

**BOROUGH OF GIBBSBORO
COUNCIL MEETING MINUTES
December 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

Present:

Councilman Mitchell Brown
Councilman Brandon Boots
Councilwoman Marianne Colavita
Councilman Fred Deterding
Councilman John Ritz
Councilman Glenn Werner

Absent:

Professionals:

Salvatore J. Siciliano, Solicitor
Shawn Seroka, Engineer

ORDINANCES FOR FIRST READING

ORDINANCES FOR SECOND READING

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

Public Comment: None

Motion to adopt ordinance: Councilman Werner, second Councilwoman Colavita

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

RESOLUTIONS

2025-12-174 RESOLUTION AUTHORIZING CERTAIN TRANSFERS WITHIN THE 2025
BUDGET

2025-12-175 RESOLUTION AUTHORIZING CHANGE ORDER NO. 1, FOR
IMPROVEMENTS TO EDGEHILL ROAD, FROM CEDARCROFT ROAD TO
WINDING WAY IN THE BOROUGH OF GIBBSBORO .

2025-12-176 RESOLUTION AUTHORIZING THE MAYOR TO EXECUTE A SHARED
SERVICE AGREEMENT WITH CAMDEN COUNTY TO END
HOMELESSNESS

2025-12-177 RESOLUTION AUTHORIZING THE MAYOR TO EXECUTE AN AGREEMENT WITH CAMDEN COUNTY FOR CERTAIN ENHANCEMENTS AT POLE HILL PARK, GIBBSBORO RECREATION CENTER – ROUND 25

2025-12-178 RESOLUTION AUTHORIZING THE MAYOR TO EXECUTE A SHARED SERVICES AGREEMENT BETWEEN THE GIBBSBORO BOARD OF EDUCATION AND THE BOROUGH OF GIBBSBORO REGARDING SCHOOL RESOURCE OFFICERS

Public Comment: None

Motion to approve resolutions: Councilman Brown, second Councilman Boots

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

REPORT OF MUNICIPAL OFFICERS

- | | |
|---------------------------|----------------------|
| Borough Clerk (X) | Risk Manager (X) |
| Construction Official (X) | Police Department () |
| Tax Collector (X) | Sewer Clerk (X) |
| Treasurer (X) | Court Clerk (X) |
| Compliance Officer () | Fire Official () |

COUNCIL COMMITTEE REPORTS

PUBLIC WORKS Mayor Campbell

On-street parking continues to be a problem during winter weather events.

PUBLIC EVENTS Councilwoman Colavita

The tree lighting and pancake breakfast (at the Fire House) were both well attended.

INSURANCE Councilman Werner

TRASH & RECYCLING / HEALTH Councilman Deterding

RECREATION / L&I / PLANNING BOARD Councilman Ritz

The Construction Office collected \$52,717 in permit fees. A Certificate of Appropriateness was issued to 150 Berlin Road, and a Site Plan Waiver was granted to 1 West Road. The Planning Board made a recommendation to the Borough Council to expand the Lakeview North Redevelopment Area by including two additional lots (non-condemnation).

POLICE Councilman Brown

MAYOR’S REPORT Mayor Campbell

Several meetings have been held with restaurateurs regarding sites around Silver Lake. A follow-up meeting with the CCIA will be scheduled to discuss next steps. The Borough is almost ready to close on the Connors Tract, which will be added to the Borough’s Green Acres ROSI.

The easement required on the Dunkin' Donuts lot will most likely occur through eminent domain. Discussions with the property owner have been unfruitful. Bypass pumps have been installed at the Berlin Road and Clementon Road pump stations, and both have been winterized.

Staff salaries for 2026 were presented and discussed (increases will be approved at the Reorganization Meeting).

