIDE AND PRETREATED LIQUID ENHANCED SODIUM CHLORIDE, FOR VARIOUS LOCATIONS IN CAMDEN COUNTY, UNDER THE CAMDEN COUNTY COOPERATIVE PRICING SYSTEM, ID #57-CCCPS, ON AN "AS-NEEDED" BASIS

WHEREAS, by Resolution No. 10 adopted September 19, 2024, the Camden County Board of Commissioners authorized and awarded a contract to Morton Salt, Inc., 444 West Lake Street, Suite 2900, Chicago, IL 60606, for Bid B-11/2024, furnishing and delivering Sodium Chloride and Pretreated Liquid Enhanced Sodium Chloride for various locations in Camden County, under the Camden County Cooperative Pricing System # 57-CCCPS, on an "as needed" basis, at the unit price of \$79.85 per ton for Item No. 1, furnish and deliver Sodium Chloride and \$97.85 per ton for Item No. 2, furnish and deliver Pre-Treated Liquid Enhanced Sodium Chloride, for a term of one (1) year commencing November 30, 2024 through November 29, 2025; and

WHEREAS Bid B-11/2024 provided for a 2nd Year option to renew, said option to be exercised at the sole discretion of the County; and

WHEREAS it is the desire of the Board of Commissioners to exercise the 2nd Year option of Bid B-11/2025, at the unit price of \$81.35 per ton for Item No. 1, Sodium Chloride and \$99.35 per ton for Item No. 2, Pre-treated Liquid Enhanced Sodium Chloride; and

WHEREAS funding for this purpose shall be contingent upon the availability and appropriation of sufficient funds in the County's permanent 2025 budget and the County's temporary and/or permanent 2026 budgets and shall be encumbered pursuant to N.J.A.C. 5:30-5.5(b)(2) at the unit prices listed in the bid proposal and

RESOLUTION

Res-Pg: 12-2

shall not exceed the County's budgeted line item for this purpose; now, therefore,

BE IT RESOLVED by the Camden County Board of Commissioners that, contingent upon the funding as described herein, the proper County officials be and are hereby authorized to execute all documents necessary to affect the award and contract with Morton Salt, Inc., 444 West Lake Street, Suite 2900, Chicago, IL 60606, for Bid B-11/2024, 2nd year option, furnishing and delivering Sodium Chloride and Pretreated Liquid Enhanced Sodium Chloride for various locations in Camden County, under the Camden County Cooperative Pricing System # 57-CCCPS, on an "as needed" basis, at the unit price of \$81.35 per ton for Item No. 1, furnish and deliver Sodium Chloride and \$99.35 per ton for Item No. 2, furnish and deliver Pre-Treated Liquid Enhanced Sodium Chloride, for a term of one (1) year commencing November 30, 2025 through November 29, 2026; and

BE IT FURTHER RESOLVED the proper County officials of the County of Camden are hereby authorized and instructed to sign and execute all necessary contracts, purchase orders, or other legal instruments in connection therewith and to sign checks or vouchers for the payment thereof, when such materials and services have been delivered and accepted by the County of Camden; and

BE IT FURTHER RESOLVED that each participating municipality in the Cooperative is hereby authorized to enter into a contract directly with Morton Salt, Inc., 444 West Lake Street, Suite 2900, Chicago, IL 60606, for Bid B-11/2024, furnishing and delivering Sodium Chloride and Pretreated Liquid Enhanced Sodium Chloride for various locations in Camden County, under the Camden County Cooperative Pricing System # 57-CCCPS, on an "as needed" basis, at the unit price of \$81.35 per ton for Item No. 1, furnish and deliver Sodium Chloride and \$99.35 per

RESOLUTION

Res-Pg: 12-3

ton for Item No. 2, furnish and deliver Pre-Treated Liquid Enhanced Sodium Chloride, for a term of one (1) year commencing on November 30, 2025, through November 29, 2026, pursuant to the terms and conditions of Bid B-11/2024, 2nd year option, after award by its governing body in accordance with applicable law.

LJP:hs

BC-9631

Z:\Files-Bids\2025 Meetings\Sept\Resol. Auth. Bid B-11/2024 2nd Yr Option,
Purch of Sodium Chloride & Pre-treated Liquid, Etc
Morton Salt, Inc. - Auth. 9-18-25

Introduced on: September 18, 2025
Adopted on:
Official Resolution#:

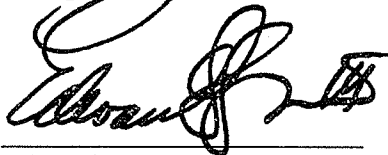
**RESOLUTION OF THE BOROUGH OF GIBBSBORO
AUTHORIZING THE AWARD OF CONTRACT (BID A-39/2025) BY AND BETWEEN
THE COUNTY OF CAMDEN AND DEER CARCASS REMOVAL SERVICE, LLC, FOR
THE PROVISION OF DEER CARCASS REMOVAL SERVICES UNDER THE
CAMDEN COUNTY COOPERATIVE PRICING SYSTEM, IDENTIFIER #57-CCCPS,
ON AS AS-NEEDED BASIS**

WHEREAS, the Camden County Board of Commissioners approved and awarded a contract to Deer Carcass Removal Services, LLC for deer carcass removal services under the Camden County Cooperative Pricing System, on an as-needed basis for the term commencing on or about October 1, 2025 through September 30, 2026;

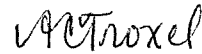
WHEREAS, the contract awarded was for a term of one year with a second- and third-year option;

WHEREAS, it is the desire of the Camden County Board of Commissioners to exercise the third-year option of Bid A-39/2025, at the rate of \$65.00 per carcass removal (1st year), \$67.00 per carcass removal (2nd year), and \$69.00 per carcass removal (3rd year);

NOW, THEREFORE, BE IT RESOLVED by the Governing Body of the Borough of Gibbsboro, County of Camden, and State of New Jersey that said contract is from October 1, 2025 to September 30, 2026.



Edward G. Campbell, III
Mayor



Amy C. Troxel, RMC
Borough Clerk

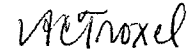
	AYE	NAY	ABSENT	ABSTAIN
BROWN	✓			
DETERDING	✓			
PARSINITZ	✓			
VACANCY	BOOTS			
RITZ	✓			
WERNER	✓			

Adopted: October 22, 2025

RESOLUTION AUTHORIZING THE AWARD OF CONTRACT (BID A-39/2025) BY AND BETWEEN THE
COUNTY OF CAMDEN AND DEER CARCASS REMOVAL SERVICE, LLC, FOR THE PROVISION OF
DEER CARCASS REMOVAL SERVICES UNDER THE CAMDEN COUNTY COOPERATIVE PRICING
SYSTEM, IDENTIFIER #57-CCCPS, ON AS AS-NEEDED BASIS

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 October 22,
2025.

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



Amy C. Troxel, RMC
Borough Clerk

RESOLUTION

Res-Pg: 11-1

RESOLUTION AUTHORIZING AN AWARD OF CONTRACT (BID A-39/2025), BY AND BETWEEN THE COUNTY OF CAMDEN (DEPARTMENT OF PUBLIC WORKS) AND DEER CARCASS REMOVAL SERVICE, LLC, FOR THE PROVISION OF DEER CARCASS REMOVAL SERVICES, FOR THE COUNTY OF CAMDEN AND PARTICIPATING MUNICIPALITIES UNDER THE CAMDEN COUNTY COOPERATIVE PRICING SYSTEM, ID #57 CCCPS, ON AN "AS-NEEDED" BASIS

WHEREAS, the County of Camden, as the Lead Agency for the Camden County Cooperative Pricing System, System Identifier # 57-CCCPS (Cooperative), received and opened bids at its Division of Purchasing on August 26, 2025, at 11:00 A.M., Prevailing Time, for Bid A-39/2025, Deer Carcass Removal Services for the County of Camden and Participating Municipalities under the Camden County Cooperative Pricing System, System Identifier # 57-CCCPS, the receipt of which bids were duly advertised in accordance with law; and

Bids were received from the following:

Deer Carcass Removal Service, LLC	-	\$ 65.00 per Carcass;
A Wildlife Pro, LLC	-	\$573.00 per Carcass;

and

WHEREAS Deer Carcass Removal Service, LLC, the lowest responsible bidder, complied with the specifications and bid the sum of \$65.00 per carcass removal and sanitary disposal for both the County and participating municipalities in the Cooperative with a second year option at a cost of 67.00 per carcass removal and a third year option at a cost of \$69.00 per carcass removal for both the County and participating municipalities in the Cooperative, said options to be exercised at the sole discretion of the County; and

WHEREAS it is the desire of the Camden County Board of Commissioners to award a contract to the lowest responsible bidder on behalf of the County of

RESOLUTION

Res-Pg: 11-2

Camden and participating municipalities in the Cooperative for a term of one year commencing on or about October 1, 2025 through September 30, 2026; and

WHEREAS funding for this purpose is contingent upon the availability and appropriation of sufficient funds for this purpose in the County's 2025 permanent budget and 2026 temporary and/or permanent budgets and shall be encumbered as the supplies/services are required at the unit cost for said services as authorized pursuant to N.J.A.C. 5:30-5.5(b)(2) and said services in the aggregate may not exceed any department's maximum line-item budget for this purpose; and

WHEREAS each participating municipality in the Cooperative is hereby authorized to enter into a contract directly with Deer Carcass Removal Service, LLC, pursuant to the terms and conditions of this bid, Bid A-39/2025, after award by its governing body in accordance with applicable law; now, therefore,

BE IT RESOLVED by the Camden County Board of Commissioners that, contingent upon the funding as described herein, the aforementioned Bid A-39/2025, Deer Carcass Removal Services for the County of Camden and Participating Municipalities under the Camden County Cooperative Pricing System, System Identifier # 57-CCCPS, be and is hereby awarded to Deer Carcass Removal Service LLC, P.O. Box 328, Cream Ridge, New Jersey 08514, on an as-needed basis for a term of one (1) year commencing on or about October 1, 2025 through September 30, 2026 at a cost of \$65.00 per deer carcass removal be and the same is hereby approved and awarded; and

BE IT FURTHER RESOLVED each participating municipality in the Cooperative is hereby authorized to enter a contract directly with Deer Carcass Removal Service LLC pursuant to the terms and conditions of Bid A-39/2025, after

RESOLUTION

Res-Pg: 11-3

award by its governing body in accordance with applicable law; and

BE IT FURTHER RESOLVED that the second- and third-year options to renew contained in Bid A-39/2025, at the rates listed in their proposal dated August 21, 2025, shall be exercised at the sole discretion of the County; and

BE IT FURTHER RESOLVED that the proper County officials be and are hereby authorized and instructed to sign and execute all necessary purchase orders or other legal instruments in connection therewith and to sign checks or vouchers for the payment thereof, when such materials and services have been delivered and accepted by the County of Camden.

LJP:amf

BC-9766

Z:\Files-Bids\2025 Meetings\Sept\Resol. Auth. Bid A-39/2025,
Deer Carcass Removal Services – Deer Carcass Removal Service LLC
Auth. 9-18-25

Introduced on: September 18, 2025
Adopted on:
Official Resolution#:

2025-10-154

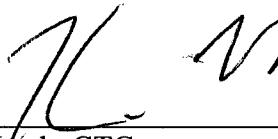
**RESOLUTION OF THE BOROUGH OF GIBBSBORO
AUTHORIZING REFUND OF OVER PAYMENT DUE TO A 2025 100% DISABLED
VETERAN EXEMPTION FOR THE PREMISES BLOCK 115, LOT 4, ALSO KNOWN
AS 72 WINDING WAY, GIBBSBORO, NEW JERSEY**

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.

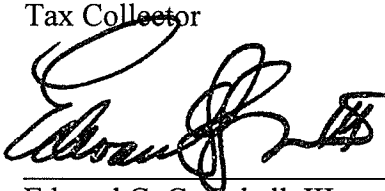
<u>Block</u>	<u>Lot</u>	<u>Owner</u>	<u>Refund</u>
115	4	TORRES, RONALD	\$2790.57

Send refund to:
SURETY TITLE COMPANY, LLC
1555 ZION RD
NORTHFIELD, NJ 08225

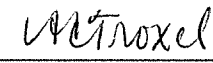
Approved for Accuracy:



Kevin Hatch, CTC
Tax Collector



Edward G. Campbell, III
Mayor



Amy C. Troxel, RMC
Borough Clerk

	AYE	NAY	ABSENT	ABSTAIN
BROWN	✓			
DETERDING	✓			
PARSINITZ	✓			
VACANCY	BOOTS			
RITZ	✓			
WERNER	✓			

Adopted: October 22, 2025

RESOLUTION AUTHORIZING REFUND OF OVER PAYMENT DUE TO A 2025 100% DISABLED
VETERAN EXEMPTION FOR THE PREMISES BLOCK 115, LOT 4, ALSO KNOWN AS 72 WINDING WAY,
GIBBSBORO, NEW JERSEY

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 October 22,
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 THE PLANNING BOARD MAKE RECOMMENDATIONS
REGARDING TREE PROTECTION**

WHEREAS, N.J.S.A. 40:55D-25 Powers of the Planning Board permits the Governing Body to utilize the advisory duties of the Board to receive recommendations for modifications to the Borough's Land Use Ordinances; and

WHEREAS, during the course of 2025 the Borough Environmental Commission conducted a comprehensive survey of existing large trees within Gibbsboro and created a catalog of exceptional examples of rare, large, or old trees that may merit protection or penalties when damaged or removed for development; and

WHEREAS, it is the best interest of the Borough of Gibbsboro and the goal of good planning to implement a tree management program to sustain and enhance our community forest resource as noted in that survey which provide our residents with many environmental and aesthetic benefits; and

WHEREAS, some municipalities have developed tree management programs that impose fees or replacement requirements on developers that remove large numbers of trees, especially large trees; and

WHEREAS, the Borough Council believes that periodic reviews of such matters represent good land use practices.

NOW THEREFORE BE IT RESOLVED by the Mayor and Borough Council of the Borough of Gibbsboro that the Planning Board, in consultation with the Gibbsboro Environmental Commission, is requested to review the following topics and to make recommendations to the Borough Council on the same and any other matters of relevance:

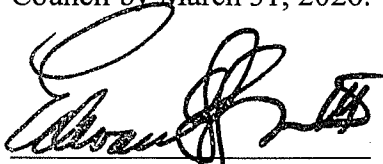
Protection of Exceptional Trees – Establish a process to recognize the inventory prepared by the Environmental Commission, provide legislation to best preserve such trees, and a process regarding progressive fees for the removal of large numbers of trees or exceptional trees included in the tree inventory.

Increased Fees for Removal of Large Numbers of Trees – Make recommendations for the establishment of fees for the removal of exceptional trees included in the tree inventory and as well as large volumes of trees proposed for removal from lots under development.

