

**BOROUGH OF GIBBSBORO
COUNCIL MEETING MINUTES
March 25, 2026
7:00 P.M.**

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

Pledge of Allegiance

Moment of Silence for Allan Tittermary and Peter Kricken

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 Fred Deterding
Councilwoman Marianne Colavita
Councilman Andrew Parsnitz
Councilman John Ritz
Councilman Glenn Werner

Absent:

Councilman Brandon Boots

Professionals:

Salvatore J. Siciliano, Solicitor
Shawn Seroka, Engineer

FIRST ORDER OF BUSINESS

Dave Evans provided an update on the Highly Pathogenic Avian Influenza (HPIA), which has affected over 10,000 birds in the state of New Jersey in recent weeks. In the area around Silver Lake, thirty Canada geese and one mallard duck have been removed, twenty-seven of which were certainly diseased. The local population of birds around the lake has gone down from forty-five to ten. There have been no incidents in at least two weeks.

ORDINANCES FOR FIRST READING

ORDINANCES FOR SECOND READING

2026-06 BOND ORDINANCE PROVIDING FOR THE ACQUISITION OF A PUMPER FIRE TRUCK IN AND BY THE BOROUGH OF GIBBSBORO, IN THE COUNTY OF CAMDEN, NEW JERSEY, APPROPRIATING \$600,000 THEREFOR AND AUTHORIZING THE ISSUANCE OF \$570,000 BONDS OR NOTES OF THE BOROUGH TO FINANCE PART OF THE COST THEREOF

Public Comment: None

Motion to approve on second reading: Councilman Ritz, second Councilman Parsnitz

Poll: Ayes – Deterding, Colavita, Parsnitz, Ritz, Werner

RESOLUTIONS

- 2026-3-73 RESOLUTION AMENDING THE TEMPORARY BUDGET
- 2026-3-75 RESOLUTION APPROVING A GRACE PERIOD FOR DOG AND CAT LICENSES FOR 2026 AND AUTHORIZING THE REIMBURSEMENT OF CERTAIN LATE FEES
- 2026-3-76 RESOLUTION AUTHORIZING THE MAOR TO EXECUTE AN AGREEMENT WITH NICOLE MYERS TO REGARDING ENVIRONMENTAL STUDIES
- 2026-3-77 RESOLUTION ALLOWING THE BOROUGH OF GIBBSBORO TO ACCEPT A STORM DRAINAGE EASEMENT ON BLOCK 96, LOT 4.02, ALSO KNOWN AS 2 PINE ROAD, FOR EMERGENCY OPERATION AND MAINTENANCE PURPOSES

Public Comment: None

Motion to approve: Councilman Werner, second Councilwoman Colavita

Poll: Ayes – Deterding, Colavita, Parsinitz, 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 COMMITTEES

Councilman Deterding

Councilman Boots

Councilwoman Colavita: The annual Easter egg hunt is scheduled for March 28th, and the Fire Company is hosting a pancake breakfast on March 29th.

Councilman Parsinitz: The Police Committee will be recommending a new appointment, and the Environmental Commission is researching permitted restrictions on hunting on public land. The Borough will be seeking to regain its accreditation with Sustainable Jersey.

Councilman Ritz: There was no Planning Board meeting in the month of March.

Councilman Werner: There were no workers compensation claims reported. The annual JIF Safety Breakfast we be held on April 1st. The Fire Department received 39 calls during the last major snowstorm and will be attempting, along with the Borough, to submit a public assistance grant application to help with the costs incurred.

Mayor Campbell: The bond sale went very well – the Borough earned an AA rating. A

condemnation was filed for the Phase 6 Bikeway easement in front of Dunkin' Donuts. Tree felling for the bikeway project will be completed soon in order to meet the DEP's April 1st deadline. Trees will also be removed near the Berlin Road pump station. The Borough intends to replace the Berlin Road and Clementon Road pump stations, which are currently below ground, with above-ground pump stations and is Community Project Funding from the Federal Government for this project. A request for quotes has been sent to vendors for street sweeping, and the prequalification notice for bidders to restore the Lucas House will be readvertised in order to widen the pool. In addition to the pump stations, the Borough is also seeking Community Project Funding for generators for several Borough facilities. The power outage during the recent snowstorm has revealed this to be a pressing need in terms of emergency response. The Borough will be preparing grant applications for additional funding for the Senior Recreation Center from the Community Development Block Grant, a pedestrian bridge on the Berlin Road trail from the Department of Community Affairs, and submitting a preservation plan for the Varnish Stacks.

