

**BOROUGH OF GIBBSBORO
COUNCIL MEETING MINUTES
November 24, 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

Present:

Councilman Mitchell Brown
Councilman Boots
Councilman John Ritz
Councilman Glenn Werner

Absent:

Councilman Fred Deterding

Professionals:

Jennifer McPeak, Esquire
Shawn Seroka, Engineer

Salvatore J. Siciliano, Solicitor

FIRST ORDER OF BUSINESS

SWEARING IN OF NEW COUNCIL MEMBERS

John Ritz and Marianne Colavita were sworn in by Mayor Campbell and took their places on the dais.

ORDINANCES FOR FIRST READING

2025-15 ORDINANCE AMENDING CHAPTER 171 OF THE ORDINANCES OF THE
BOROUGH OF GIBBSBORO, VEHICLES AND TRAFFIC CONTROL

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

Poll: Ayes – Brown, Boots, Colavita, Ritz, Werner (Deterding absent)

ORDINANCES FOR SECOND READING

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

Public Comment: None

Motion to adopt ordinance: Councilman Brown, second Councilman Werner

Poll: Ayes – Brown, Boots, Colavita, Ritz, Werner

Motion to authorize an offer as soon as the easement value is certified by the appraiser:
Councilman Brown, second Councilman Werner

Poll: Ayes – Brown, Boots, Colavita, Ritz, Werner

REPORT OF MUNICIPAL OFFICERS

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

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

COUNCIL COMMITTEE REPORTS

PUBLIC WORKS

PUBLIC EVENTS

INSURANCE

TRASH & RECYCLING / HEALTH

RECREATION / L&I / PLANNING BOARD

POLICE

MAYOR’S REPORT

Councilman Werner
Councilman Deterding
Councilman Ritz
Councilman Brown
Mayor Campbell

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

Vote: Ayes unanimous

CORRESPONDENCE

OLD BUSINESS

- 1. LAND PURCHASES & SALES

NEW BUSINESS

- 1. BUDGET TRANSFERS

2025-11-170 RESOLUTION AUTHORIZING CERTAIN TRANSFERS WITHIN THE 2025 BUDGET

Motion to approve: Councilman Ritz, second Councilman Boots

Poll: Ayes – Brown, Boots, Colavita, Ritz, Werner

2. POLICE APPOINTMENTS

2025-11-171 RESOLUTION APPOINTING RYAN PRATZ AS A REGULAR FULL TIME POLICE OFFICER TO THE GIBBSBORO POLICE DEPARTMENT FOR A ONE YEAR PROBATIONARY PERIOD

2025-11-172 RESOLUTION APPOINTING BRETT THACKSON AS A REGULAR FULL TIME POLICE OFFICER TO THE GIBBSBORO POLICE DEPARTMENT FOR A ONE YEAR PROBATIONARY PERIOD

Motion to approve appointments: Councilman Brown, second Councilman Boots

Poll: Ayes – Brown, Boots, Colavita, Ritz, Werner

3. CHERRY HILL COOPERATIVE PRICING

2025-11-173 RESOLUTION TO UTILIZE THE CONTRACT FOR TRAFFIC SIGNAL, PEDESTRIAN AND SCHOOL FLASHER EMERGENCY RESPONSE AND SIGNAL MODIFICATIONS AND MISCELLANEOUS ELECTRIC SERVICE WITH AN OPTION FOR MAINTENANCE AND INSPECTION UNDER THE CHERRY HILL COOPERATIVE PRICING SYSTEM IDENTIFIER #37-CHCPS

Motion to approve: Councilman Ritz, second Councilman Brown

Poll: Ayes – Brown, Boots, Colavita, Ritz, Werner

VOUCHERS

Motion to dispense reading and approve vouchers in the amount of \$788,779.39: Councilman Brown, second Councilman Ritz

Poll: Ayes – Brown, Boots, Colavita, Ritz, Werner

MINUTES

Motion to dispense reading and approve the minutes of 10/22/25: Councilman Werner, second Councilman Brown

Vote: Ayes unanimous (Colavita – abstain)

CLOSING COMMENTS

MEETING OPEN TO THE PUBLIC

Cornelius Walker, 132 Berlin Road. Expressed concerns regarding damage to home and property, nearby remediation and construction, and heavy trucks traveling on Berlin Road.