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

Vote: Aye unanimous

CORRESPONDENCE

OLD BUSINESS

NEW BUSINESS

1. **FACILITIES REQUESTS**

Applicant: Gibbsboro Community Garden
Facility: Senior Recreation Center
Date/Time: Monthly Meetings - 1/6, 2/3, 3/3, 4/7, 5/5, 6/2, 7/14, 8/11, 9/1, 10/6, 11/3
(6:00-9:00 p.m.)
Community Service/Cleanup Days – 1/19, 1/31, 2/16, 2/28, 3/7, 3/14, 11/21
(7:00 a.m.-2:00 p.m.)
Garden Orientation/Outreach – 2/19, 2/24, 4/20 (5:00-9:00 p.m.)
Coffee & Tea in the Garden – 7/17 & 18
Fee/Bond: Request Waiver

Motion to approve request: Councilman Ritz, second Councilwoman Colavita

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

Applicant: Gibbsboro Book Club
Facility: Senior Recreation Center
Date/Time: 1/21, 2/18, 3/18, 4/15, 5/20, 6/17, 7/15, 8/19, 9/16, 10/21, 11/18, 12/16
(6:30-9:00 p.m.)
Fee/Bond: Request Waiver

Motion to approve request: Councilman Werner, second Councilman Ritz

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

2. **FIRE COMPANY APPOINTMENTS**

Appointment of Andrew Sharp and Nicholas Werner to the Gibbsboro Fire

Company

Motion to approve appointments: Councilman Brown, second Councilman Ritz

Vote: Aye unanimous (Werner, abstain)

VOUCHERS

Motion to dispense reading and approve vouchers in the amount of \$2,073,066.26: Councilman Brown, second Councilman Ritz

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

MINUTES

Motion to dispense reading and approve the minutes of 11/24/25: Councilman Boots, second Councilman Ritz

Vote: Ayes unanimous (Deterding, abstain)

CLOSING COMMENTS

MEETING OPEN TO THE PUBLIC

John Favat, 20 Haddon Avenue. Reported that front end loader caused some damage to front yard during leaf collection.

INFORMATIONAL

- 1. Next regular meeting of the Borough Council is the annual Reorganization meeting, scheduled for January 7, 2026 at 7:00 p.m.
- 2. The annual Rabies Clinic will be held on Saturday, February 21, 2026 at the Fire Hall from 9:00-11:00 a.m.

ADJOURNMENT

Motion to adjourn the meeting at 8:10 p.m. Councilman Boots, second Councilman Brown

Vote: Ayes unanimous



Edward G. Campbell, III
Mayor



Amy C. Troxel, RMC
Borough Clerk

2025-12-174

**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
PREPARATION OF MASTER PLAN	5-01-21-181-099	\$5,000	POLICE DEPARTMENT SALARIES & WAGES	5-01-25-240-011	\$5,000
SOCIAL SECURITY	5-01-36-472-020	\$5,000	POLICE DEPARTMENT MISC OTHER EXPENSES	5-01-25-240-099	\$5,000
GROUP INSURANCE FOR EMPLOYEES	5-01-23-220-020	\$1,000	SALARIES PUBLIC WORKS	5-01-26-300-011	\$1,000
GROUP INSURANCE FOR EMPLOYEES	5-01-23-220-020	\$2,000	GARBAGE & TRASH CONTRACTUAL	5-01-26-305-021	\$2,000



Edward G. Campbell, III
Mayor



Amy C. Troxel, RMC
Borough Clerk

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

Adopted: December 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 December 22, 2025.

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



Amy C. Troxel, RMC
Borough Clerk

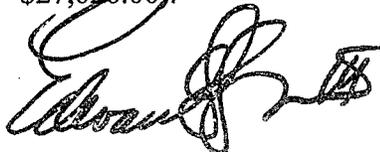
**RESOLUTION OF THE BOROUGH OF GIBBSBORO
AUTHORIZING CHANGE ORDER NO. 1, FOR IMPROVEMENTS TO EDGEHILL
ROAD, FROM CEDARCROFT ROAD TO WINDING WAY IN THE BOROUGH OF
GIBBSBORO**

WHEREAS, it was necessary to make changes in the scope of work to be one for the Improvements to Edgehill Road, from Cedarcroft Road to Winding Way - Partially funded through the N.J.D.O.T. Municipal Aid Program, FY2023 and the New Jersey Water Bank (N.J.W.B.) Project #S340871-04 (Contract 1 of 1) in the Borough of Gibbsboro, County of Camden, State of New Jersey; and

WHEREAS, Change Order No. 1 was developed to itemize and authorize those changes.