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

Vote: Ayes unanimous (Boots, absent)

CORRESPONDENCE

From: Randi Yoshioka, D.R. Horton, received 3/19/26
To: Mayor Campbell
Re: Temporary Marketing Signage
Action:

OLD BUSINESS

1. TAX ABATEMENT

2026-04 ORDINANCE AMENDING ORDINANCE 2025-05 OF THE BOROUGH OF GIBBSBORO PROVIDING FOR THE IMPLEMENTATION IN THE BOROUGH OF GIBBSBORO OF THE "FIVE YEAR TAX EXEMPTION AND ABATEMENT LAW" PURSUANT TO N.J.S.A. 40A:21-1, ET. SEQ.

Public Comment: None

Motion to approve on second reading: Councilman Werner, second Councilman Deterding

Poll: Ayes – Deterding, Colavita, Parsinitz, Ritz, Werner

2026-05 ORDINANCE AMENDING ORDINANCE 2025-06 OF THE BOROUGH OF GIBBSBORO AUTHORIZING A TAX AGREEMENT BETWEEN THE BOROUGH OF GIBBSBORO AND D.R. HORTON, INC. – NEW

JERSEY FOR PROPERTY LOCATED AT BLOCK 7.04, LOTS 16.01, 16.05, 16.06, AND 16.08 BLOCK 8.01, LOT 4; BLOCK 10, LOT 2

Public Comment: None

Motion to approve on second reading: Councilman Parsinitz, second Councilwoman Colavita

Poll: Ayes – Deterding, Colavita, Parsinitz, Ritz, Werner

2026-3-74 RESOLUTION AUTHORIZING THE MAYOR TO EXECUTE A TAX AGREEMENT WITH D.R. HORTON, INC. - NEW JERSEY IN ACCORDANCE WITH THE NEW JERSEY FIVE-YEAR EXEMPTION AND ABATEMENT LAW, N.J.S.A. 40A:21-1, ET. SEQ.

Motion to approve: Councilman Deterding, second Councilman Ritz

Poll: Ayes – Deterding, Colavita, Parsinitz, Ritz, Werner

NEW BUSINESS

1. BUDGET PRESENTATION

2026-3-72 RESOLUTION APPROVING MUNICIPAL BUDGET OF THE BOROUGH OF GIBBSBORO, COUNTY OF CAMDEN FOR FISCAL YEAR 2026

Motion to approve: Councilwoman Colavita, second Councilman Parsinitz

Poll: Ayes – Deterding, Colavita, Parsinitz, Ritz, Werner

2026-3-80 RESOLUTION MAKING APPLICATION TO THE LOCAL FINANCE BOARD PURSUANT TO N.J.S.A. 40A:4-45.3(ee)

Motion to approve: Councilman Ritz, second Councilman Werner

Poll: Ayes – Deterding, Colavita, Parsinitz, Ritz, Werner

2. POLICE APPOINTMENT

Motion to ratify Mayoral appointment of John Halvis: Councilman Werner, second Councilman Parsinitz

Vote: Ayes unanimous

2026-3-79 RESOLUTION APPOINTING JOHN HALVIS AS A REGULAR FULL

TIME POLICE OFFICER TO THE GIBBSBORO POLICE DEPARTMENT FOR A ONE YEAR PROBATIONARY PERIOD

Motion to approve: Councilman Parsinitz, second Councilman Werner

Poll: Ayes – Deterding, Colavita, Parsinitz, Ritz, Werner

3. LUCAS HOMESTEAD BIDDER PREQUALIFICATION
4. REDEVELOPMENT COUNSEL

2026-3-68 RESOLUTION APPOINTING PARKER McCAY P.A. AS SPECIAL COUNSEL FOR REDEVELOPMENT

Motion to approve: Councilman Deterding, second Councilwoman Colavita

Poll: Ayes – Deterding, Colavita, Parsinitz, Ritz, Werner

5. PERSONNEL POLICY UPDATES

2026-3-78 RESOLUTION ADOPTING UPDATES TO THE BOROUGH OF GIBBSBORO PERSONNEL POLICY

Motion to table: Councilman Werner, second Councilwoman Colavita

Vote: Ayes unanimous

6. FACILITIES USE REQUEST

Applicant: Michael MacFerren
Facility: Senior Recreation Center
Date/Time: Saturday, June 27, 2026 (12:00-4:00 p.m.)
Fee/Bond: Cleaning Fee (\$85)