Barbara Shelton Gernace, 4 Farwood Road. Inquired about speed limit on Berlin Road and possible reduction.

Megan Murphy, 132 Berlin Road. Inquired about weight limits on Berlin Road.

James Coulter, 139 Manor Road. Inquired about budget transfer resolution and the new solar-powered speed limit signs.

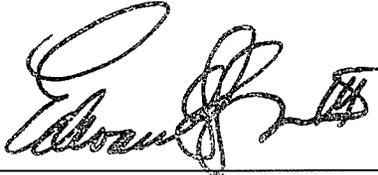
INFORMATIONAL

1. Next regular meeting of the Borough Council is December 22, 2025 at 7:00 p.m. (please note that this meeting is scheduled for a Monday due to the Christmas holiday).
2. The annual tree lighting celebration and arrival of Santa is scheduled for December 9, 2025 at 7:00 p.m. at the Triangle. Cookies and hot cocoa will follow at Gibbsboro School.

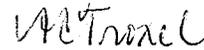
ADJOURNMENT

Motion to adjourn the meeting at 8:30 p.m. Councilman Boots, second Councilwoman Colavita

Vote: Ayes unanimous



Edward G. Campbell, III
Mayor



Amy C. Troxel, RMC
Borough Clerk

2025-11-170

**RESOLUTION OF THE BOROUGH OF GIBBSBORO
AUTHORIZING CERTAIN TRANSFERS WITHIN THE 2025 BUDGET**

BE IT RESOLVED by the Mayor and Borough Council of the Borough of Gibbsboro, County of Camden, State of New Jersey that the following transfers be authorized within the 2025 Budget:

FROM	ACCOUNT	AMOUNT	TO	ACCOUNT	AMOUNT
SALARIES POLICE DEPARTMENT	5-01-25-240-011	\$20,000	GARBAGE & TRASH CONTRACTUAL	5-01-26-305-021	\$20,000
SALARIES POLICE DEPARTMENT	5-01-25-240-011	\$5,000	BUILDINGS & GROUNDS MISC BUILDINGS & GROUNDS	5-01-26-305-021	\$5,000
POLICE DEPARTMENT MISC OTHER EXPENSES	5-01-25-240-099	\$10,000	BUILDINGS & GROUNDS MISC BUILDINGS & GROUNDS	5-01-26-305-021	\$10,000
ENGINEERING SERVICES & COSTS MISC ENGINEERING SERVICES	5-01-20-165-099	\$8,000	GARBAGE & TRASH CONTRACTUAL	5-01-26-305-021	\$8,000
GROUP INSURANCE FOR EMPLOYEES	5-01-23-220-020	\$10,000	GARBAGE & TRASH CONTRACTUAL	5-01-26-305-021	\$10,000
BUILDING SUBCODE INSPECTOR SALARIES BLDG INSPECTOR	5-01-22-203-011	\$5,000	PUBLIC WORKS MISC PUBLIC WORKS	5-01-26-300-099	\$5,000
FIRE SUBCODE SALARIES FIRE SUBCODE OFFICIAL	5-01-22-202-011	\$2,000	FIRE HYDRANT SERVICE	5-01-25-265-07	\$2,000
FIRE SUBCODE SALARIES FIRE SUBCODE OFFICIAL	5-01-22-202-011	\$2,000	STREET LIGHTING	5-01-31-435-020	\$2,000
FIRE SUBCODE SALARIES FIRE SUBCODE OFFICIAL	5-01-22-202-011	\$2,000	SALARIES MUNICIPAL CLERK	5-01-20-120-011	\$2,000
ELECTRICAL SUBCODE INSPECTOR SALARIES ELECTRICAL	5-01-22-201-011	\$500	DOG REGULATION MISC DOG REGULATION	5-01-27-340-099	\$500
ELECTRICAL SUBCODE INSPECTOR SALARIES ELECTRICAL	5-01-22-201-011	\$1,000	MISC PLANNING & ZONING BOARD	5-01-21-180-099	\$1,000


Edward G. Campbell, III
Mayor


Amy C. Troxel, RMC
Borough Clerk

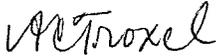
RESOLUTION AUTHORIZING CERTAIN TRANSFERS WITHIN THE 2025 BUDGET

	AYE	NAY	ABSENT	ABSTAIN
BOOTS	✓			
BROWN	✓			
COLAVITA	✓			
DETERDING			✓	
RITZ	✓			
WERNER	✓			

Adopted: November 24, 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 November 24, 2025.