Use of Tree Permit Fees – Make recommendations for the establishment of a fund representing fees collected from tree removal permit applications and their use including, but not limited to, the removal of diseased and dying trees on public property or rights-of-way and for the planting of replacement trees.

RESOLUTION REQUESTING THE PLANNING BOARD MAKE RECOMMENDATIONS REGARDING TREE
PROTECTION

FURTHERMORE, it is requested that the Planning Board file its initial report with the Borough Council by March 31, 2026.



Edward G. Campbell, III
Mayor



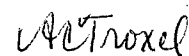
Amy C. Troxel, RMC
Borough Clerk

	AYE	NAY	ABSENT	ABSTAIN
BROWN	✓			
DETERDING	✓			
PARSINITZ	✓			
VACANCY	BOOTS			
RITZ	✓			
WERNER	✓			

Adopted: October 22, 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 October 22, 2025.

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

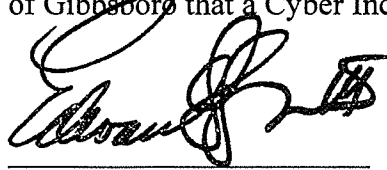


Amy C. Troxel, RMC
Borough Clerk

2025-10-156

**RESOLUTION OF THE BOROUGH OF GIBBSBORO
ADOPTING A CYBER INCIDENT RESPONSE PLAN**

NOW THEREFORE BE IT RESOLVED by the Mayor and Borough Council of the Borough of Gibbsboro that a Cyber Incident Response Plan, Version 1.0, is hereby adopted.



Edward G. Campbell, III
Mayor



Amy C. Troxel, RMC
Borough Clerk

	AYE	NAY	ABSENT	ABSTAIN
BROWN	✓			
DETERDING	✓			
PARSINITZ	✓			
VACANCY	BOOTS			
RITZ	✓			
WERNER	✓			

Adopted: October 22, 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 October 22, 2025.

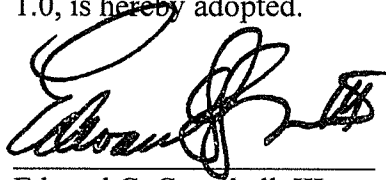
IN WITNESS THEREOF, I have hereunto set my hand and affixed the seal of this Borough.



Amy C. Troxel, RMC
Borough Clerk

**RESOLUTION OF THE BOROUGH OF GIBBSBORO
ADOPTING A POLICY REGARDING USE OF MUNICIPAL TECHNOLOGY AND
COMPUTER ASSETS**

NOW THEREFORE BE IT RESOLVED by the Mayor and Borough Council of the Borough of Gibbsboro that a Policy Regarding Use of Municipal Technology and Computer Assets, Version 1.0, is hereby adopted.



Edward G. Campbell, III
Mayor



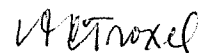
Amy C. Troxel, RMC
Borough Clerk

	AYE	NAY	ABSENT	ABSTAIN
BROWN	✓			
DETERDING	✓			
PARSINITZ	✓			
VACANCY	BOOTS			
RITZ	✓			
WERNER	✓			

Adopted: October 22, 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 October 22, 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
ENDORISING PROPOSED LEGISLATION S1948/A1872,
REQUIRING COMPREHENSIVE FINANCIAL TRANSPARENCY FROM NURSING
HOME OPERATORS**

WHEREAS, Senate Bill No. 1948/Assembly Bill No. A1872 would strengthen the reporting requirements for nursing homes concerning financial disclosures and ownership structure; and

WHEREAS, the State of New Jersey allocates over \$2 billion taxpayer dollars to nursing homes each year; and

WHEREAS, analyses commissioned by AARP New Jersey and conducted by Full Financials, LLC revealed that between 2021 to 2023, New Jersey nursing homeowners transferred nearly \$2 billion to related parties – companies they own – including \$285 million in overpayments, amounts paid beyond the price of comparable services, facilities, or supplies that could be purchased elsewhere; and

WHEREAS, in 2023, 82% of New Jersey nursing homes reported related-party payments exceeding \$716 million, with \$82 million of excess allowable costs, raising serious concerns about the diversion of taxpayer dollars from resident care to private profit; and

WHEREAS, under current financial reporting requirements, New Jersey nursing homes do not provide sufficient transparency to determine how funds paid and used to related parties, nor do they ensure that these costs are reasonable and prudent; and

WHEREAS, the use of complex ownership structures, including private equity firms and single-purpose corporations, has enabled nursing home operators to obscure financial realities, underreport profits, and avoid accountability for substandard care; and

WHEREAS, multiple investigations and reports – including those by the New Jersey Office of the State Comptroller, the New Jersey Task Force on Long-Term Care Quality and Safety, and the Independent Review of New Jersey’s COVID-19 Response – have called for stronger mechanisms to regulate and monitor nursing home ownership and financial practices; and

WHEREAS, poor quality care remains a persistent issue in New Jersey nursing homes, with the Office of Inspector General (OIG) finding 363 deficiencies in just 20 low-performing facilities during a 2022 audit, including violations related to infection control and emergency preparedness; and

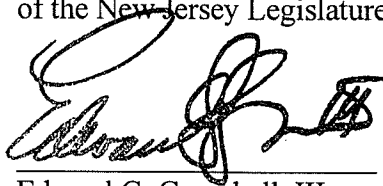
WHEREAS, the proposed legislation S1948/A1872 would require nursing homes to submit audited, consolidated financial statements, including related party transactions, reviewed by an independent CPA, thereby ensuring accuracy and accountability in the use of public funds; and

WHEREAS, such transparency would enable the State to better assess the sufficiency of reimbursement rates, ensure taxpayer dollars are directed toward resident care, and restore public trust in the long-term care system;

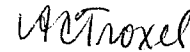
RESOLUTION ENDORSING PROPOSED LEGISLATION S1948/A1872,
REQUIRING COMPREHENSIVE FINANCIAL TRANSPARENCY FROM NURSING HOME OPERATORS

NOW, THEREFORE, BE IT RESOLVED, that the Mayor and Council of the Borough of Gibbsboro strongly urge the New Jersey State Legislature to pass S1948/A1872 to require comprehensive financial transparency from nursing home operators, including full disclosure of related party transactions and independent audits;

BE IT FURTHER RESOLVED that copies of this resolution be forwarded to the Governor of New Jersey, the President of the New Jersey Senate, the Speaker of the General Assembly, and all members of the New Jersey Legislature representing the Borough of Gibbsboro.



Edward G. Campbell, III
Mayor




Amy C. Troxel, RMC
Borough Clerk

	AYE	NAY	ABSENT	ABSTAIN
BROWN	✓			
DETERDING	✓			
PARSINITZ	✓			
VACANCY	BOOTS			
RITZ	✓			
WERNER	✓			

Adopted: October 22, 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 October 22, 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
CREATING AND IMPLEMENTING A LONG-RANGE PLAN TO ADDRESS STORM
DRAINAGE ISSUES**

WHEREAS, The Governing Body declares that it is in the best interests of the community to address drainage problems in a comprehensive and orderly fashion that aligns with N.J.S.A 59:1.1, et seq., and

WHEREAS, New Jersey Statute Section 59:1-1, et seq., provides limitations on liability for public entities for conditions of public property where the public entity exercises appropriate discretion in the allocation of funds of public improvements. The limitation of liability is commonly known as “scarce resource immunity,” and

WHEREAS, The Legislature in N.J.S.A. 59: 1-2 quoted Chief Justice Joseph Weintraub by declaring that:

“The Legislature recognizes the inherently unfair and inequitable results which occur in the strict application of traditional doctrine of sovereign immunity. On the other hand, the Legislature recognizes that while a private entrepreneur may readily be held liable for negligence within the chosen ambit of his activity, the area within which government has the power to act for the public good is almost without limit and therefore government should not have the duty to do everything that might be done.

WHEREAS, N.J.S.A. 59:2-3 (c) provides:

“A public entity is not liable for the exercise of discretion in determining whether to seek or whether to provide the resources necessary for the purchase of equipment, the construction or maintenance of facilities, the hiring of personnel, and in general, the provision of adequate services;”

WHEREAS, N.J.S.A. 59:2-3 (d) provides:

“A public entity is not liable for the exercise of discretion when, in the fact of competing demands, it determines whether or not to utilize or apply existing resources, including those allocated for equipment, facilities and personnel unless a court concludes that the determination of the public entity was palpably unreasonable;” and

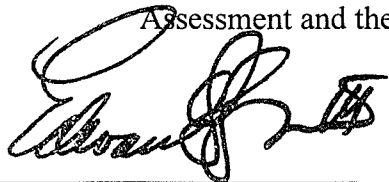
WHEREAS, this resolution is narrowly limited to outlining the application of scarce resources for the purpose of addressing the overall health, safety, and welfare of the general community; and

WHEREAS, The Governing Body hereby determines that the appropriate way to continue to address this wide-ranging community wide issue is as follows.

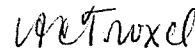
NOW THEREFORE BE IT RESOLVED, by the Mayor and Council of the Borough of Gibbsboro, County of Camden, State of New Jersey as follows:

The Governing Body shall direct the Engineer to prepare a Watershed Assessment by developing an electronic infrastructure map that delineates the location of the stormwater features that are owned or operated by the municipality including easements and features owned by others in the community.

1. The Governing Body shall direct the Engineer to prepare a Watershed Improvement Plan Report including:
 - a. A summary of proposed flood prevention improvement projects, both public and private.
 - b. The proposed implementation schedule.
 - c. Costs, broken down by project and year.
 - d. Funding opportunities.
2. Each year, as part of the annual budget process, the Governing Body may include in the long-term capital plan sufficient funds to implement this Watershed Improvement Plan over a reasonable period considering other demands on municipal scarce resources.
3. Each year, as part of the annual budget process, the Governing Body may include current year operating budget and capital budget sufficient funds to implement this Watershed Improvement Plan over a reasonable period considering other demands on municipal scarce resources.
4. Each year, if limited resources require allocation as part of the annual process, the Governing Body, may identify the work that can be completed and the work that cannot be completed or addressed.
5. Failure to appropriate funds or failure to spend an appropriation shall be deemed as exercise of governmental discretion in the face of competing demands.
6. Every two years, the Governing Body may direct the Engineer to update the Watershed Assessment and the Watershed Improvement Plan as appropriate.



Edward G. Campbell, III
Mayor



Amy C. Troxel, RMC
Borough Clerk

2025-10-159

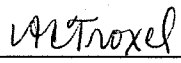
RESOLUTION CREATING AND IMPLEMENTING A LONG-RANGE PLAN TO ADDRESS STORM
DRAINAGE ISSUES

	AYE	NAY	ABSENT	ABSTAIN
BROWN	✓			
DETERDING	✓			
PARSINITZ	✓			
VACANCY	BOOTS			
RITZ	✓			
WERNER	✓			

Adopted: October 22, 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 October 22, 2025.

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



Amy C. Troxel, RMC
Borough Clerk

2025-10-160

**RESOLUTION OF THE BOROUGH OF GIBBSBORO
AUTHORIZING BOND REDUCTION FOR OFF-SITE BONDABLE IMPROVEMENTS
(PHASE I) TO 2G SILVER LAKE, LLC**

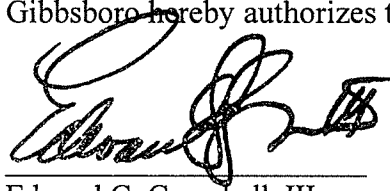
WHEREAS, a Performance Surety is required for Off-Site Bondable Improvements at Silver Lake Townhomes, Phase I (Clementon Rd, Haddon Avenue, Troth Avenue (vacated), Block 7.04, Lots 16.01, 16.05, 16.06 and 16.08; and

WHEREAS, 2G Silver Lake, LLC, Applicant has posted a bond in the amount of \$961,020.00 as a performance surety; and

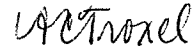
WHEREAS, a portion of the work has been satisfactorily completed; and

WHEREAS, it is necessary to reduce the performance surety from \$961,020.00 to \$621,984.00.

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	✓			
VACANCY	BOOTS			
RITZ	✓			
WERNER	✓			

Adopted: October 22, 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 October 22, 2025.

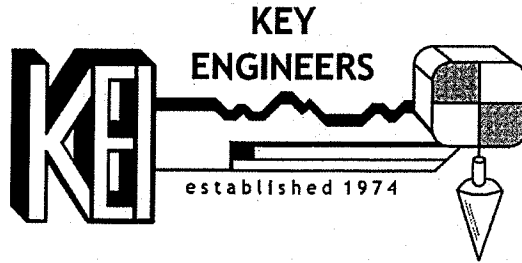
IN WITNESS THEREOF, I have hereunto set my hand and affixed the seal of this Borough.



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~

October 22, 2025

*Sent via Email

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

ATTN: Honorable Mayor and Council

RE: BOND REDUCTION

Silver Lake Townhomes, Phase 1
Borough of Gibbsboro, Camden County,
New Jersey (KEI #24-369GB)

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.

Please be advised that all of the Storm Drainage Improvements have been satisfactorily completed, in reference to the above noted project. The Performance Bond related to the Storm Drainage Improvements may be released contingent upon all outstanding invoices from Key Engineers, Inc are paid in full, and the posting of the Storm Drainage Improvements maintenance bond in the amount of \$65,333.70.

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,

A handwritten signature in black ink, appearing to read 'Shawn M. Seroka'.

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 - Gibbsboro\369 - Brandywine Townhouse Redevelopment Silver Lake Dam & MultiPur Path\Docs\Bond estimates\Phase 1\Reductions\Ph 1 Bond Reduction and Release Ltr.docx

ENGINEER'S ESTIMATE OF QUANTITIES AND COST
Bondable Publicly Dedicated Improvements within the Right-of-Way (R.O.W.)