Applicant: Andrew Parsinitz
Facility: Senior Recreation Center
Date/Time: Saturday, June 13, 2026
Fee/Bond: Cleaning Fee (\$85)

Motion to approve requests and waive rental fees: Councilman Deterding, second Councilman Ritz

Poll: Ayes – Deterding, Colavita, Parsinitz (abstain on own request), Ritz, Werner

VOUCHERS

Motion to dispense reading and approve vouchers in the amount of \$1,233,527.06:
Councilman Ritz, second Councilman Parsinitz

Poll: Ayes – Deterding, Colavita, Parsinitz, Ritz
Abstain - Werner

MINUTES

Motion to dispense reading and approve the minutes from 2/24/26: Councilman Parsinitz,
second Councilman Werner

Vote: Ayes unanimous (Deterding and Werner, abstain)

Motion to dispense reading and approve the minutes from 2/25/26: Councilman Ritz,
second Councilwoman Colavita

Vote: Ayes unanimous (Werner, abstain)

CLOSING COMMENTS

MEETING OPEN TO THE PUBLIC

- Christina Ritz, 70 Winding Way. Inquired about Council votes for Fire Department pumper.
Mike and Amanda Simon, 111 McKee Road. Expressed concern regarding activities at the property located at 110 McKee Road.
Cynthia Pool, 13 Edgewood Road. South Jersey Gas damaged her property while doing work on the road.
Shadad Sayed, 40 Johnson Road. Expressed concern over the tall grass at the property located at 43 Johnson Road.
Barbara Headly, 6 Henry Road. Expressed concern over downed tree limbs and branches after the recent snowstorm, especially on Hilliards Road.
Michael Malley, 19 Henry Road. Expressed concern regarding trees near Lauer Playground and a missing stop sign at the intersection of Pine Road and Henry Road.
Nancy DiMarino, 55 Pine Road. Reported dumping of cinder blocks in woods near Lauer Playground.
Lorraine Noble, 50 Hilliards Road. Reiterated comments made by Ms. Headley.

INFORMATIONAL

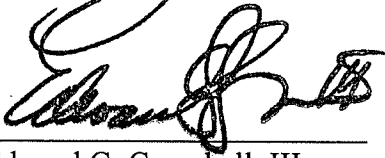
1. Next regular meeting of the Borough Council is scheduled for April 22, 2026 at 7:00 p.m.
2. The 54th Annual Miss Gibbsboro Pageant is scheduled for Saturday, April 18th at the Gibbsboro School Gymnasium at 3:00 p.m.
3. Financial Disclosure Statements are due on April 30, 2026.

MARCH 25, 2026

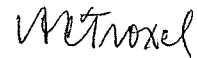
ADJOURNMENT

Motion to adjourn the meeting at 9:03 p.m. Councilman Ritz, second Councilman Parsinitz

Vote: Ayes ~~unanimous~~



Edward G. Campbell, III
Mayor



Amy C. Troxel, RMC
Borough Clerk

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

NOW, THEREFORE, BE IT ORDAINED by the Borough Council of the Borough of Gibbsboro, County of Camden, and State of New Jersey that Ordinance 2025-05 is amended as follows:

Section 1. DEFINITIONS.

B. Additional terms. The following definitions are added and shall apply:

ABATEMENT – Means that portion of the assessed value of a property as it existed prior to construction, improvement, or conversion of a building or structure thereon, which is exempted from taxation.

DWELLING – “Dwelling” means a building or part of a building used, to be used or held for use as a home or residence, including accessory buildings located on the same premises, together with the land upon which such building or buildings are erected and which may be necessary for the fair enjoyment thereof, but shall not mean any building or part of a building, defined as a “multiple dwelling” pursuant to the “Hotel and Multiple Dwelling Law,” P.L.1967, c.76 (C.55:13A-1 et seq.). A dwelling shall include, as they are separately conveyed to individual owners, individual residences within a cooperative, if purchased separately by the occupants thereof, and individual residences within a horizontal property regime or a condominium, but shall not include “general common elements” or “common elements” of such horizontal property regime or condominium as defined pursuant to the “Horizontal Property Act,” P.L.1963, c.168 (C.46:8A-1 et seq.), or the “Condominium Act,” P.L.1969, c.257 (C.46:8B-1 et seq.), or of a cooperative, if the residential units are owned separately.