WHEREAS, certification has been received by the Borough Treasurer/Finance Director that sufficient funds have been allocated for this Change Order No. 1; and

NOW, THEREFORE, BE IT RESOLVED by the Borough of Gibbsboro that Change Order No. 1 is hereby authorized to revise the contract amount from \$804,608.00 to \$832,234.00 (increase of \$27,626.00).



Edward G. Campbell, III
Mayor



Amy C. Troxel, RMC
Borough Clerk

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

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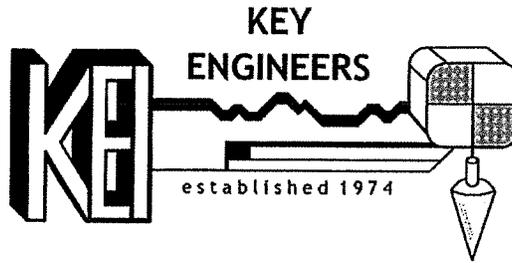
IN WITNESS THEREOF, I have hereunto set my hand and affixed the seal of this Borough.



Amy C. Troxel, RMC
Borough Clerk

ENGINEERING & PLANNING

Municipal
Consulting
Construction
Residential
Commercial
Industrial
Construction Management

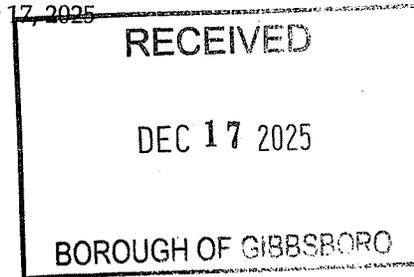


SURVEYING

Residential
Commercial
Industrial
Governmental
Construction

~Celebrating Over 51 Years of Excellence~

December 11, 2025
Revised December 17, 2025
*Sent via Email



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

ATTN: Ms. Amy C. Troxel, R.M.C., Borough Clerk

RE: CHANGE ORDER NO. 1

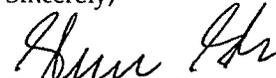
Road Sewer Rehabilitation and Edgemoor Road Improvements
"Partially Funded through the N.J.D.O.T. Municipal Aid Program,
FY2023 and the New Jersey Water Bank #S340871-04 (Contract 1 of 1)"
Borough of Gibbsboro, Camden County, New Jersey
(KEI #24-154GB3478)

Dear Ms. Troxel:

We are hereby submitting Change Order No. 1 and the Change Order Resolution in regard to the above referenced project. Please place the change order on the agenda for approval. Once approved, please email a copy of the change order, signed by the Mayor, and a copy of the Resolution to our office.

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

Sincerely,


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

ke

cc: Mayor and Council
Mr. Albert Stanley, C.F.O., Borough Treasurer
Mr. Thomas Berryman, N.J.D.O.T. Office of Local Aid, District 4, District Manager
Mr. Marken Belfort, N.J.D.E.P. Bureau of Construction, Payments & Administration
Mr. Ernesto Ribeira, President, Pioneer General Contracting Company, Inc.