PROJECT NAME: Silver Lake Townhomes - Phase 1 Bondable Improvements				Date: October 22, 2025		
Municipality/County: Gibbsboro/Camden County				Bond Reduction No. 1		
Job No.: 24-369GB						
Prepared By: SS						
Checked By:						
Gibbsboro Clementon Road/ Haddon Avenue						
ITEM NO.	DESCRIPTION	UNIT	ORIGINAL QTY	QTY REMAINING AS OF 10/22/25	PRICE	AMOUNT
Paving:						
1	Hot Mix Asphalt, 9.5M64, Surface Course, 2" Th.	SY	1,080	0	\$ 20.00	\$ -
2	Hot Mix Asphalt, 19M64, Base Course, 6" Th.	SY	1,080	0	\$ 25.00	\$ -
3	Dense Graded Aggregate, 6" Th.	SY	1,080	0	\$ 25.00	\$ -
4	Excavation Unclassified	CY	420	0	\$ 30.00	\$ -
5	Sawcut	LF	1,088	0	\$ 5.00	\$ -
6	Tack Coat	Gals.	108	0	\$ 5.00	\$ -
Subtotal: Paving =					\$	-
Concrete:						
7	6"x8"x18" Concrete Curb	LF	185	0	\$ 50.00	\$ -
8	8"x9"x18" Concrete Curb	LF	950	0	\$ 50.00	\$ -
9	Concrete Sidewalk, 4" Thick	SY	148	148	\$ 50.00	\$ 7,400.00
10	8' Wide Concrete Walkway (Streetscape)	SY	748	748	\$ 85.00	\$ 63,580.00
11	Ramp Delineation	UN	8	6	\$ 40.00	\$ 240.00
Subtotal: Concrete =					\$	71,220.00
Storm Drainage:						
12	Manhole	Each	1	0	\$ 5,000.00	\$ -
13	Type 'B' Inlet	Each	4	0	\$ 5,000.00	\$ -
14	Type 'B' Inlet, Double	Each	1	0	\$ 10,000.00	\$ -
15	Type 'E' Inlet, Double	Each	1	0	\$ 7,500.00	\$ -
16	15" R.C.P.	LF	72	0	\$ 90.00	\$ -
17	24" R.C.P.	LF	103	0	\$ 100.00	\$ -
18	30" R.C.P.	LF	239	0	\$ 130.00	\$ -
Subtotal: Storm Drainage =					\$	-
Sanitary Sewer:						
19	Manhole, 4' Diameter	Each	1	0	\$ 5,000.00	\$ -
20	8" P.V.C.	LF	316	0	\$ 85.00	\$ -
21	Tie Into Existing Manhole	LS	1	0	\$ 750.00	\$ -
Subtotal: Sanitary Sewer =					\$	-

ENGINEER'S ESTIMATE OF QUANTITIES AND COST
Bondable Publicly Dedicated Improvements within the Right-of-Way (R.O.W.)

ITEM NO.	DESCRIPTION	UNIT	ORIGINAL QTY	QTY REMAINING AS OF 10/22/25	PRICE	AMOUNT
Striping and Signage:						
22	Traffic Control Signs	UN	9	9	\$ 500.00	\$ 4,500.00
23	Decorative Street Signs	UN	2	2	\$ 5,000.00	\$ 10,000.00
24	ADA Signs (w/ Bollard) and Painted ADA symbol	UN	1	1	\$ 500.00	\$ 500.00
25	4" Wide Parking Lot Stripe	LF	182	90	\$ 5.00	\$ 450.00
26	4" Wide Shoulder Stripe	LF	880	0	\$ 5.00	\$ -
27	4" Wide Double Solid Yellow Stripe	LF	20	0	\$ 10.00	\$ -
28	Crosswalk Striping	UN	4	0	\$ 500.00	\$ -
Subtotal: Striping/Signage=						\$ 15,450.00
Miscellaneous:						
29	Ornamental Light Fixture (Street Light Fixture)	UN	12	12	\$ 10,000.00	\$ 120,000.00
30	Borough Streetscape Wall and Fence (Combination)	LF	930	930	\$ 300.00	\$ 279,000.00
31	Borough Bike Rack	Each	1	1	\$ 2,000.00	\$ 2,000.00
32	Borough Bench	Each	2	2	\$ 2,500.00	\$ 5,000.00
Subtotal: Miscellaneous =						\$ 406,000.00
York Avenue Vacation						
Miscellaneous:						
33	6"x8"x18" Concrete Curb	LF	60	30	\$ 50.00	\$ 1,500.00
34	Concrete Apron, 6" Thick	SY	30	30	\$ 75.00	\$ 2,250.00
35	8' Wide Concrete Walkway (Streetscape)	SY	140	140	\$ 85.00	\$ 11,900.00
36	Landscaping	LS	1	1	\$ 5,000.00	\$ 5,000.00
37	Pavement Markings	LS	1	1	\$ 5,000.00	\$ 5,000.00
Subtotal : York Avenue Vacation=						\$ 25,650.00
SUBTOTAL =						\$ 518,320.00
Plus 10% Contingencies =						\$ 51,832.00
Plus 10% Inflation =						\$ 51,832.00
TOTAL =						\$ 621,984.00
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.						

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ENGINEER'S ESTIMATE OF QUANTITIES AND COST
Bondable Storm Drainage Improvements

PROJECT NAME: Silver Lake Townhomes - Phase I						
Municipality/County: Gibbsboro/Camden County					Date: October 22, 2025	
Job No.: 24-369GB					Bond Reduction No. 1 - Final	
Prepared By: SS						
Checked By:						
	<u>DESCRIPTION</u>	<u>UNIT</u>	<u>ORIGINAL QTY</u>	<u>QTY REMAINING AS OF 10/22/25</u>	<u>PRICE</u>	<u>AMOUNT REMAINING</u>
<u>Stormwater Management:</u>						
	1 18" RCP	LF	29	0	\$ 95.00	\$ -
	2 19"x 30" RCP	LF	122	0	\$ 130.00	\$ -
	3 6" CPP (Perforated)	LF	232	0	\$ 50.00	\$ -
	4 6" Storm Cleanout	UN	5	0	\$ 1,500.00	\$ -
	5 Stormwater Outlet Structure	UN	2	0	\$ 7,500.00	\$ -
	6 Preformed Scourhole	UN	2	0	\$ 2,500.00	\$ -
	7 Concrete Headwall 15" (Straight Wall)	UN	1	0	\$ 2,500.00	\$ -
	8 Concrete Headwall 24" (Straight Wall)	UN	1	0	\$ 3,500.00	\$ -
	9 Basin #1 Excavation	CY	2,225	0	\$ 10.00	\$ -
	10 Basin #1 Block Retaining Wall w/ Fencing	SF	4,200	0	\$ 35.00	\$ -
	11 Subsurface Storm Tank Module Detention Basin #2	UN	1	0	\$ 100,000.00	\$ -
	12 Manufactured Stormwater Treatment Device	UN	1	0	\$ 30,000.00	\$ -
	SUBTOTAL =					\$ -
	Plus 10% Contingencies =					\$ -
	Plus 10% Inflation =					\$ -
	TOTAL =					\$ -
This cost estimate has been prepare 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.						
Q:\projects\24 - Gibbsboro\369 - Brandywine Townhouse Redevelopment\Silver Lake Dam & Mill\Par Path\Docs\Bond estimates\Phase 1\Reductions\Storm Drainage Bond Reduction.xls\Eng's Est-Pg1						

**RESOLUTION OF THE BOROUGH OF GIBBSBORO
PROVIDING LOCAL SUPPORT AND CONFIRMING THE APPROPRIATENESS AND
SUITABILITY OF A CANNABIS BUSINESS –
DEMETER’S BOTANICAL GARDEN LLC**

WHEREAS, operators of a proposed cannabis business are required to demonstrate local support for the suitability and appropriateness of its business location from a municipality pursuant to N.J.A.C. 17:30-5.1(g) and/or pursuant to the provisions of N.J.S.A. 24:6I-7.2(4); and

WHEREAS, pursuant to the provisions of N.J.S.A. 17:30-5.1, the Borough of Gibbsboro has adopted Ordinances 2021-07, 2021-08, 2021-09, 2021-10, 2023-07, 2024-7, 2025-03 and 2025-12 to license, regulate, and tax cannabis businesses in designated zoning districts; and

WHEREAS, the applicant, DEMETER’S BOTANICAL GARDEN LLC (the “License-Applicant”), has sought such a letter of support to apply for and/or renew state licenses to operate a cannabis business engaged as cannabis cultivator (Class 1 license), cannabis manufacturer (Class 2 license), and cannabis delivery (Class 6 license) at 8 Democrat Way, Gibbsboro, NJ 08026, located in the M-1 Zoning District; and

WHEREAS, the Borough has reviewed and considered the request of the License-Applicant to conduct the cannabis business at the location described above; and

WHEREAS, the Borough has determined that it has authorized the type of cannabis business license(s) being sought by the License-Applicant to operate within its jurisdiction; and

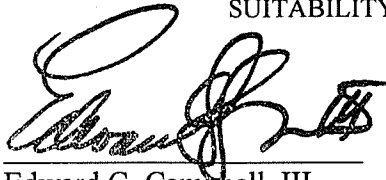
WHEREAS, to the extent the Borough has imposed a limit on the number of licensed cannabis businesses within its jurisdiction, the issuance of a license to the License-Applicant by the Cannabis Regulatory Commission would not exceed that limit as of the date of this Resolution; and

WHEREAS, the Borough has determined that the proposed location is suitable and appropriate for the proposed activity related to the operations of the proposed cannabis business to be conducted by the License-Applicant provided the applicant seek and receive site plan approval and any required variances and waivers from the Gibbsboro Planning and Zoning Board.

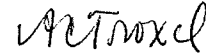
NOW, THEREFORE, BE IT RESOLVED, that the Mayor and Borough Council of the Borough of Gibbsboro, County of Camden and State of New Jersey hereby authorizes the issuance of this resolution of local support for DEMETER’S BOTANICAL GARDEN LLC and purpose described herein.

BE IT FURTHER RESOLVED, that certified copies of this Resolution are to be forwarded to the Gibbsboro Planning Board, the New Jersey Cannabis Regulatory Commission, and DEMETER’S BOTANICAL GARDEN LLC.

REQUESTING PROVIDING LOCAL SUPPORT AND CONFIRMING THE APPROPRIATENESS AND
SUITABILITY OF A CANNABIS BUSINESS – DEMETER'S BOTANICAL GARDEN LLC



Edward G. Campbell, III
Mayor



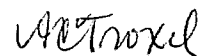
Amy C. Troxel, RMC
Borough Clerk

	AYE	NAY	ABSENT	ABSTAIN
BROWN				✓
DETERDING	✓			
PARSINITZ	✓			
VACANCY	BOOTS			
RITZ	✓			
WERNER	✓			

Adopted: October 22, 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 October 22, 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
PROVIDING LOCAL SUPPORT AND CONFIRMING THE APPROPRIATENESS AND
SUITABILITY OF A CANNABIS BUSINESS –
INF CANNA HOLDINGS LLC**

WHEREAS, operators of a proposed cannabis business are required to demonstrate local support for the suitability and appropriateness of its business location from a municipality pursuant to N.J.A.C. 17:30-5.1(g) and/or pursuant to the provisions of N.J.S.A. 24:6I-7.2(4); and

WHEREAS, pursuant to the provisions of N.J.S.A. 17:30-5.1, the Borough of Gibbsboro has adopted Ordinances 2021-07, 2021-08, 2021-09, 2021-10, 2023-07, 2024-7, 2025-03 and 2025-12 to license, regulate, and tax cannabis businesses in designated zoning districts; and

WHEREAS, the applicant, INF CANNA HOLDINGS LLC (the “License-Applicant”), has sought such a letter of support to apply for and/or renew state licenses to operate a cannabis business engaged as a cannabis wholesaler (Class 3 license) at 8 Democrat Way, Gibbsboro, NJ 08026, located in the M-1 Zoning District; and

WHEREAS, the Borough has reviewed and considered the request of the License-Applicant to conduct the cannabis business at the location described above; and

WHEREAS, the Borough has determined that it has authorized the type of cannabis business license(s) being sought by the License-Applicant to operate within its jurisdiction; and

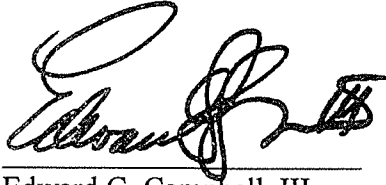
WHEREAS, to the extent the Borough has imposed a limit on the number of licensed cannabis businesses within its jurisdiction, the issuance of a license to the License-Applicant by the Cannabis Regulatory Commission would not exceed that limit as of the date of this Resolution; and

WHEREAS, the Borough has determined that the proposed location is suitable and appropriate for the proposed activity related to the operations of the proposed cannabis business to be conducted by the License-Applicant provided the applicant seek and receive site plan approval and any required variances and waivers from the Gibbsboro Planning and Zoning Board.

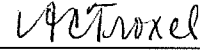
NOW, THEREFORE, BE IT RESOLVED, that the Mayor and Borough Council of the Borough of Gibbsboro, County of Camden and State of New Jersey hereby authorizes the issuance of this resolution of local support for INF CANNA HOLDINGS LLC and purpose described herein.

BE IT FURTHER RESOLVED, that certified copies of this Resolution are to be forwarded to the Gibbsboro Planning Board, the New Jersey Cannabis Regulatory Commission, and INF CANNA HOLDINGS LLC .

REQUESTING PROVIDING LOCAL SUPPORT AND CONFIRMING THE APPROPRIATENESS AND
SUITABILITY OF A CANNABIS BUSINESS – INF CANNA HOLDINGS LLC



Edward G. Campbell, III
Mayor



Amy C. Troxel, RMC
Borough Clerk

	AYE	NAY	ABSENT	ABSTAIN
BROWN				✓
DETERDING	✓			
PARSINITZ	✓			
VACANCY	BOOTS			
RITZ	✓			
WERNER	✓			

Adopted: October 22, 2025

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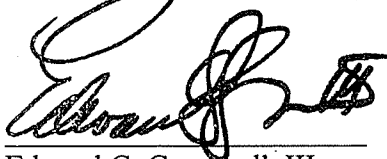
IN WITNESS THEREOF, I have hereunto set my hand and affixed the seal of this Borough.



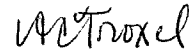
Amy C. Troxel, RMC
Borough Clerk

**RESOLUTION OF THE BOROUGH OF GIBBSBORO
ACCEPTING THE 2025 BEST PRACTICES INVENTORY**

BE IT RESOLVED by the Mayor and Borough Council of the Borough of Gibbsboro, County of Camden, State of New Jersey that the questionnaire for the 2025 Best Practices Inventory is accepted.



Edward G. Campbell, III
Mayor



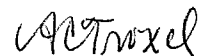
Amy C. Troxel, RMC
Borough Clerk

	AYE	NAY	ABSENT	ABSTAIN
BROWN	✓			
DETERDING	✓			
PARSINITZ	✓			
VACANCY	BOOTS			
RITZ	✓			
WERNER	✓			

Adopted: October 22, 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
AFFIRMING THE BOROUGH OF GIBBSBORO'S CIVIL RIGHTS POLICY WITH
RESPECT TO ALL OFFICIALS, APPOINTEES, EMPLOYEES, PROSPECTIVE
EMPLOYEES, VOLUNTEERS, INDEPENDENT CONTRACTORS, AND MEMBERS
OF THE PUBLIC THAT COME INTO CONTACT WITH MUNICIPAL EMPLOYEES,
OFFICIALS AND VOLUNTEERS**

WHEREAS, it is the policy of the Borough of Gibbsboro to treat the public, employees, prospective employees, appointees, volunteers and contractors in a manner consistent with all applicable civil rights laws and regulations including, but not limited to the Federal Civil Rights Act of 1964 as subsequently amended, the New Jersey Law against Discrimination, the Americans with Disabilities Act and the Conscientious Employee Protection Act, and

WHEREAS, the Governing Body of the Borough of Gibbsboro has determined that certain procedures need to be established to accomplish this policy.