EXEMPTION – Means that portion of the Assessor’s full and true value of any improvement, conversion, alteration, or construction not regarded as increasing the taxable value of a property.

MULTIPLE DWELLINGS – Means a building or structure meeting the definition of “Multiple Dwelling” set forth in the “Hotel and Multiple Dwelling Law”, P.L.1967, c.76 (C.55:13A-1 et seq.), and means for the purpose of improvement or construction the “general common elements” and “common elements” of a condominium, a cooperative, or a horizontal property regime.

The following definition is revised and shall apply:

LAKESIDE VILLAGE – The property identified as Block 7.04, Lots 16.01, 16.05, 16.06, and 16.08, Block 8.01, Lot 4; Block 10, Lot 2 on the Borough’s Tax Map, developed with a condominium project known as “Lakeside Village.”

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

Section 3. is retitled to FIVE-YEAR PAYMENT IN-LIEU OF TAXATION (PILOT)

Section 3. subparagraph A is amended as follows:

A. Multiple dwellings within the Exemption Area, including Lakeside Village, shall be eligible for tax exemption and abatement commencing with the completion of a multiple dwelling. Any such exemption or abatement shall be subject to the developer and the Borough entering into a tax agreement as provided by N.J.S.A. 40A:21-10. For the purposes of this Ordinance, "completion of the project" means the date that the Borough issues a certificate of occupancy for the specific multiple dwelling unit that is to be the subject of a tax exemption or abatement under this Ordinance. The terms of the tax exemption are to be further defined in a tax agreement between the Borough and the developer of multiple dwelling units in the Exemption Area.

Section 4. is amended as follows:

Section 4. LIMITED FIVE-YEAR EXEMPTION DETERMINED FOR RESIDENTIAL DWELLING IMPROVEMENTS.

Subject to the approval of the Assessor, improvements made to dwellings shall be eligible for a tax exemption in accordance with the following:

- A. Annual exemption of new construction, not to exceed 30% of the assessed value of the new structure for 5 years, commencing at the date of completion.
- B. Only improvements made to dwellings more than 20 years old are eligible for tax exemption for a period of five years. For purposes of eligibility under this section, a dwelling will be considered less than 20 years old if in the last 20 years, the dwelling has been demolished in its entirety or where less than 60% of the original square footage of the dwelling remains.
- C. Upon approval, the Assessor in determining value shall regard the first \$25,000 of the full and true value of improvements for each dwelling unit primarily and directly affected by the improvements as not increasing the value of the property, notwithstanding that the value of the property to which the improvements are made is increased thereby.
- D. The five-year exemption period shall commence immediately upon approval of the application.
- E. During the exemption period, the assessment on the property shall not be less than the assessment thereon existing immediately prior to the improvements, unless there is damage to the dwelling through action of the elements sufficient to warrant a

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

reduction.

Section 5. is amended as follows:

Section 5. ADDITIONAL LIMITED FIVE-YEAR ABATEMENT FOR IMPROVEMENTS TO RESIDENTIAL DWELLINGS.

Improvements made to dwellings shall be eligible for tax abatement for a period of five years in accordance with the following:

- A. Resolution required. Abatements for improvements to dwellings may only be approved by resolution of the Mayor and Borough Council.
- B. Eligibility. In order to be eligible for a tax abatement:
- (1) An application must be filed with the Assessor in accordance with Section 7 below;
 - (2) The dwelling shall be eligible for and be receiving an exemption under Section 4 of this article;
 - (3) The improvements shall have been made to a dwelling more than 20 years old. For purposes of eligibility under this section, a dwelling will be considered less than 20 years old if in the last 20 years, the dwelling has been demolished in its entirety or where less than 60% of the original square footage of the dwelling remains.
 - (4) New Construction, in addition to the exemption, there may also be an annual abatement of the pre-existing assessment (which would be the land assessment) in the amount of 30% of the construction costs for 5 years and not exceeding the amount of the original assessment, also commencing at date of completion.
- C. Amount of abatement. Upon approval, the Borough of Gibbsboro shall grant an abatement of the assessed value of the property as it existed immediately prior to the improvement in the amount of 30% of the annual tax exemption of \$25,000 per dwelling more than 20 years old for each year of the abatement period, or for new construction 30% of the construction costs for 5 years and not exceeding the amount of the original assessment.
- D. Abatement period. Eligible improvements shall be entitled to a tax abatement for a period of five years. The five-year abatement period shall commence immediately upon application approval.