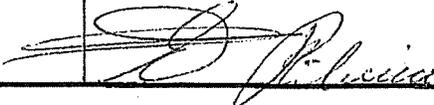
Attachments

Projects\24\426\CO's & Co's\Vo#1 & Co#1\Rev 1\CO#1 Letter Revised

CONTRACT MODIFICATION PROPOSAL AND ACCEPTANCE

1. Issuing Office Borough of Gibbsboro	2. NJ Project No. S340871-04	3. Contract No. KEI #24-154GB3478	4. Modification No. 1
5. To (Contractor): Pioneer General Contracting Company, Inc. P. O. Box 67 Bradley Beach, New Jersey 07720		6. Project Location and Description Improvements to Edgehill Road From Cedarcroft Road to Winding Way Borough of Gibbsboro, Camden County, NJ	
7. A proposal is required for making the hereinafter described change in accordance with specification and drawing revisions cited herein or listed in attachment hereto. Submit your proposal in space indicated on Page 2, attach detailed breakdown of prime and subcontractor costs (see the clause of this contract entitled, "Changes"). DO NOT start work under this proposed change until you receive a copy signed by the Contracting Officer or a directive to proceed.			
Date	<u>Mayor Edward G. Campbell, III</u> Type Name and Title	Signature	
8. DESCRIPTION OF CHANGE: Pursuant to the clause of this contract entitled, "Changes", the contractor shall furnish all plant labor and material, and perform all work necessary to accomplish the following described work:			
As a result of the above, the contract price is revised as follows:			
<u>SEE CHANGE ORDER NO. 1 - ATTACHMENT</u>			
TOTAL COST OF THIS MODIFICATION = \$27,626.00 (Increase)			
The contract time remains the same.			
The foregoing modification is hereby accepted:			
(SEAL)			
 _____ CONTRACTOR:	12-17-25 _____ Date	 _____ ENGINEER:	12-17-2025 _____ Date
Ernesto Ribeira, President Pioneer General Contracting Co., Inc.		Shawn M. Seroka, P.E., C.M.E. Gibbsboro Borough Engineer	
BY: _____	 _____ OWNER:	12/20/25 _____ Date	
Edward G. Campbell, III Mayor, Borough of Gibbsboro			

CONTRACT MODIFICATION PROPOSAL AND ACCEPTANCE

15. Issuing Office Borough of Gibbsboro	16. Nj Project No. S340871-04	17. Contract No. KEI #24-154GB3478	18. Modification No. 1
19. Original Contract Bid Price: \$804,608.00 Total Change Orders To Date: \$823,578.00			
20. Necessity for Change and Reason for Omission from Plans and Specifications: <p style="text-align: center;">See No. 14 on Page G-5-B-2</p>			
21. Other Impacts Resultant of this Change: 			
22. Resume of Negotiations or Recommendations (Grantee Representative) 			
Date 12-17-25	Type Name and Title Mr. Ernesto Ribeira, President or Authorized Representative Pioneer General Contract Co.	Signature 	

CHANGE ORDER NO. 1 - ATTACHMENT

DECREASES

Base Bid 'A' - Improvements to Edgehill Road, Cedarcroft Road to Winding Way
(Partially funded by the N.J.D.O.T. Municipal Aid Program, FY2023)

<u>No.</u>	<u>Description</u>	<u>Qty (-)</u>	<u>Unit</u>	<u>Unit Price</u>	<u>Amount</u>
	NONE				
<i>Subtotal Decrease =</i>					\$0.00

Base Bid 'B' - Improvements to Edgehill Road, Cedarcroft Road to Winding Way
(Partially funded by the N.J.W.B. #S340871-04 (Contract 1 of 1))

<u>No.</u>	<u>Description</u>	<u>Qty (-)</u>	<u>Unit</u>	<u>Unit Price</u>	<u>Amount</u>
7	8" Diameter P.V.C. Sanitary Sewer Main, SDR 35 Point Repair, Complete	23	LF	\$ 120.00	\$ 2,760.00
<i>Subtotal Decrease =</i>					\$ 2,760.00

TOTAL DECREASE = \$ 2,760.00

INCREASES

<u>No.</u>	<u>Description</u>	<u>Qty (-)</u>	<u>Unit</u>	<u>Unit Price</u>	<u>Amount</u>
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Base Bid 'A' - Improvements to Edgehill Road, Cedarcroft Road to Winding Way
(Partially funded by the N.J.D.O.T. Municipal Aid Program, FY2023)

<u>No.</u>	<u>Description</u>	<u>Qty (-)</u>	<u>Unit</u>	<u>Unit Price</u>	<u>Amount</u>
2	Sawcut Bituminous Pavement	9	LF	\$ 4.00	\$ 36.00
8	8" Diameter P.V.C. Sanitary Sewer Main, SDR-35	165	LF	\$ 90.00	\$ 14,850.00
10	Sanitary Sewer Lateral Complete	1	UN	\$ 2,500.00	\$ 2,500.00
<i>Subtotal Increase =</i>					\$ 17,386.00