NOW, THEREFORE BE IT ADOPTED by the Governing Body that:

Section 1: No official, employee, appointee or volunteer of the Borough of Gibbsboro by whatever title known, or any entity that is in any way a part of the Borough of Gibbsboro shall engage, either directly or indirectly in any act including the failure to act that constitutes discrimination, harassment or a violation of any person's constitutional rights while such official, employee, appointee volunteer, or entity is engaged in or acting on behalf of the Borough of Gibbsboro's business or using the facilities or property of the Borough of Gibbsboro.

Section 2: The prohibitions and requirements of this resolution shall extend to any person or entity, including but not limited to any volunteer organization or inter-local organization, whether structured as a governmental entity or a private entity, that receives authorization or support in any way from the Borough of Gibbsboro to provide services that otherwise could be performed by the Borough of Gibbsboro.

Section 3: Discrimination, harassment and civil rights shall be defined for purposes of this resolution using the latest definitions contained in the applicable Federal and State laws concerning discrimination, harassment and civil rights.

Section 4: The Governing Body shall establish written procedures for any person to report alleged discrimination, harassment and violations of civil rights prohibited by this resolution. Such procedures shall include alternate ways to report a complaint so that the person making the complaint need not communicate with the alleged violator in the event the alleged violator would be the normal contact for such complaints.

Section 5: No person shall retaliate against any person who reports any alleged discrimination, harassment or violation of civil rights, provided however, that any person who reports alleged violations in bad faith shall be subject to appropriate discipline.

RESOLUTION AFFIRMING THE BOROUGH OF GIBBSBORO'S CIVIL RIGHTS POLICY WITH RESPECT
TO ALL OFFICIALS, APPOINTEES, EMPLOYEES, PROSPECTIVE EMPLOYEES, VOLUNTEERS,
INDEPENDENT CONTRACTORS, AND MEMBERS OF THE PUBLIC THAT COME INTO CONTACT WITH
MUNICIPAL EMPLOYEES, OFFICIALS AND VOLUNTEERS

Section 6: The Governing Body shall establish written procedures that require all officials, employees, appointees and volunteers of the Borough of Gibbsboro as well as all other entities subject to this resolution to periodically complete training concerning their duties, responsibilities and rights pursuant to this resolution.

Section 7: The Borough Clerk shall establish a system to monitor compliance and shall report at least annually to the Governing Body the results of the monitoring.

Section 8: At least annually, the Borough Clerk shall cause a summary of this resolution and the procedures established pursuant to this resolution to be communicated within the Borough of Gibbsboro. This communication shall include a statement from the Governing Body expressing its unequivocal commitment to enforce this resolution. This summary shall also be posted on the Borough of Gibbsboro's web site.

Section 9: This resolution shall take effect immediately.

Section 10: A copy of this resolution shall be published in the official newspaper of the Borough of Gibbsboro in order for the public to be made aware of this policy and the Borough of Gibbsboro's commitment to the implementation and enforcement of this policy.



Edward G. Campbell, III
Mayor



Amy C. Troxel, RMC
Borough Clerk

	AYE	NAY	ABSENT	ABSTAIN
BROWN	✓			
DETERDING	✓			
PARSINITZ	✓			
VACANCY	BOOTS			
RITZ	✓			
WERNER	✓			

Adopted: October 22, 2025

RESOLUTION AFFIRMING THE BOROUGH OF GIBBSBORO'S CIVIL RIGHTS POLICY WITH RESPECT
TO ALL OFFICIALS, APPOINTEES, EMPLOYEES, PROSPECTIVE EMPLOYEES, VOLUNTEERS,
INDEPENDENT CONTRACTORS, AND MEMBERS OF THE PUBLIC THAT COME INTO CONTACT WITH
MUNICIPAL EMPLOYEES, OFFICIALS AND VOLUNTEERS

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 October 22,
2025.

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



Amy C. Troxel, RMC
Borough Clerk

RESOLUTION AFFIRMING THE BOROUGH OF GIBBSBORO'S CIVIL RIGHTS POLICY WITH RESPECT
TO ALL OFFICIALS, APPOINTEES, EMPLOYEES, PROSPECTIVE EMPLOYEES, VOLUNTEERS,
INDEPENDENT CONTRACTORS, AND MEMBERS OF THE PUBLIC THAT COME INTO CONTACT WITH
MUNICIPAL EMPLOYEES, OFFICIALS AND VOLUNTEERS

Model General Complaint Procedure:

Any individual who observes alleged wrongdoing on the part of officials, employees, or volunteers associated with the Borough of Gibbsboro may report such action using this procedure. This includes any action the individual believes to constitute harassment, sexual harassment, or any other wrongdoing. Employees of the Borough of Gibbsboro shall follow the Employee Complaint Procedure. All other individuals including volunteers and members of the public may report the alleged wrongdoing to the head of the applicable department or volunteer organization, or, if they prefer, or do not think that the matter can be discussed with the head of the applicable department or organization, they should contact the Borough Clerk.

Reporting of such incidents is encouraged both when an individual feels that he or she is subject to such incidents, or observes such incidents in reference to other individuals. The report or complaint should be in writing, but individuals may make a verbal complaint at their discretion. If an individual has any questions about what constitutes harassment, sexual harassment, or any other workplace wrongdoing, they may ask their supervisor or one of the individuals listed above. All reports of harassment, sexual harassment, or other wrongdoing will be promptly investigated by a person who is not alleged to be involved in the alleged harassment or wrongdoing.

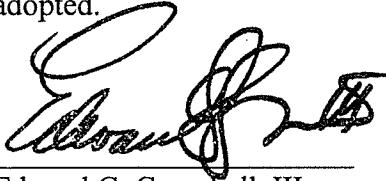
No individual will be penalized in any way for reporting a complaint. There will be no discrimination or retaliation against any individual who files a good-faith harassment complaint, even if the investigation produces insufficient evidence to support the complaint, and even if the charges cannot be proven. There will be no discrimination or retaliation against any other individual who participates in the investigation of a complaint.

If the investigation substantiates the complaint, appropriate corrective and/or disciplinary action will be swiftly pursued. Disciplinary action up to and including discharge will also be taken against individuals who make false or frivolous accusations, such as those made maliciously or recklessly. Actions taken internally to investigate and resolve harassment complaints will be conducted confidentially to the extent practicable and appropriate in order to protect the privacy of persons involved. Any investigation may include interviews with the parties involved in the incident, and if necessary, with individuals who may have observed the incident or conduct or who have other relevant knowledge. The complaining individual will be notified of a decision at the conclusion of the investigation within a reasonable time from the date of the report an incident.

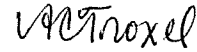
2025-10-165

**RESOLUTION OF THE BOROUGH OF GIBBSBORO
ADOPTING UPDATES TO THE BOROUGH OF GIBBSBORO PERSONNEL POLICY**

NOW THEREFORE BE IT RESOLVED by the Mayor and Borough Council of the Borough of Gibbsboro that updates to the Borough of Gibbsboro Personnel Policy, Version 3.0, is hereby adopted.



Edward G. Campbell, III
Mayor



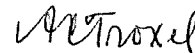
Amy C. Troxel, RMC
Borough Clerk

	AYE	NAY	ABSENT	ABSTAIN
BROWN	✓			
DETERDING	✓			
PARSINITZ	✓			
VACANCY	BOOTS			
RITZ	✓			
WERNER	✓			

Adopted: October 22, 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 October 22, 2025.

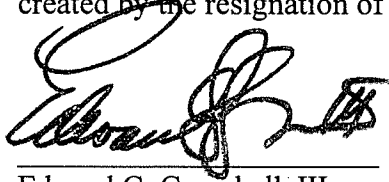
IN WITNESS THEREOF, I have hereunto set my hand and affixed the seal of this Borough.



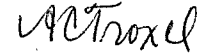
Amy C. Troxel, RMC
Borough Clerk

**RESOLUTION OF THE BOROUGH OF GIBBSBORO
TO FILL A VACANCY ON THE BOROUGH COUNCIL**

NOW THEREFORE, BE IT RESOLVED, by the Mayor and Council for the Borough of Gibbsboro, that Brandon Boots is hereby appointed to fill the vacancy on the Borough Council created by the resignation of Ronald Rickert effective September 30, 2025.



Edward G. Campbell, III
Mayor



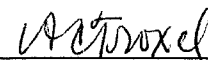
Amy C. Troxel, RMC
Borough Clerk

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

Adopted: October 22, 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 October 22, 2025.

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

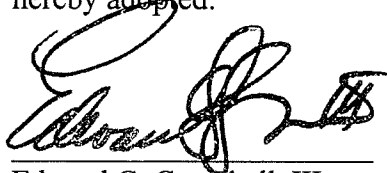


Amy C. Troxel, RMC
Borough Clerk

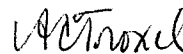
2025-10-167

**RESOLUTION OF THE BOROUGH OF GIBBSBORO
ADOPTING A POLICY REGARDING PROTECTION AND
SAFE TREATMENT OF MINORS**

NOW THEREFORE BE IT RESOLVED by the Mayor and Borough Council of the Borough of Gibbsboro that a Policy Regarding Protection and Safe Treatment of Minors, Version 1.0, is hereby adopted.



Edward G. Campbell, III
Mayor



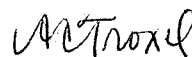
Amy C. Troxel, RMC
Borough Clerk

	AYE	NAY	ABSENT	ABSTAIN
BROWN	✓			
DETERDING	✓			
PARSINITZ	✓			
VACANCY	BOOTS			
RITZ	✓			
WERNER	✓			

Adopted: October 22, 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 October 22, 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 BOND REDUCTION FOR STORM DRAINAGE IMPROVEMENTS
(PHASE I) TO 2G SILVER LAKE, LLC**

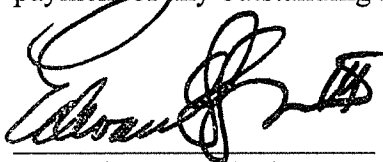
WHEREAS, a Performance Surety is required for Storm Drainage Improvements at Silver Lake Townhomes, Phase I (Clementon Rd, Haddon Avenue, Troth Avenue (vacated), Block 7.04, Lots 16.01, 16.05, 16.06 and 16.08; and

WHEREAS, 2G Silver Lake, LLC, Applicant has posted a bond in the amount of \$435,558.00 as a performance surety; and

WHEREAS, all of the work has been satisfactorily completed; and

WHEREAS, it is necessary to reduce the performance surety from \$435,558.00 to \$0.00.

NOW, THEREFORE, BE IT RESOLVED that the Governing Body of the Borough of Gibbsboro hereby authorizes the Borough Clerk to release the Performance Surety contingent upon the applicant submitting a Maintenance Bond in the amount of \$65,333.70 (15% of the posted Performance Bond amount), dated October 22, 2025 effective for a period of two (2) years, and payment of any outstanding inspection fees, prior to the release of the Performance Surety.



Edward G. Campbell, III
Mayor



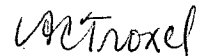
Amy C. Troxel, RMC
Borough Clerk

	AYE	NAY	ABSENT	ABSTAIN
BROWN	✓			
DETERDING	✓			
PARSINITZ	✓			
VACANCY	BOOTS			
RITZ	✓			
WERNER	✓			

Adopted: October 22, 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 October 22, 2025.

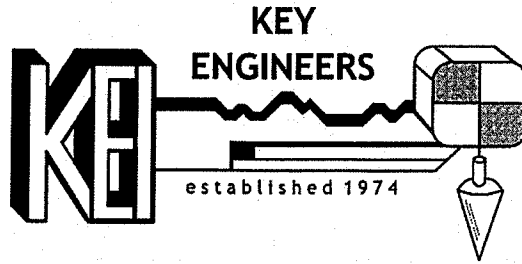
IN WITNESS THEREOF, I have hereunto set my hand and affixed the seal of this Borough.



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~

October 22, 2025

*Sent via Email

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

ATTN: Honorable Mayor and Council

RE: BOND REDUCTION

Silver Lake Townhomes, Phase 1
Borough of Gibbsboro, Camden County,
New Jersey (KEI #24-369GB)

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.

Please be advised that all of the Storm Drainage Improvements have been satisfactorily completed, in reference to the above noted project. The Performance Bond related to the Storm Drainage Improvements may be released contingent upon all outstanding invoices from Key Engineers, Inc are paid in full, and the posting of the Storm Drainage Improvements maintenance bond in the amount of \$65,333.70.

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,

A handwritten signature in black ink, appearing to read 'Shawn M. Seroka'.

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 - Gibbsboro\369 - Brandywine Townhouse Redevelopment Silver Lake Dam & MultiPur Path\Docs\Bond estimates\Phase 1\Reductions\Ph 1 Bond Reduction and Release Ltr.docx

ENGINEER'S ESTIMATE OF QUANTITIES AND COST
Bondable Publicly Dedicated Improvements within the Right-of-Way (R.O.W.)

PROJECT NAME: Silver Lake Townhomes - Phase 1 Bondable Improvements						
Municipality/County: Gibbsboro/Camden County					Date: October 22, 2025	
Job No.: 24-369GB					Bond Reduction No. 1	
Prepared By: SS						
Checked By:						
Gibbsboro Clementon Road/ Haddon Avenue						
ITEM NO.	DESCRIPTION	UNIT	ORIGINAL QTY	QTY REMAINING AS OF 10/22/25	PRICE	AMOUNT
Paving:						
1	Hot Mix Asphalt, 9.5M64, Surface Course, 2" Th.	SY	1,080	0	\$ 20.00	\$ -
2	Hot Mix Asphalt, 19M64, Base Course, 6" Th.	SY	1,080	0	\$ 25.00	\$ -
3	Dense Graded Aggregate, 6" Th.	SY	1,080	0	\$ 25.00	\$ -
4	Excavation Unclassified	CY	420	0	\$ 30.00	\$ -
5	Sawcut	LF	1,088	0	\$ 5.00	\$ -
6	Tack Coat	Gals.	108	0	\$ 5.00	\$ -
Subtotal: Paving =						\$ -
Concrete:						
7	6"x8"x18" Concrete Curb	LF	185	0	\$ 50.00	\$ -
8	8"x9"x18" Concrete Curb	LF	950	0	\$ 50.00	\$ -
9	Concrete Sidewalk, 4" Thick	SY	148	148	\$ 50.00	\$ 7,400.00
10	8' Wide Concrete Walkway (Streetscape)	SY	748	748	\$ 85.00	\$ 63,580.00
11	Ramp Delineation	UN	8	6	\$ 40.00	\$ 240.00
Subtotal: Concrete =						\$ 71,220.00
Storm Drainage:						
12	Manhole	Each	1	0	\$ 5,000.00	\$ -
13	Type 'B' Inlet	Each	4	0	\$ 5,000.00	\$ -
14	Type 'B' Inlet, Double	Each	1	0	\$ 10,000.00	\$ -
15	Type 'E' Inlet, Double	Each	1	0	\$ 7,500.00	\$ -
16	15" R.C.P.	LF	72	0	\$ 90.00	\$ -
17	24" R.C.P.	LF	103	0	\$ 100.00	\$ -
18	30" R.C.P.	LF	239	0	\$ 130.00	\$ -
Subtotal: Storm Drainage =						\$ -
Sanitary Sewer:						
19	Manhole, 4' Diameter	Each	1	0	\$ 5,000.00	\$ -
20	8" P.V.C.	LF	316	0	\$ 85.00	\$ -
21	Tie Into Existing Manhole	LS	1	0	\$ 750.00	\$ -
Subtotal: Sanitary Sewer =						\$ -

ENGINEER'S ESTIMATE OF QUANTITIES AND COST
Bondable Publicly Dedicated Improvements within the Right-of-Way (R.O.W.)