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

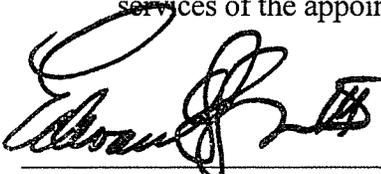


 Amy C. Troxel, RMC
 Borough Clerk

**RESOLUTION OF THE BOROUGH OF GIBBSBORO
APPOINTING RYAN PRATZ AS A REGULAR FULL TIME POLICE OFFICER TO THE
GIBBSBORO POLICE DEPARTMENT FOR A ONE YEAR PROBATIONARY PERIOD**

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

- 1) THAT RYAN PRATZ is hereby appointed as a Regular Police Officer to the Gibbsboro Police Department at the academy recruit rate of \$35,875/annual.
- 2) THAT the appointment carries a probationary period of one year, during which the appointee is not considered a permanent employee as provided in N.J.S.A. 40A:14-147.
- 3) THAT this appointment is further conditioned upon the execution of a pre-employment agreement, satisfactory completion of a background investigation by the Chief of Police, physical examination, psychological evaluation (if deemed necessary), completion of academy and field training, successful firearms qualification on the department's weapons, satisfactory completion of K-55 radar training and any other training deemed necessary by the Chief of Police to function as a Gibbsboro Police Officer.
- 4) THAT the failure of the appointee to comply with any of the conditions of appointment or if at any time during the probationary period the conduct or capacity of the appointee has not been satisfactory, the appointee may be terminated by Resolution of the Governing Body without trial. The appointee shall be served with a copy of such Resolution terminating the services of the appointee.



Edward G. Campbell, III
Mayor



Amy C. Troxel, RMC
Borough Clerk

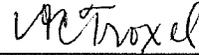
	AYE	NAY	ABSENT	ABSTAIN
BROWN	✓			
BOOTS	✓			
COLAVITA	✓			
DETERDING			✓	
RITZ	✓			
WERNER	✓			

Adopted: November 24, 2025

RESOLUTION APPOINTING RYAN PRATZ AS A REGULAR FULL TIME POLICE OFFICER
TO THE GIBBSBORO POLICE DEPARTMENT FOR A ONE YEAR PROBATIONARY PERIOD

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 November 24, 2025.

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

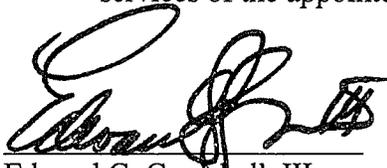


Amy C. Troxel, RMC
Borough Clerk

**RESOLUTION OF THE BOROUGH OF GIBBSBORO
APPOINTING BRETT THACKSON AS A REGULAR FULL TIME POLICE OFFICER
TO THE GIBBSBORO POLICE DEPARTMENT FOR A ONE YEAR PROBATIONARY
PERIOD**

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

- 1) THAT BRETT THACKSON is hereby appointed as a Regular Police Officer to the Gibbsboro Police Department at the academy recruit rate of \$35,875/annual.
- 2) THAT the appointment carries a probationary period of one year, during which the appointee is not considered a permanent employee as provided in N.J.S.A. 40A:14-147.
- 3) THAT this appointment is further conditioned upon the execution of a pre-employment agreement, satisfactory completion of a background investigation by the Chief of Police, physical examination, psychological evaluation (if deemed necessary), completion of academy and field training, successful firearms qualification on the department's weapons, satisfactory completion of K-55 radar training and any other training deemed necessary by the Chief of Police to function as a Gibbsboro Police Officer.
- 4) THAT the failure of the appointee to comply with any of the conditions of appointment or if at any time during the probationary period the conduct or capacity of the appointee has not been satisfactory, the appointee may be terminated by Resolution of the Governing Body without trial. The appointee shall be served with a copy of such Resolution terminating the services of the appointee.