Base Bid 'B' - Improvements to Edgehill Road, Cedarcroft Road to Winding Way
(Partially funded by the N.J.W.B. #S340871-04 (Contract 1 of 1))

<u>No.</u>	<u>Description</u>	<u>Qty (-)</u>	<u>Unit</u>	<u>Unit Price</u>	<u>Amount</u>
S1	Test Pit	16	UN	\$ 500.00	\$ 8,000.00
S2	Sanitary Sewer Lateral at #17 Chatham Road	1	UN	\$ 2,500.00	\$ 2,500.00
S3	Sanitary Sewer Manhole Concrete Foundations	1	UN	\$ 2,500.00	\$ 2,500.00
<i>Subtotal Increase =</i>					\$ 13,000.00

TOTAL INCREASE = \$ 30,386.00

2025-12-176

**RESOLUTION OF THE BOROUGH OF GIBBSBORO
AUTHORIZING THE MAYOR TO EXECUTE A SHARED SERVICE AGREEMENT
WITH CAMDEN COUNTY TO END HOMELESSNESS**

NOW, THEREFORE, BE IT RESOLVED by the Mayor and Borough Council of the Borough of Gibbsboro, State of New Jersey, County of Camden that the Mayor is hereby authorized to execute a Shared Service Agreement with Camden County to end homelessness.



Edward G. Campbell, III
Mayor



Amy C. Troxel, RMC
Borough Clerk

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

Adopted: December 22, 2025

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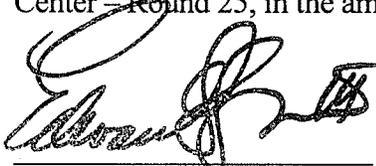
IN WITNESS THEREOF, I have hereunto set my hand and affixed the seal of this Borough.



Amy C. Troxel, RMC
Borough Clerk

**RESOLUTION OF THE BOROUGH OF GIBBSBORO
AUTHORIZING THE MAYOR TO EXECUTE AN AGREEMENT WITH CAMDEN
COUNTY FOR CERTAIN ENHANCEMENTS AT POLE HILL PARK, GIBBSBORO
RECREATION CENTER – ROUND 25**

NOW, THEREFORE, BE IT RESOLVED by the Mayor and Borough Council of the Borough of Gibbsboro, State of New Jersey, County of Camden that the Mayor is hereby authorized to execute an Agreement with Camden County for certain enhancements at Pole Hill Park, Gibbsboro Recreation Center – Round 25, in the amount of \$25,000.



Edward G. Campbell, III
Mayor



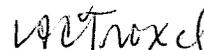
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Amy C. Troxel, RMC
Borough Clerk

**RESOLUTION OF THE BOROUGH OF GIBBSBORO
AUTHORIZING THE MAYOR TO EXECUTE A SHARED SERVICES AGREEMENT
BETWEEN THE GIBBSBORO BOARD OF EDUCATION AND THE BOROUGH OF
GIBBSBORO REGARDING SCHOOL RESOURCE OFFICERS**

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

WHEREAS, the Gibbsboro Board of Education (Hereinafter referred to as "Board") and the Borough of Gibbsboro (Hereinafter referred to as "Borough") wish to enter into a three-year Shared Services Agreement to share the costs to hire, train, and provide a school resource officer (SRO) at the Gibbsboro Elementary School.

NOW, THEREFORE BE IT RESOLVED by the Mayor and Borough Council of the Borough of Gibbsboro, County of Camden, State of New Jersey, that the Mayor is hereby authorized to execute an agreement with the Gibbsboro Board of Education entitled "**SHARED SERVICES AGREEMENT BETWEEN THE GIBBSBORO BOARD OF EDUCATION AND THE BOROUGH OF GIBBSBORO REGARDING SCHOOL RESOURCE OFFICERS**".



Edward G. Campbell, III
Mayor



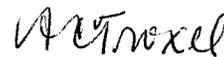
Amy C. Troxel, RMC
Borough Clerk

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