ITEM NO.	DESCRIPTION	UNIT	ORIGINAL QTY	QTY REMAINING AS OF 10/22/25	PRICE	AMOUNT
Striping and Signage:						
22	Traffic Control Signs	UN	9	9	\$ 500.00	\$ 4,500.00
23	Decorative Street Signs	UN	2	2	\$ 5,000.00	\$ 10,000.00
24	ADA Signs (w/ Bollard) and Painted ADA symbol	UN	1	1	\$ 500.00	\$ 500.00
25	4" Wide Parking Lot Stripe	LF	182	90	\$ 5.00	\$ 450.00
26	4" Wide Shoulder Stripe	LF	880	0	\$ 5.00	\$ -
27	4" Wide Double Solid Yellow Stripe	LF	20	0	\$ 10.00	\$ -
28	Crosswalk Striping	UN	4	0	\$ 500.00	\$ -
Subtotal: Striping/Signage=						\$ 15,450.00
Miscellaneous:						
29	Ornamental Light Fixture (Street Light Fixture)	UN	12	12	\$ 10,000.00	\$ 120,000.00
30	Borough Streetscape Wall and Fence (Combination)	LF	930	930	\$ 300.00	\$ 279,000.00
31	Borough Bike Rack	Each	1	1	\$ 2,000.00	\$ 2,000.00
32	Borough Bench	Each	2	2	\$ 2,500.00	\$ 5,000.00
Subtotal: Miscellaneous =						\$ 406,000.00
York Avenue Vacation						
Miscellaneous:						
33	6"x8"x18" Concrete Curb	LF	60	30	\$ 50.00	\$ 1,500.00
34	Concrete Apron. 6" Thick	SY	30	30	\$ 75.00	\$ 2,250.00
35	8' Wide Concrete Walkway (Streetscape)	SY	140	140	\$ 85.00	\$ 11,900.00
36	Landscaping	LS	1	1	\$ 5,000.00	\$ 5,000.00
37	Pavement Markings	LS	1	1	\$ 5,000.00	\$ 5,000.00
Subtotal : York Avenue Vacation=						\$ 25,650.00
SUBTOTAL =						\$ 518,320.00
Plus 10% Contingencies =						\$ 51,832.00
Plus 10% Inflation =						\$ 51,832.00
TOTAL =						\$ 621,984.00
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.						

Q:\projects\24 - Cobblestone\360 - Brandywine Townhouse Redevelopment Silver Lake Dam & Multi-Use Path\Draw\Bond estimates\Phase 1\Reductions\Bondable Improvements Reductions\Estimate Pg1

ENGINEER'S ESTIMATE OF QUANTITIES AND COST
Bondable Storm Drainage Improvements

PROJECT NAME: Silver Lake Townhomes - Phase I						
Municipality/County: Gibbsboro/Camden County						Date: October 22, 2025
Job No.: 24-369GB						Bond Reduction No. 1 - Final
Prepared By: SS						
Checked By:						
	<u>DESCRIPTION</u>	<u>UNIT</u>	<u>ORIGINAL QTY</u>	<u>QTY REMAINING AS OF 10/22/25</u>	<u>PRICE</u>	<u>AMOUNT REMAINING</u>
<u>Stormwater Management:</u>						
	1 18" RCP	LF	29	0	\$ 95.00	\$ -
	2 19"x 30" RCP	LF	122	0	\$ 130.00	\$ -
	3 6" CPP (Perforated)	LF	232	0	\$ 50.00	\$ -
	4 6" Storm Cleanout	UN	5	0	\$ 1,500.00	\$ -
	5 Stormwater Outlet Structure	UN	2	0	\$ 7,500.00	\$ -
	6 Preformed Scourhole	UN	2	0	\$ 2,500.00	\$ -
	7 Concrete Headwall 15" (Straight Wall)	UN	1	0	\$ 2,500.00	\$ -
	8 Concrete Headwall 24" (Straight Wall)	UN	1	0	\$ 3,500.00	\$ -
	9 Basin #1 Excavation	CY	2,225	0	\$ 10.00	\$ -
	10 Basin #1 Block Retaining Wall w/ Fencing	SF	4,200	0	\$ 35.00	\$ -
	11 Subsurface Storm Tank Module Detention Basin #2	UN	1	0	\$ 100,000.00	\$ -
	12 Manufactured Stormwater Treatment Device	UN	1	0	\$ 30,000.00	\$ -
	SUBTOTAL =					\$ -
	Plus 10% Contingencies =					\$ -
	Plus 10% Inflation =					\$ -
	TOTAL =					\$ -
This cost estimate has been prepare 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.						
Q:\projects\24 - Gibbsboro\369 - Brandywine Townhouse Redevelopment Silver Lake Dam & MultiPur Path\Docs\Bond estimates\Phase 1\Reductions\Storm Drainage Bond Reduction.xls\Eng's Est-Fg1						

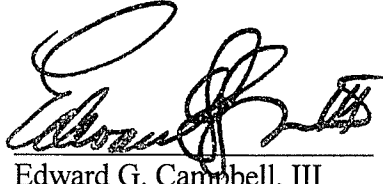
**RESOLUTION OF THE BOROUGH OF GIBBSBORO
AUTHORIZING THE EXECUTION OF A CONTRACT WITH DIMEGLIO
CONSTRUCTION COMPANY OF ATCO, NEW JERSEY FOR THE PROJECT
“IMPROVEMENTS TO NORTH ROAD AND CLEARBROOK DRIVE” IN THE
BOROUGH OF GIBBSBORO**

BE IT RESOLVED, that the Borough of Gibbsboro hereby recommends to the New Jersey Department of Transportation that a contract for the “Improvements to North Road and Clearbrook Drive (Partially Funded through the New Jersey Department of Transportation Municipal Aid Program, FY2024 and FY2025) in the Borough of Gibbsboro, County of Camden, State of New Jersey” be awarded to DiMeglio Construction Company, Inc. of Atco, New Jersey in the total combined amount of \$344,549.51 (\$96,205.25 for Base Bid “A”, \$105,174.38 for Base Bid “B” and \$143,169.88 for Base Bid “C”) subject to the approval of the Department; and

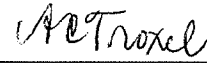
NOW, THEREFORE BE IT FURTHER RESOLVED, by the Mayor and Council of the Borough of Gibbsboro, County of Camden, State of New Jersey that a contract in the total combined amount of \$344,549.51 (\$96,205.25 for Base Bid “A”, \$105,174.38 for Base Bid “B” and \$143,169.88 for Base Bid “C”) for the “Improvements to North Road and Clearbrook Drive (Partially Funded through the New Jersey Department of Transportation Municipal Aid Program, FY2024 and FY2025) in the Borough of Gibbsboro, County of Camden, State of New Jersey” in the Borough of Gibbsboro, Camden County, New Jersey” is hereby awarded DiMeglio Construction Company, Inc. of Atco, 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 C-04-24-005-000 and G-01-41-800-025.
3. That the bid documents and bidding procedures have been reviewed and approved by the Municipal Solicitor.
4. That the bid documents and bidding procedures have been reviewed and approved by the New Jersey Department of Transportation; the New Jersey Department of Transportation confirms the funding and concurs with the contract award.
5. That the presiding officer of this body be and is hereby directed to sign for and on its behalf the Contract in the prescribed form for said construction.
6. 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.
7. All other conditions determined to be necessary by the Governing Body.

RESOLUTION AUTHORIZING THE EXECUTION OF A CONTRACT WITH DIMEGLIO CONSTRUCTION
COMPANY OF ATCO, NEW JERSEY FOR THE PROJECT "IMPROVEMENTS TO NORTH ROAD AND
CLEARBROOK DRIVE" IN THE BOROUGH OF GIBBSBORO



Edward G. Campbell, III
Mayor



Amy C. Troxel, RMC
Borough Clerk

	AYE	NAY	ABSENT	ABSTAIN
BROWN	✓			
DETERDING	✓			
PARSINITZ	✓			
VACANCY	BOOTS			
RITZ	✓			
WERNER	✓			

Adopted: October 22, 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 October 22, 2025.

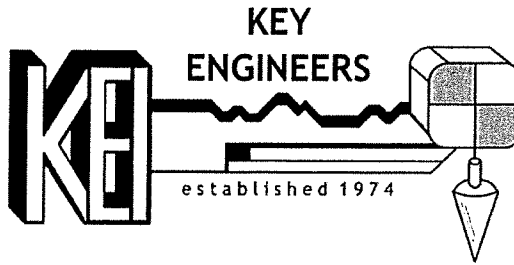
IN WITNESS THEREOF, I have hereunto set my hand and affixed the seal of this Borough.



Amy C. Troxel, RMC
Borough Clerk

ENGINEERING & PLANNING

Municipal
Consulting
Construction
Residential
Commercial
Industrial
Construction Management



~Celebrating Over 51 Years of Excellence~

SURVEYING

Residential
Commercial
Industrial
Governmental
Construction

October 22, 2025

*Sent via email

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

ATTN: Honorable Mayor and Council

RE: ENGINEER'S RECOMMENDATION OF AWARD

Improvements To North Road And Clearbrook Drive
(Partially Funded through the NJDOT Municipal
Aid Program, FY2024 and FY2025)
Borough of Gibbsboro, Camden County,
New Jersey (KEI #24-427GB0523)

Dear Mayor and Council:

Bids were received on October 21, 2025 at 10:00 a.m. from five (5) bidders for the above referenced project. The following is a summary of the bids received and our recommendation:

	Base Bid 'A' Improvements to North Road	Base Bid 'B' Improvements to Clearbrook Drive, Ph. 1	Base Bid 'C' Improvements to Clearbrook Drive, Ph. 2	Total Combined Amount Base Bids 'A', 'B' and 'C'
Engineer's Estimate	\$112,850.00	\$140,105.00	\$196,950.00	\$449,905.00
DiMeglio Construction Atco, NJ	\$96,205.25	\$105,174.38	\$143,169.88	\$344,549.51
Landberg Construction Dorothy, NJ	\$122,427.04	\$94,450.67	\$135,859.33	\$352,737.04
Earle Asphalt Farmingdale, NJ	\$101,613.13	\$106,500.00	\$152,400.00	\$360,513.13
Think Pavers Mt. Royal, NJ	\$103,708.00	\$106,807.00	\$154,206.00	\$364,721.00
Pioneer Contracting Bradley Beach, NJ	\$150,564.00	\$143,038.00	\$207,427.00	\$501,029.00

The N.J.D.O.T. has allocated \$209,508.00 in FY2024 Municipal Aid funding and \$195,928.00 in FY2025 Municipal Aid funding for a total allotment in the amount of \$405,436.00 for the project.

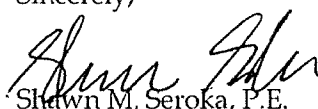
We recommend that a contract be awarded to the low, qualified bidder, DiMeglio Construction Company, Inc. of Atco, New Jersey, in the total combined amount of \$344,549.51, conditional upon the following:

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 (Budget Account Number or Ordinance Number).
3. That the bid documents and bidding procedures have been reviewed and approved by the Municipal Solicitor.
4. That the bid documents and bidding procedures have been reviewed and approved by the New Jersey Department of Transportation; the New Jersey Department of Transportation confirms the funding and concurs with the contract award.
5. That the presiding officer of this body be and is hereby directed to sign for and on its behalf the Contract in the prescribed form for said construction.
6. 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.
7. All other conditions determined to be necessary by the Governing Body.

We have attached a copy of the "Summary of Bids" and "Bid Package Review Checklist" for your review and use.

If you have any questions or comments, please contact Mr. Josh Bryk, Project Manager (Ext. 27 or: jbryk@keyengineers.com) or me (Ext. 18 or: sseroka@keyengineers.com) at this office.