Edward G. Campbell, III
Mayor



Amy C. Troxel, RMC
Borough Clerk

	AYE	NAY	ABSENT	ABSTAIN
BROWN	✓			
BOOTS	✓			
COLAVITA	✓			
DETERDING			✓	
RITZ	✓			
WERNER	✓			

Adopted: November 24, 2025

RESOLUTION APPOINTING BRETT THACKSON AS A REGULAR FULL TIME POLICE OFFICER
TO THE GIBBSBORO POLICE DEPARTMENT FOR A ONE YEAR PROBATIONARY PERIOD

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 November 24, 2025.

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



Amy C. Troxel, RMC
Borough Clerk

2025-11-173

**RESOLUTION OF THE BOROUGH OF GIBBSBORO
TO UTILIZE THE CONTRACT FOR TRAFFIC SIGNAL, PEDESTRIAN AND
SCHOOL FLASHER EMERGENCY RESPONSE AND SIGNAL MODIFICATIONS
AND MISCELLANEOUS ELECTRIC SERVICE WITH AN OPTION FOR
MAINTENANCE AND INSPECTION UNDER THE CHERRY HILL COOPERATIVE
PRICING SYSTEM IDENTIFIER #37-CHCPS**

WHEREAS, pursuant to Cherry Hill Township Resolution 2025-10-28, Techna-Pro Electric, LLC, 100 Pike Road, Bldg. B-1, Mount Laurel, New Jersey 08054, was awarded a two (2) year contract commencing November 12, 2025 and will include members of Cooperative #37-CHCPS when Resolutions are received by the Township of Cherry Hill; and

WHEREAS, pursuant to the Cooperative Pricing Agreement, the Borough of Gibbsboro hereby requests that it be permitted to participate in the Contract under the Cherry Hill Cooperative Pricing System Identifier #37-CHCPS described in the Cherry Hill Township master contract; and

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

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

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

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

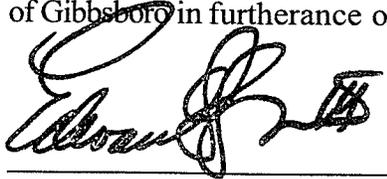
WHEREAS, this is an open-ended contract and the Borough of Gibbsboro is not obligated to order, accept or pay for the goods and services hereunder until an order is placed, required certification of available funds shall be made when goods or services are ordered.

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

NOW, THEREFORE, BE IT RESOLVED, by the governing body of the Borough of Gibbsboro in the County of Camden, State of New Jersey, that the Borough of Gibbsboro utilize the TRAFFIC SIGNAL, PEDESTRIAN AND SCHOOL FLASHER EMERGENCY RESPONSE AND SIGNAL MODIFICATIONS AND MISCELLANEOUS ELECTRIC SERVICE WITH AN OPTION FOR MAINTENANCE AND INSPECTION under the Cherry Hill Cooperative Pricing System Identifier #37-CHCPS.

RESOLUTION TO UTILIZE THE CONTRACT FOR TRAFFIC SIGNAL, PEDESTRIAN AND SCHOOL FLASHER EMERGENCY RESPONSE AND SIGNAL MODIFICATIONS AND MISCELLANEOUS ELECTRIC SERVICE WITH AN OPTION FOR MAINTENANCE AND INSPECTION UNDER THE CHERRY HILL COOPERATIVE PRICING SYSTEM IDENTIFIER #37-CHCPS

BE IT FURTHER RESOLVED by the governing body of the Borough of Gibbsboro, County of Camden, State of New Jersey that the Mayor or designee is authorized to execute such documents consistent with this Resolution and to take such other action on behalf of the Borough of Gibbsboro in furtherance of this Resolution.



Edward G. Campbell, III
Mayor



Amy C. Troxel, RMC
Borough Clerk

	AYE	NAY	ABSENT	ABSTAIN
BROWN	✓			
BOOTS	✓			
COLAVITA	✓			
DETERDING			✓	
RITZ	✓			
WERNER	✓			

November 24, 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 November 24, 2025.