Sincerely,



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

ke

cc: Mr. Salvatore Siciliano, Esq. Borough Solicitor
Ms. Amy Troxel, R.M.C., C.M.R., C.P.M., Borough Clerk
Mr. Albert Stanley, C.F.O., Borough Treasurer
Mr. Thomas Berryman, N.J.D.O.T. Office of Local Aid, District 4, District Manager

Attachments

projects\24\427\Docs\Recommendation

New Jersey Department of Transportation
Division of Local Aid And Economic Development
Summary of Bids - State Aid

Bid Date: October 21, 2025 at 10am

BASE BID 'A' - Improvements to North Road (Partially funded through the NJDOT Municipal Aid Program, FY2024) Borough of Gibbsboro, Camden County, New Jersey													
ENGINEER'S ESTIMATE OF COST													
Certified Check or 10% Bid Bond =													
No.	Description	Qty	Unit	Unit Price	Amount	Unit Price	Amount	Unit Price	Amount	Unit Price	Amount	Unit Price	Amount
1	Concrete Washout System	1	LS	\$ 500.00	\$ 500.00	\$ 1.00	\$ 1.00	\$ 0.01	\$ 0.01	\$ 0.01	\$ 0.01	\$ 0.01	\$ 0.01
2	Breakaway Barricade	8	UNIT	\$ 100.00	\$ 800.00	\$ 1.00	\$ 8.00	\$ 0.01	\$ 0.08	\$ 0.01	\$ 0.08	\$ 0.01	\$ 0.08
3	Drum	14	UNIT	\$ 50.00	\$ 700.00	\$ 1.00	\$ 14.00	\$ 0.01	\$ 0.14	\$ 0.01	\$ 0.14	\$ 0.01	\$ 0.14
4	Traffic Cone	10	UNIT	\$ 25.00	\$ 250.00	\$ 1.00	\$ 10.00	\$ 0.01	\$ 0.10	\$ 0.01	\$ 0.10	\$ 0.01	\$ 0.10
5	Construction Sign	231.5	SF	\$ 5.00	\$ 1,157.50	\$ 0.50	\$ 115.75	\$ 0.01	\$ 2.32	\$ 0.01	\$ 2.32	\$ 0.01	\$ 2.32
6	Fuel Price Adjustment	1	LS	\$ 1,050.00	\$ 1,050.00	\$ 1,050.00	\$ 1,050.00	\$ 1,050.00	\$ 1,050.00	\$ 1,050.00	\$ 1,050.00	\$ 1,050.00	\$ 1,050.00
7	Asphalt Price Adjustment	1	LS	\$ 1,500.00	\$ 1,500.00	\$ 1,500.00	\$ 1,500.00	\$ 1,500.00	\$ 1,500.00	\$ 1,500.00	\$ 1,500.00	\$ 1,500.00	\$ 1,500.00
8	Clearing Site	1	LS	\$ 6,000.00	\$ 6,000.00	\$ 13,400.00	\$ 13,400.00	\$ 29,000.00	\$ 29,000.00	\$ 29,000.00	\$ 29,000.00	\$ 29,000.00	\$ 29,000.00
9	Excavation, Unclassified	300	CY	\$ 45.00	\$ 13,500.00	\$ 38.00	\$ 11,400.00	\$ 45.00	\$ 13,500.00	\$ 45.00	\$ 13,500.00	\$ 45.00	\$ 13,500.00
10	Dense Graded Aggregate Subbase, 4" Thick	360	SY	\$ 20.00	\$ 7,200.00	\$ 17.00	\$ 6,120.00	\$ 6.50	\$ 2,340.00	\$ 6.50	\$ 2,340.00	\$ 6.50	\$ 2,340.00
11	Sawcut Bituminous Pavement	420	LF	\$ 10.00	\$ 4,200.00	\$ 1.00	\$ 420.00	\$ 1.00	\$ 420.00	\$ 1.00	\$ 420.00	\$ 1.00	\$ 420.00
12	HMA Milling, 3" or Less	850	SY	\$ 10.00	\$ 8,500.00	\$ 4.00	\$ 3,400.00	\$ 3.70	\$ 3,145.00	\$ 3.70	\$ 3,145.00	\$ 3.70	\$ 3,145.00
13	Joint Sealer	150	LF	\$ 5.00	\$ 750.00	\$ 1.00	\$ 150.00	\$ 0.01	\$ 1.50	\$ 0.01	\$ 1.50	\$ 0.01	\$ 1.50
14	Tack Coat, Grade CRS-1h	114	GALS.	\$ 10.00	\$ 1,140.00	\$ 1.00	\$ 114.00	\$ 0.01	\$ 1.14	\$ 0.01	\$ 1.14	\$ 0.01	\$ 1.14
15	Hot Mix Asphalt, 9.5M64, Leveling Course	85	TONS	\$ 150.00	\$ 12,750.00	\$ 98.00	\$ 8,330.00	\$ 100.00	\$ 8,500.00	\$ 100.00	\$ 8,500.00	\$ 100.00	\$ 8,500.00
16	Hot Mix Asphalt, 9.5M64, Surface Course, 2" Thick	140	TONS	\$ 150.00	\$ 21,000.00	\$ 145.00	\$ 20,300.00	\$ 160.00	\$ 22,400.00	\$ 160.00	\$ 22,400.00	\$ 160.00	\$ 22,400.00
17	Hot Mix Asphalt, 19M64, Base Course, 3" Thick	70	TONS	\$ 165.00	\$ 11,550.00	\$ 135.00	\$ 9,450.00	\$ 125.00	\$ 8,750.00	\$ 125.00	\$ 8,750.00	\$ 125.00	\$ 8,750.00
18	Traffic Stripes, 12" Wide	16	LF	\$ 15.00	\$ 240.00	\$ 50.00	\$ 800.00	\$ 33.00	\$ 528.00	\$ 33.00	\$ 528.00	\$ 33.00	\$ 528.00
19	Regulatory and Warning Sign	9.25	SF	\$ 50.00	\$ 462.50	\$ 50.00	\$ 462.50	\$ 55.00	\$ 508.75	\$ 55.00	\$ 508.75	\$ 55.00	\$ 508.75
20	Decorative Sign, Complete	1	UNIT	\$ 7,500.00	\$ 7,500.00	\$ 10,000.00	\$ 10,000.00	\$ 6,000.00	\$ 6,000.00	\$ 6,000.00	\$ 6,000.00	\$ 6,000.00	\$ 6,000.00
21	Selective Clearing	460	SY	\$ 15.00	\$ 6,900.00	\$ 12.00	\$ 5,520.00	\$ 29.00	\$ 13,340.00	\$ 29.00	\$ 13,340.00	\$ 29.00	\$ 13,340.00
22	Topsoil, 5" Thick and Seeding	520	SY	\$ 10.00	\$ 5,200.00	\$ 7.00	\$ 3,640.00	\$ 22.00	\$ 11,440.00	\$ 22.00	\$ 11,440.00	\$ 22.00	\$ 11,440.00
TOTAL LUMP SUM BID (ITEMS 1 THROUGH 22) =										\$ 112,850.00	\$ 96,205.25	\$ 122,427.04	\$ 122,427.04

New Jersey Department of Transportation
Division of Local Aid And Economic Development
Summary of Bids - State Aid

Bid Date: October 21, 2025 at 10am

BASE BID 'B' - Improvements to Clearbrook Drive - Phase 1 (Partially funded through the NJDOT Municipal Aid Program, FY2024)																		
No.	Description	Qty	Unit	ENGINEER'S ESTIMATE				DiMeglio Construction				Landberg Construction						
				Unit Price	Amount	Unit Price	Amount	Unit Price	Amount	Unit Price	Amount	Unit Price	Amount					
1	Inlet Filter, Type 2, 5'x5'	1	UNIT	\$ 250.00	\$ 250.00	\$ 10.00	\$ 10.00	\$ 0.01	\$ 0.01	\$ 10.00	\$ 10.00	\$ 0.01	\$ 0.01	\$ 10.00	\$ 10.00	\$ 0.01	\$ 0.01	
2	Concrete Washout System	1	LS	\$ 500.00	\$ 500.00	\$ 100.00	\$ 100.00	\$ 0.01	\$ 0.01	\$ 100.00	\$ 100.00	\$ 0.01	\$ 0.01	\$ 100.00	\$ 100.00	\$ 0.01	\$ 0.01	
3	Breakaway Barricade	8	UNIT	\$ 100.00	\$ 800.00	\$ 1.00	\$ 1.00	\$ 8.00	\$ 0.01	\$ 8.00	\$ 8.00	\$ 0.01	\$ 0.01	\$ 8.00	\$ 8.00	\$ 0.01	\$ 0.08	
4	Drum	14	UNIT	\$ 50.00	\$ 700.00	\$ 1.00	\$ 1.00	\$ 14.00	\$ 0.01	\$ 14.00	\$ 14.00	\$ 0.01	\$ 0.01	\$ 14.00	\$ 14.00	\$ 0.01	\$ 0.14	
5	Traffic Cone	10	UNIT	\$ 25.00	\$ 250.00	\$ 1.00	\$ 1.00	\$ 10.00	\$ 0.01	\$ 10.00	\$ 10.00	\$ 0.01	\$ 0.01	\$ 10.00	\$ 10.00	\$ 0.01	\$ 0.10	
6	Construction Sign	231.5	SF	\$ 5.00	\$ 1,157.50	\$ 0.25	\$ 57.88	\$ 0.01	\$ 2.32	\$ 0.25	\$ 57.88	\$ 0.01	\$ 2.32	\$ 0.25	\$ 57.88	\$ 0.01	\$ 2.32	
7	Fuel Price Adjustment	1	LS	\$ 500.00	\$ 500.00	\$ 500.00	\$ 500.00	\$ 500.00	\$ 500.00	\$ 500.00	\$ 500.00	\$ 500.00	\$ 500.00	\$ 500.00	\$ 500.00	\$ 500.00	\$ 500.00	
8	Asphalt Price Adjustment	1	LS	\$ 750.00	\$ 750.00	\$ 750.00	\$ 750.00	\$ 750.00	\$ 750.00	\$ 750.00	\$ 750.00	\$ 750.00	\$ 750.00	\$ 750.00	\$ 750.00	\$ 750.00	\$ 750.00	
9	Clearing Site	1	LS	\$ 6,000.00	\$ 6,000.00	\$ 20,000.00	\$ 20,000.00	\$ 1,000.00	\$ 1,000.00	\$ 20,000.00	\$ 20,000.00	\$ 1,000.00	\$ 1,000.00	\$ 20,000.00	\$ 20,000.00	\$ 1,000.00	\$ 1,000.00	
10	Excavation, Test Pit	6	CY	\$ 200.00	\$ 1,200.00	\$ 50.00	\$ 300.00	\$ 0.01	\$ 0.06	\$ 50.00	\$ 300.00	\$ 0.01	\$ 0.06	\$ 50.00	\$ 300.00	\$ 0.01	\$ 0.06	
11	Excavation, Unclassified	10	CY	\$ 55.00	\$ 550.00	\$ 50.00	\$ 500.00	\$ 50.00	\$ 500.00	\$ 32.00	\$ 1,920.00	\$ 5.00	\$ 300.00	\$ 32.00	\$ 1,920.00	\$ 5.00	\$ 300.00	
12	Dense Graded Aggregate Subbase, 4" Thick	60	SY	\$ 20.00	\$ 1,200.00	\$ 32.00	\$ 1,920.00	\$ 5.00	\$ 300.00	\$ 0.50	\$ 160.00	\$ 1.00	\$ 320.00	\$ 0.50	\$ 160.00	\$ 1.00	\$ 320.00	
13	Sawcut Bituminous Pavement	320	LF	\$ 10.00	\$ 3,200.00	\$ 8.00	\$ 4,480.00	\$ 7.00	\$ 3,920.00	\$ 8.00	\$ 4,480.00	\$ 7.00	\$ 3,920.00	\$ 8.00	\$ 4,480.00	\$ 7.00	\$ 3,920.00	
14	HMA Milling, 3" or Less	560	SY	\$ 10.00	\$ 5,600.00	\$ 1.00	\$ 60.00	\$ 0.01	\$ 0.60	\$ 1.00	\$ 60.00	\$ 0.01	\$ 0.60	\$ 1.00	\$ 60.00	\$ 0.01	\$ 0.60	
15	Joint Sealer	60	LF	\$ 5.00	\$ 300.00	\$ 1.00	\$ 60.00	\$ 0.01	\$ 0.60	\$ 1.00	\$ 60.00	\$ 0.01	\$ 0.60	\$ 1.00	\$ 60.00	\$ 0.01	\$ 0.60	
16	Tack Coat, Grade CRS-1h	60	GALS.	\$ 10.00	\$ 600.00	\$ 1.00	\$ 60.00	\$ 0.01	\$ 0.60	\$ 1.00	\$ 60.00	\$ 0.01	\$ 0.60	\$ 1.00	\$ 60.00	\$ 0.01	\$ 0.60	
17	Hot Mix Asphalt, 9.5M64, Surface Course, 2" Thick	70	TONS	\$ 150.00	\$ 10,500.00	\$ 120.00	\$ 8,400.00	\$ 111.00	\$ 7,770.00	\$ 120.00	\$ 8,400.00	\$ 111.00	\$ 7,770.00	\$ 120.00	\$ 8,400.00	\$ 111.00	\$ 7,770.00	
18	Hot Mix Asphalt, 19M64, Base Course, 3" Thick	10	TONS	\$ 150.00	\$ 1,500.00	\$ 130.00	\$ 1,300.00	\$ 100.00	\$ 1,000.00	\$ 130.00	\$ 1,300.00	\$ 100.00	\$ 1,000.00	\$ 130.00	\$ 1,300.00	\$ 100.00	\$ 1,000.00	
19	Abandon 12" Diameter Corrugated Metal Pipe In-Place (Flowable Fill)	166	LF	\$ 45.00	\$ 7,470.00	\$ 10.00	\$ 1,660.00	\$ 36.00	\$ 5,976.00	\$ 10.00	\$ 1,660.00	\$ 36.00	\$ 5,976.00	\$ 10.00	\$ 1,660.00	\$ 36.00	\$ 5,976.00	
20	15" Diameter High Density Polyethylene Storm Pipe with Select Backfill, Designation I-11, No. 8 Stone Bedding and Soil Stabilization Fabric																	
21	Inlet, Type 'E', Use New Casting, with Select Backfill, Designation I-11, No. 8 Stone Bedding and Soil Stabilization Fabric	165	LF	\$ 150.00	\$ 24,750.00	\$ 78.00	\$ 12,870.00	\$ 129.00	\$ 21,285.00	\$ 78.00	\$ 12,870.00	\$ 129.00	\$ 21,285.00	\$ 78.00	\$ 12,870.00	\$ 129.00	\$ 21,285.00	
22	Manhole, Storm Sewer with Select Backfill, Designation I-11, No. 8 Stone Bedding and Soil Stabilization Fabric	1	UNIT	\$ 10,000.00	\$ 10,000.00	\$ 5,000.00	\$ 5,000.00	\$ 4,200.00	\$ 4,200.00	\$ 5,000.00	\$ 5,000.00	\$ 4,200.00	\$ 4,200.00	\$ 5,000.00	\$ 5,000.00	\$ 4,200.00	\$ 4,200.00	
23	Concrete Sidewalk and Curb Ramp, 4" Thick, Class 'B'	2	UNIT	\$ 10,000.00	\$ 20,000.00	\$ 4,000.00	\$ 8,000.00	\$ 4,500.00	\$ 9,000.00	\$ 4,000.00	\$ 8,000.00	\$ 4,500.00	\$ 9,000.00	\$ 4,000.00	\$ 8,000.00	\$ 4,500.00	\$ 9,000.00	
		100	SY	\$ 110.00	\$ 11,000.00	\$ 108.00	\$ 10,800.00	\$ 130.00	\$ 13,000.00	\$ 108.00	\$ 10,800.00	\$ 130.00	\$ 13,000.00	\$ 108.00	\$ 10,800.00	\$ 130.00	\$ 13,000.00	

New Jersey Department of Transportation
Division of Local Aid And Economic Development
Summary of Bids - State Aid