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



Amy C. Troxel, RMC
Borough Clerk

RESOLUTION 2025-10-28

RESOLUTION AUTHORIZING THE AWARD OF A CONTRACT FOR TRAFFIC SIGNAL, PEDESTRIAN AND SCHOOL FLASHER EMERGENCY RESPONSE AND SIGNAL MODIFICATIONS AND MISCELLANEOUS ELECTRIC SERVICE WITH AN OPTION FOR MAINTENANCE AND INSPECTION UNDER THE CHERRY HILL COOPERATIVE PRICING SYSTEM IDENTIFIER #37-CHCPS

WHEREAS, the Township of Cherry Hill (the Township), Boroughs of Clementon, Gibbsboro, Lindenwold, Merchantville, Somerdale, Stratford and the Townships of Berlin, Haddon, Pennsauken, Voorhees, and Winslow joined in a combined effort to secure a contract for Traffic Signal, Pedestrian and School Flasher Emergency Response and Signal Modifications and Miscellaneous Electric Service with an Option for Maintenance and Inspection under Cherry Hill Cooperative Pricing System – Identifier #37-CHCPS; and

WHEREAS, this program will allow the Township and registered member entities that have submitted estimated quantities on various items prior to advertising for bids to secure the services of an electrical contractor to provide emergency response and signal modifications and miscellaneous electric service with an option for maintenance and inspection; and

WHEREAS, in addition, existing and future members of the cooperative may also participate in this contract with prior approval from the Cherry Hill Township representative and the awarded vendor; and

WHEREAS, this contract is being awarded as "fair and open" pursuant to N.J.S.A. 19:44A-20.5, and in addition to N.J.S.A. 40A:11-1 et seq., Township Resolutions 2006-1-51 and 2008-10-10; and

WHEREAS, pursuant to N.J.S.A. 40A:11-1 et seq. and N.J.A.C. 7:26H-6.1 et seq., on October 1, 2025, the Township advertised for bids in the Township's official newspaper and posted the specifications on the Township website; and

WHEREAS, the Township, as lead agency of the Cherry Hill Cooperative Pricing System, received and opened one (1) submission on October 16, 2025; and

WHEREAS, the bid has been evaluated by the Cherry Hill Director of Engineering and Cherry Hill Purchasing Agent, and the recommendation to award is made as hereinafter provided to Techna-Pro Electric, LLC (Techna-Pro), 100 Pike Rd., Bldg. B-1, Mt Laurel, NJ 08054 as being a responsible and responsive bidder to the specifications; and

WHEREAS, the contract term is for one (1) year contract term (Base Bid Year 1 and Option #1 Maintenance and Inspection Year 1) commencing at the final execution of contracts with one (1), one (1) year renewal (Base Bid Year 2 and Option #1 Maintenance and Inspection Year 2) at the sole discretion of the Township; and

WHEREAS, the Township of Cherry Hill's obligation under the bid for Traffic Signal and School Flasher Emergency Response and Signal Modifications and Miscellaneous Electric Service with an Option for Maintenance and Inspection will be for a grand total amount not to exceed \$500,000.00 for the initial one (1) year contract; and

WHEREAS, all repairs will be made on an as-needed basis with all certifications made by the Township Controller each time a requisition is processed from Reserve Property/Liability Ins (I-16-56-850-000-001) and/or various sewer and capital ordinances and/or pending the successful passage and adoption of future sewer and capital ordinances and/or pending the successful passage and adoption of the following FY2026 and FY2027 Budgets - Other Public Works Functions (6-01-26-300-000-802) and (7-01-26-300-000-802) for a grand total amount not to exceed \$500,000.00 for Cherry Hill Township only; and

WHEREAS, the Township of Cherry Hill shall only be responsible for payment to Techna-Pro Electric, LLC with respect to its own needs. Under no circumstances shall the Township of Cherry Hill be responsible or liable in any manner for payment to Techna-Pro on behalf of any other system member. Techna-Pro shall invoice each participating system member which shall be their sole responsibility to pay Techna-Pro directly for their needs; and

WHEREAS, each participating entity in the cooperative is hereby authorized to enter into a contract directly with Techna-Pro for their entity, pursuant to the conditions of the bid, after award by their governing body in accordance with applicable law; and