Bid Date: October 21, 2025 at 10am

BASE BID 'B' - Continued									
No.	Description	Qty	Unit	ENGINEER'S ESTIMATE		DiMeglio Construction		Landberg Construction	
				Unit Price	Amount	Unit Price	Amount	Unit Price	Amount
24	Concrete Driveway Apron/Sidewalk, 6" Thick, Class 'B'	30	SY	\$ 130.00	\$ 3,900.00	\$ 130.00	\$ 3,900.00	\$ 145.00	\$ 4,350.00
25	Detectable Warning Surface	16	SF	\$ 50.00	\$ 800.00	\$ 52.00	\$ 832.00	\$ 50.00	\$ 800.00
26	6"x8"x18" Concrete Curb, Class 'B'	235	LF	\$ 50.00	\$ 11,750.00	\$ 47.00	\$ 11,045.00	\$ 39.00	\$ 9,165.00
27	Traffic Stripes, 12" Wide	14	LF	\$ 10.00	\$ 140.00	\$ 50.00	\$ 700.00	\$ 33.00	\$ 462.00
28	Regulatory and Warning Sign	7.25	SF	\$ 50.00	\$ 362.50	\$ 50.00	\$ 362.50	\$ 55.00	\$ 398.75
29	Decorative Sign, Complete	1	UNIT	\$ 7,500.00	\$ 7,500.00	\$ 8,000.00	\$ 8,000.00	\$ 6,000.00	\$ 6,000.00
30	Remove/Relocate Water Service (If and Where Directed)	1	UNIT	\$ 2,500.00	\$ 2,500.00	\$ 750.00	\$ 750.00	\$ 500.00	\$ 500.00
31	Remove/Relocate Sanitary Sewer Lateral and Cleanout (If and Where Directed)	1	UNIT	\$ 2,500.00	\$ 2,500.00	\$ 750.00	\$ 750.00	\$ 500.00	\$ 500.00
32	Topsoil, 5" Thick and Sodding	125	SY	\$ 15.00	\$ 1,875.00	\$ 15.00	\$ 1,875.00	\$ 22.00	\$ 2,750.00
TOTAL LUMP SUM BID (ITEMS 1 THROUGH 32) =					\$ 140,105.00		\$ 105,174.38		\$ 94,450.67

BASE BID 'C' - Improvements to Clearbrook Drive - Phase 2 (Partially funded through the NJDOT Municipal Aid Program, FY2025)									
No.	Description	Qty	Unit	ENGINEER'S ESTIMATE		DiMeglio Construction		Landberg Construction	
				Unit Price	Amount	Unit Price	Amount	Unit Price	Amount
1	Inlet Filter, Type 1	1	UNIT	\$ 250.00	\$ 250.00	\$ 10.00	\$ 10.00	\$ 0.01	\$ 0.01
2	Concrete Washout System	1	LS	\$ 500.00	\$ 500.00	\$ 1.00	\$ 1.00	\$ 0.01	\$ 0.01
3	Breakaway Barricade	8	UNIT	\$ 100.00	\$ 800.00	\$ 1.00	\$ 8.00	\$ 0.01	\$ 0.08
4	Drum	14	UNIT	\$ 50.00	\$ 700.00	\$ 1.00	\$ 14.00	\$ 0.01	\$ 0.14
5	Traffic Cone	10	UNIT	\$ 25.00	\$ 250.00	\$ 1.00	\$ 10.00	\$ 0.01	\$ 0.10
6	Construction Sign	231.5	SF	\$ 5.00	\$ 1,157.50	\$ 0.25	\$ 57.88	\$ 0.01	\$ 2.32
7	Fuel Price Adjustment	1	LS	\$ 2,500.00	\$ 2,500.00	\$ 2,500.00	\$ 2,500.00	\$ 2,500.00	\$ 2,500.00
8	Asphalt Price Adjustment	1	LS	\$ 3,500.00	\$ 3,500.00	\$ 3,500.00	\$ 3,500.00	\$ 3,500.00	\$ 3,500.00
9	Clearing Site	1	LS	\$ 10,000.00	\$ 10,000.00	\$ 15,000.00	\$ 15,000.00	\$ 2,000.00	\$ 2,000.00
10	Excavation, Test Pit	9	CY	\$ 200.00	\$ 1,800.00	\$ 50.00	\$ 450.00	\$ 50.00	\$ 450.00

New Jersey Department of Transportation
Division of Local Aid And Economic Development
Summary of Bids - State Aid

Bid Date: October 21, 2025 at 10am

BASE BID 'C' - Continued

					ENGINEER'S ESTIMATE				DiMeglio Construction		Landberg Construction	
					11	CY	\$	35.00	\$	50.00	\$	50.00
11	Excavation, Unclassified				60	SY	\$	18.00	\$	1,080.00	\$	5.00
12	Dense Graded Aggregate Subbase, 4" Thick				390	LF	\$	10.00	\$	3,900.00	\$	1.00
13	Sawcut Bituminous Pavement				2,790	SY	\$	10.00	\$	27,900.00	\$	5.00
14	Milling Pavement, 3" or Less				80	LF	\$	10.00	\$	800.00	\$	0.01
15	Joint Sealer				287	GALS	\$	10.00	\$	2,870.00	\$	0.01
16	Tack Coat, Grade CRS-1h				7	TONS	\$	150.00	\$	1,050.00	\$	90.00
17	Hot Mix Asphalt, 9.5M64, Leveling Course				335	TONS	\$	150.00	\$	50,250.00	\$	118.00
18	Hot Mix Asphalt, 9.5M64, Surface Course, 2" Thick				11	TONS	\$	150.00	\$	1,650.00	\$	155.00
19	Hot Mix Asphalt, 19M64, Base Course, 3" Thick				94	LF	\$	45.00	\$	4,230.00	\$	36.00
20	Abandon 12" Diameter Corrugated Metal Pipe In-Place (Flowable Fill)				93	LF	\$	150.00	\$	13,950.00	\$	129.00
21	15" Diameter High Density Polyethylene Storm Pipe with Select Backfill, Designation I-11, No. 8 Stone Bedding and Soil Stabilization Fabric				1	UNIT	\$	10,000.00	\$	10,000.00	\$	3,500.00
22	Reconstructed Inlet, Type 'B', Use New Casting, with Select Backfill, Designation I-11, No. 8 Stone Bedding and Soil Stabilization Fabric				125	SY	\$	110.00	\$	13,750.00	\$	108.00
23	Concrete Sidewalk and Curb Ramp, 4" Thick, Class 'B'				25	SY	\$	130.00	\$	3,250.00	\$	130.00
24	Concrete Driveway Apron/Sidewalk, 6" Thick, Class 'B'				48	SF	\$	50.00	\$	2,400.00	\$	52.00
25	Detectable Warning Surface				275	LF	\$	45.00	\$	12,375.00	\$	47.00
26	6"x8"x18" Concrete Curb, Class 'B'				14	LF	\$	10.00	\$	140.00	\$	50.00
27	Traffic Stripes, 12" Wide				9	SF	\$	50.00	\$	452.50	\$	450.00
28	Regulatory and Warning Sign				2	UNIT	\$	7,500.00	\$	15,000.00	\$	8,000.00
29	Decorative Sign, Complete				1	UNIT	\$	2,500.00	\$	2,500.00	\$	500.00
30	Remove/Relocate Water Service (If and Where Directed)				1	UNIT	\$	2,500.00	\$	2,500.00	\$	500.00
31	Remove/Relocate Sanitary Sewer Lateral and Cleanout (If and Where Directed)				1	UNIT	\$	3,000.00	\$	3,000.00	\$	1,500.00
32	Remove Tree, 6" to 10" Diameter				205	SY	\$	10.00	\$	2,050.00	\$	17.00
33	Topsoil, 5" Thick and Sodding											
TOTAL LUMP SUM BID (ITEMS 1 THROUGH 33)									\$	143,169.88		

TOTAL LUMP SUM BID - COMBINED AMOUNT OF BASE BIDA 'A', 'B' AND 'C' =									\$	449,905.00		
									\$	344,549.51		
											\$	352,737.04

New Jersey Department of Transportation
Division of Local Aid And Economic Development
Summary of Bids - State Aid

Bid Date: October 21, 2025 at 10am

<p style="text-align: center;">BASE BID 'A' - Improvements to North Road (Partially funded through the NJDOT Municipal Aid Program, FY2024) Borough of Gibbstown, Camden County, New Jersey</p>									
Earle Asphalt Company P. O. Box 556 Farmingdale, NJ 07727					Think Pavers Hardscaping 125 Kings Highway Mt. Royal, NJ 08061				
Certified Check or 10% Bid Bond =					10% NTE \$20,000.00				
No.	Description	Qty	Unit	Unit Price	Amount	Unit Price	Amount	Unit Price	Amount
1	Concrete Washout System	1	LS	\$ 0.01	\$ 0.01	\$ 500.00	\$ 500.00	\$ 100.00	\$ 100.00
2	Breakaway Barricade	8	UNIT	\$ 0.01	\$ 0.08	\$ 100.00	\$ 800.00	\$ 1.00	\$ 8.00
3	Drum	14	UNIT	\$ 0.01	\$ 0.14	\$ 60.00	\$ 840.00	\$ 1.00	\$ 14.00
4	Traffic Cone	10	UNIT	\$ 0.01	\$ 0.10	\$ 20.00	\$ 200.00	\$ 1.00	\$ 10.00
5	Construction Sign	231.5	SF	\$ 0.01	\$ 2.32	\$ 5.00	\$ 1,157.50	\$ 10.00	\$ 2,315.00
6	Fuel Price Adjustment	1	LS	\$ 1,050.00	\$ 1,050.00	\$ 1,050.00	\$ 1,050.00	\$ 1,050.00	\$ 1,050.00
7	Asphalt Price Adjustment	1	LS	\$ 1,500.00	\$ 1,500.00	\$ 1,500.00	\$ 1,500.00	\$ 1,500.00	\$ 1,500.00
8	Clearing Site	1	LS	\$ 15,927.79	\$ 15,927.79	\$ 1,154.01	\$ 1,154.01	\$ 10,000.00	\$ 10,000.00
9	Excavation, Unclassified	300	CY	\$ 40.00	\$ 12,000.00	\$ 45.00	\$ 13,500.00	\$ 100.00	\$ 30,000.00
10	Dense Graded Aggregate Subbase, 4" Thick	360	SY	\$ 4.00	\$ 1,440.00	\$ 9.00	\$ 3,240.00	\$ 50.00	\$ 18,000.00
11	Sawcut Bituminous Pavement	420	LF	\$ 0.01	\$ 4.20	\$ 1.50	\$ 630.00	\$ 1.00	\$ 420.00
12	HMA Milling, 3" or Less	850	SY	\$ 8.00	\$ 6,800.00	\$ 2.00	\$ 1,700.00	\$ 15.00	\$ 12,750.00
13	Joint Sealer	150	LF	\$ 0.01	\$ 1.50	\$ 1.00	\$ 150.00	\$ 3.00	\$ 450.00
14	Tack Coat, Grade CRS-1h	114	GALS.	\$ 0.01	\$ 1.14	\$ 0.01	\$ 1.14	\$ 3.00	\$ 342.00
15	Hot Mix Asphalt, 9.5M/64, Leveling Course	85	TONS	\$ 0.01	\$ 0.85	\$ 0.01	\$ 0.85	\$ 200.00	\$ 17,000.00
16	Hot Mix Asphalt, 9.5M/64, Surface Course, 2" Thick	140	TONS	\$ 175.00	\$ 24,500.00	\$ 135.00	\$ 18,900.00	\$ 150.00	\$ 21,000.00
17	Hot Mix Asphalt, 19M/64, Base Course, 3" Thick	70	TONS	\$ 175.00	\$ 12,250.00	\$ 147.00	\$ 10,290.00	\$ 150.00	\$ 10,500.00
18	Traffic Stripes, 12" Wide	16	LF	\$ 80.00	\$ 1,280.00	\$ 32.00	\$ 512.00	\$ 20.00	\$ 320.00
19	Regulatory and Warning Sign	9.25	SF	\$ 60.00	\$ 555.00	\$ 50.00	\$ 462.50	\$ 20.00	\$ 185.00
20	Decorative Sign, Complete	1	UNIT	\$ 5,000.00	\$ 5,000.00	\$ 2,000.00	\$ 2,000.00	\$ 5,000.00	\$ 5,000.00
21	Selective Clearing	460	SY	\$ 25.00	\$ 11,500.00	\$ 80.00	\$ 36,800.00	\$ 20.00	\$ 9,200.00
22	Topsoil, 5" Thick and Seeding	520	SY	\$ 15.00	\$ 7,800.00	\$ 16.00	\$ 8,320.00	\$ 20.00	\$ 10,400.00
TOTAL LUMP SUM BID (ITEMS 1 THROUGH 22) =					\$ 101,613.13		\$ 103,708.00		\$ 150,564.00

New Jersey Department of Transportation
Division of Local Aid And Economic Development
Summary of Bids - State Aid

Bid Date: October 21, 2025 at 10am

BASE BID 'B' - Improvements to Clearbrook Drive - Phase 1 (Partially funded through the NJDOT Municipal Aid Program, FY2024)				Earle Asphalt Company		Think Pavers Hardscaping		Pioneer General Contracting	
No.	Description	Qty	Unit	Unit Price	Amount	Unit Price	Amount	Unit Price	Amount
1	Inlet Filter, Type 2, 5'x5'	1	UNIT	\$ 0.01	\$ 0.01	\$ 99.74	\$ 99.74	\$ 100.00	\$ 100.00
2	Concrete Washout System	1	LS	\$ 0.01	\$ 0.01	\$ 500.00	\$ 500.00	\$ 100.00	\$ 100.00
3	Breakaway Barricade	8	UNIT	\$ 0.01	\$ 0.08	\$ 0.01	\$ 0.08	\$ 1.00	\$ 8.00
4	Drum	14	UNIT	\$ 0.01	\$ 0.14	\$ 0.01	\$ 0.14	\$ 1.00	\$ 14.00
5	Traffic Cone	10	UNIT	\$ 0.01	\$ 0.10	\$ 0.01	\$ 0.10	\$ 1.00	\$ 10.00
6	Construction Sign	231.5	SF	\$ 0.01	\$ 2.32	\$ 0.01	\$ 2.32	\$ 10.00	\$ 2,315.00
7	Fuel Price Adjustment	1	LS	\$ 500.00	\$ 500.00	\$ 500.00	\$ 500.00	\$ 500.00	\$ 500.00
8	Asphalt Price Adjustment	1	LS	\$ 750.00	\$ 750.00	\$ 750.00	\$ 750.00	\$ 750.00	\$ 750.00
9	Clearing Site	1	LS	\$ 9,942.24	\$ 9,942.24	\$ 5,399.78	\$ 5,399.78	\$ 10,000.00	\$ 10,000.00
10	Excavation, Test Pit	6	CY	\$ 300.00	\$ 1,800.00	\$ 0.01	\$ 0.06	\$ 1.00	\$ 6.00
11	Excavation, Unclassified	10	CY	\$ 0.01	\$ 0.10	\$ 75.00	\$ 750.00	\$ 100.00	\$ 1,000.00
12	Dense Graded Aggregate Subbase, 4" Thick	60	SY	\$ 0.01	\$ 0.60	\$ 9.00	\$ 540.00	\$ 50.00	\$ 3,000.00
13	Sawcut Bituminous Pavement	320	LF	\$ 0.01	\$ 3.20	\$ 1.50	\$ 480.00	\$ 1.00	\$ 320.00
14	HMA Milling, 3" or Less	560	SY	\$ 8.00	\$ 4,480.00	\$ 2.00	\$ 1,120.00	\$ 15.00	\$ 8,400.00
15	Joint Sealer	60	LF	\$ 0.01	\$ 0.60	\$ 1.00	\$ 60.00	\$ 3.00	\$ 180.00
16	Tack Coat, Grade CRS-1h	60	GALS.	\$ 0.01	\$ 0.60	\$ 0.01	\$ 0.60	\$ 3.00	\$ 180.00
17	Hot Mix Asphalt, 9.5M64, Surface Course, 2" Thick	70	TONS	\$ 140.00	\$ 9,800.00	\$ 122.00	\$ 8,540.00	\$ 200.00	\$ 14,000.00
18	Hot Mix Asphalt, 19M64, Base Course, 3" Thick	10	TONS	\$ 100.00	\$ 1,000.00	\$ 146.00	\$ 1,460.00	\$ 200.00	\$ 2,000.00
19	Abandon 12" Diameter Corrugated Metal Pipe In-Place (Flowable Fill)	166	LF	\$ 40.00	\$ 6,640.00	\$ 0.01	\$ 1.66	\$ 100.00	\$ 16,600.00
20	15" Diameter High Density Polyethylene Storm Pipe with Select Backfill, Designation I-11, No. 8 Stone Bedding and Soil Stabilization Fabric	165	LF	\$ 80.00	\$ 13,200.00	\$ 50.00	\$ 8,250.00	\$ 100.00	\$ 16,500.00
21	Inlet, Type 'E', Use New Casting, with Select Backfill, Designation I-11, No. 8 Stone Bedding and Soil Stabilization Fabric	1	UNIT	\$ 5,500.00	\$ 5,500.00	\$ 16,000.00	\$ 16,000.00	\$ 5,000.00	\$ 5,000.00
22	Manhole, Storm Sewer with Select Backfill, Designation I-11, No. 8 Stone Bedding and Soil Stabilization Fabric	2	UNIT	\$ 5,500.00	\$ 11,000.00	\$ 16,000.00	\$ 32,000.00	\$ 5,000.00	\$ 10,000.00
23	Concrete Sidewalk and Curb Ramp, 4" Thick, Class 'B'	100	SY	\$ 130.00	\$ 13,000.00	\$ 120.00	\$ 12,000.00	\$ 130.00	\$ 13,000.00
24	Concrete Driveway Apron/Sidewalk, 6" Thick, Class 'B'	30	SY	\$ 165.00	\$ 4,950.00	\$ 80.00	\$ 2,400.00	\$ 140.00	\$ 4,200.00

New Jersey Department of Transportation
Division of Local Aid And Economic Development
Summary of Bids - State Aid

Bid Date: October 21, 2025 at 10am

BASE BID 'B' - Continued																
					Earle Asphalt Company			Think Pavers Hardscaping			Pioneer General Contracting					
					\$	40.00	\$	640.00	\$	40.00	\$	20.00	\$	320.00		
25	Detectable Warning Surface		16	SF												
26	6"x8"x18" Concrete Curb, Class 'B'		235	LF		\$	50.00	\$	11,750.00	\$	48.00	\$	50.00	\$	11,750.00	
27	Traffic Stripes, 12" Wide		14	LF		\$	70.00	\$	980.00	\$	30.00	\$	10.00	\$	140.00	
28	Regulatory and Warning Sign		7.25	SF		\$	60.00	\$	435.00	\$	50.00	\$	20.00	\$	145.00	
29	Decorative Sign, Complete		1	UNIT		\$	5,000.00	\$	5,000.00	\$	2,000.00	\$	5,000.00	\$	5,000.00	
30	Remove/Relocate Water Service (If and Where Directed)		1	UNIT		\$	1,000.00	\$	1,000.00	\$	0.01	\$	7,500.00	\$	7,500.00	
31	Remove/Relocate Sanitary Sewer Lateral and Cleanout (If and Where Directed)		1	UNIT		\$	1,000.00	\$	1,000.00	\$	0.01	\$	7,500.00	\$	7,500.00	
32	Topsoil, 5" Thick and Sodding		125	SY		\$	25.00	\$	3,125.00	\$	10.00	\$	2,500.00	\$	2,500.00	
TOTAL LUMP SUM BID (ITEMS 1 THROUGH 32) =								\$	106,500.00			\$	106,807.00		\$	143,038.00

BASE BID 'C' - Improvements to Clearbrook Drive - Phase 2 (Partially funded through the NJDOT Municipal Aid Program, FY2025)												
No.	Description	Qty	Unit	Earle Asphalt Company			Think Pavers Hardscaping			Pioneer General Contracting		
				Unit Price	Amount		Unit Price	Amount		Unit Price	Amount	
1	Inlet Filler, Type 1	1	UNIT	\$ 0.01	\$ 0.01	\$ 100.00	\$ 100.00	\$ 100.00	\$ 100.00	\$ 100.00	\$ 100.00	
2	Concrete Washout System	1	LS	\$ 0.01	\$ 0.01	\$ 0.01	\$ 0.01	\$ 0.01	\$ 0.01	\$ 100.00	\$ 100.00	
3	Breakaway Barricade	8	UNIT	\$ 0.01	\$ 0.08	\$ 0.01	\$ 0.01	\$ 0.08	\$ 0.08	\$ 1.00	\$ 8.00	
4	Drum	14	UNIT	\$ 0.01	\$ 0.14	\$ 0.01	\$ 0.01	\$ 0.14	\$ 0.14	\$ 1.00	\$ 14.00	
5	Traffic Cone	10	UNIT	\$ 0.01	\$ 0.10	\$ 0.01	\$ 0.01	\$ 0.10	\$ 0.10	\$ 1.00	\$ 10.00	
6	Construction Sign	231.5	SF	\$ 0.01	\$ 2.32	\$ 0.01	\$ 0.01	\$ 2.32	\$ 2.32	\$ 10.00	\$ 2,315.00	
7	Fuel Price Adjustment	1	LS	\$ 2,500.00	\$ 2,500.00	\$ 2,500.00	\$ 2,500.00	\$ 2,500.00	\$ 2,500.00	\$ 2,500.00	\$ 2,500.00	
8	Asphalt Price Adjustment	1	LS	\$ 3,500.00	\$ 3,500.00	\$ 3,500.00	\$ 3,500.00	\$ 3,500.00	\$ 3,500.00	\$ 3,500.00	\$ 3,500.00	
9	Clearing Site	1	LS	\$ 3,479.06	\$ 3,479.06	\$ 32,999.36	\$ 32,999.36	\$ 32,999.36	\$ 32,999.36	\$ 10,000.00	\$ 10,000.00	
10	Excavation, Test Pit	9	CY	\$ 300.00	\$ 2,700.00	\$ 0.01	\$ 0.01	\$ 0.09	\$ 0.09	\$ 1.00	\$ 9.00	
11	Excavation, Unclassified	11	CY	\$ 0.01	\$ 0.11	\$ 175.00	\$ 175.00	\$ 1,925.00	\$ 1,925.00	\$ 100.00	\$ 1,100.00	
12	Dense Graded Aggregate Subbase, 4" Thick	60	SY	\$ 0.01	\$ 0.60	\$ 9.00	\$ 9.00	\$ 540.00	\$ 540.00	\$ 50.00	\$ 3,000.00	
13	Sawcut Bituminous Pavement	390	LF	\$ 0.01	\$ 3.90	\$ 1.50	\$ 1.50	\$ 585.00	\$ 585.00	\$ 1.00	\$ 390.00	

New Jersey Department of Transportation
Division of Local Aid And Economic Development
Summary of Bids - State Aid

Bid Date: October 21, 2025 at 10am

BASE BID 'C' - Continued											
				Earle Asphalt Company		Think Pavers Hardscaping		Pioneer General Contracting			
14	Milling Pavement, 3" or Less	2,790	SY	\$	8.00	\$ 22,320.00	\$	2.00	\$ 5,580.00	\$ 15.00	\$ 41,850.00
15	Joint Sealer	80	LF	\$	0.01	\$ 0.80	\$	1.00	\$ 80.00	\$ 3.00	\$ 240.00
16	Tack Coat, Grade CRS-1h	287	GALS.	\$	0.01	\$ 2.87	\$	0.01	\$ 2.87	\$ 3.00	\$ 861.00
17	Hot Mix Asphalt, 9.5M64, Leveling Course	7	TONS	\$	100.00	\$ 700.00	\$	0.01	\$ 0.07	\$ 200.00	\$ 1,400.00
18	Hot Mix Asphalt, 9.5M64, Surface Course, 2" Thick	335	TONS	\$	140.00	\$ 46,900.00	\$	128.00	\$ 42,880.00	\$ 150.00	\$ 50,250.00
19	Hot Mix Asphalt, 19M64, Base Course, 3" Thick	11	TONS	\$	100.00	\$ 1,100.00	\$	120.00	\$ 1,320.00	\$ 200.00	\$ 2,200.00
20	Abandon 12" Diameter Corrugated Metal Pipe In-Place (Flowable fill)	94	LF	\$	40.00	\$ 3,760.00	\$	0.01	\$ 0.94	\$ 100.00	\$ 9,400.00
21	15" Diameter High Density Polyethylene Storm Pipe with Select Backfill, Designation I-11, No. 8 Stone Bedding and Soil Stabilization Fabric										
22	Reconstructed Inlet, Type 'B', Use New Casting, with Select Backfill, Designation I-11, No. 8 Stone Bedding and Soil Stabilization Fabric	93	LF	\$	80.00	\$ 7,440.00	\$	50.00	\$ 4,650.00	\$ 100.00	\$ 9,300.00
23	Concrete Sidewalk and Curb Ramp, 4" Thick, Class 'B'	1	UNIT	\$	2,500.00	\$ 2,500.00	\$	16,000.00	\$ 16,000.00	\$ 2,000.00	\$ 2,000.00
24	Concrete Driveway Apron/Sidewalk, 6" Thick, Class 'B'	125	SY	\$	130.00	\$ 16,250.00	\$	120.00	\$ 15,000.00	\$ 130.00	\$ 16,250.00
25	Detectable Warning Surface	25	SY	\$	165.00	\$ 4,125.00	\$	80.00	\$ 2,000.00	\$ 140.00	\$ 3,500.00
26	6"x8"x18" Concrete Curb, Class 'B'	48	SF	\$	40.00	\$ 1,920.00	\$	40.00	\$ 1,920.00	\$ 20.00	\$ 960.00
27	Traffic Stripes, 12" Wide	275	LF	\$	50.00	\$ 13,750.00	\$	48.00	\$ 13,200.00	\$ 50.00	\$ 13,750.00
28	Regulatory and Warning Sign	14	LF	\$	70.00	\$ 980.00	\$	30.00	\$ 420.00	\$ 10.00	\$ 140.00
29	Decorative Sign, Complete	9	SF	\$	60.00	\$ 540.00	\$	50.00	\$ 450.00	\$ 20.00	\$ 180.00
30	Remove/Relocate Water Service (If and Where Directed)	2	UNIT	\$	5,000.00	\$ 10,000.00	\$	2,000.00	\$ 4,000.00	\$ 5,000.00	\$ 10,000.00
31	Remove/Relocate Sanitary Sewer Lateral and Cleanout (If and Where Directed)	1	UNIT	\$	1,000.00	\$ 1,000.00	\$	0.01	\$ 0.01	\$ 7,500.00	\$ 7,500.00
32	Remove Tree, 6" to 10" Diameter	1	UNIT	\$	1,000.00	\$ 1,000.00	\$	0.01	\$ 0.01	\$ 7,500.00	\$ 7,500.00
33	Topsoil, 5" Thick and Sodding	1	UNIT	\$	800.00	\$ 800.00	\$	2,500.00	\$ 2,500.00	\$ 3,000.00	\$ 3,000.00
		205	SY	\$	25.00	\$ 5,125.00	\$	10.00	\$ 2,050.00	\$ 20.00	\$ 4,100.00
TOTAL LUMP SUM BID (ITEMS 1 THROUGH 33) =						\$ 152,400.00			\$ 154,206.00		\$ 207,427.00

TOTAL LUMP SUM BID - COMBINED AMOUNT OF BASE BIDA 'A', 'B' AND 'C' =	\$ 360,513.13	\$ 364,721.00	\$ 501,029.00
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I hereby certify that this is a true copy of the bids received on October 21, 2025.

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

(KEI #24-427CB0523)

"BID PACKAGE REVIEW CHECKLIST"

(KEI #24-427GB0523)

Bids of October 21, 2025 at 10:00 a.m.

IMPROVEMENTS TO NORTH ROAD AND CLEARBROOK DRIVE (Phases 1 and 2) BOROUGH OF GIBBSBORO, CAMDEN COUNTY, NEW JERSEY (Partially Funded by the N.J.D.O.T. Municipal Aid Program, FY2024 and FY2025)

	DiMeglio Construction Co.	Landberg Construction, LLC	Earle Asphalt Company	Think Pavers Hardscaping	Pioneer GC Company, Inc.
	10% Bid NTE \$20k	10% Bid NTE \$20k	10% Bid NTE \$20k	10% Bid NTE \$20k	10% Bid NTE \$20k
1 Certified Check or Bid Bond					
2 Consent of Surety	X	X	X	X	X
3 Statement of Ownership Disclosure (2 pgs.)	X	X	X	X	X
4 Acknowledgment of Receipt of Addenda	X	X	X	X	X
5 Non-Collusion Affidavit	X	X	X	X	X
6 Affirmative Action Compliance Notice	X	X	X	X	X
7 Subcontractor's List and Certification Form	X	X	X	X	X
8 List of Intended Suppliers/Others	X	X	X	X	X
9 Status of Contracts on Hand	X	X	X	X	X
10 Site Visitation Statement	X	X	X	X	X
11 Equipment Certification	X	X	X	X	X
12 Vendor Certification and Political Contribution Disclosure Form (2 pgs.)	X	X	X	X	X
13 Disclosure of Investment Activities in Iran	X	X	X	X	X
14 Certification of Prohibited Activities in Russia and/or Belarus	X	X	X	X	X
15 Debarred, Suspended and Disqualified Contractor Affidavit	X	X	X	X	X
16 Completed Proposal	X	X	X	X	X
17 Completed Checklist	X	X	X	X	X
18 Contractor's Public Works Contractor Registration Certification	X	X	X	X	X
19 New Jersey Business Registration Certificate	X	X	X	X	X