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

Section 7. APPLICATION; COPIES OF AGREEMENTS. Subparagraphs A and B are amended as follows:

A. Applicants for tax abatement and/or exemption shall submit an application to the Assessor on a form prescribed by the Director of the Division of Taxation in the Department of Treasury, no later than 30 calendar days, including Saturdays and Sundays, following the completion of the improvement, new construction, or conversion. Such forms are available on the Department of Treasury's website at <http://www.state.nj.us/treasury/taxation/prntlpt.shtml> or by contacting the Department of Treasury as follows:

- (1) By telephone at 609-292-6400.
- (2) By mail at the following address:

State of New Jersey
New Jersey Division of Taxation
Information and Publications Branch
P.O. Box 281
Trenton, NJ 08695-0281

B. Upon receipt of an application for a tax agreement, the Assessor shall forward a copy of the completed application to the Mayor and Borough Council within 30 days of the receipt of same for all tax exemption and/or abatement requests requiring Mayor and Borough Council approval within a rehabilitation area. Following receipt of a completed application as set forth above, the Mayor and Borough Council or the Assessor, as applicable, shall review same to determine whether an abatement and/or exemption shall be granted.

Section 8. EFFECTIVE DATE OF EXEMPTION OR ABATEMENT. is amended as follows:

Section 8. EFFECTIVE DATE OF EXEMPTION OR ABATEMENT.

Any limited abatement/exemption that is approved shall take effect immediately. Any exemption that is part of a PILOT agreement shall take effect on January 1 of the first full tax year following the date of completion of the project.

Section 12. CESSATION OR DISPOSITION OF PROPERTY. is amended as follows:

Section 12. CESSATION OR DISPOSITION OF PROPERTY.

If, during any tax year prior to the termination of the tax abatement or exemption agreement, the applicant ceases to operate or disposes of the multiple dwelling unit(s) or otherwise fails to meet the conditions of eligibility, the tax otherwise due if there had been no abatement or exemption shall become due and payable by the multiple dwelling unit(s)'s owner. The Tax Collector or Chief Financial Officer shall, within fifteen (15) days thereof,

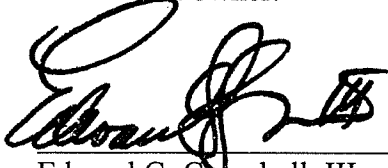
ORDINANCE AMENDING ORDINANCE 2025-05 OF THE BOROUGH OF GIBBSBORO PROVIDING FOR
THE IMPLEMENTATION IN THE BOROUGH OF GIBBSBORO OF THE "FIVE YEAR TAX EXEMPTION
AND ABATEMENT LAW" PURSUANT TO N.J.S.A. 40A:21-1, ET. SEQ.

notify the owner of the multiple dwelling unit(s) of the amount of taxes due. However, with respect to the sale or other disposal of the multiple dwelling unit(s) where it is determined that the new owner of the multiple dwelling unit(s) will continue to use the multiple dwelling unit(s) pursuant to the conditions which qualified the multiple dwelling unit(s) initially, no tax shall be due, the exemption and the abatement shall continue, and the agreement shall remain in effect.

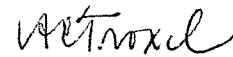
Section 13. DEFAULT IN TAX PAYMENTS. is amended as follows:

Section 13. DEFAULT IN TAX PAYMENTS

In the event of default by an applicant receiving an exemption or abatement under this Ordinance, or its successor(s), including but not limited to the failure to make timely tax or in lieu payments to the Borough, the Borough Tax Collector or Chief Financial Officer shall notify the applicant, or its successor(s) (as the case may be), in writing, of said default. The applicant or its successor(s) shall have thirty (30) days to cure any default as to the delinquent multiple dwelling unit(s). Following the thirty (30) day cure period, the Borough shall have the right to proceed against the delinquent multiple dwelling unit(s) pursuant to the In Rem Tax Foreclosure Act, N.J.S.A. 54:4-1 et. seq., and/or may cancel the tax agreement as to the delinquent multiple dwelling unit owner(s) upon thirty (30) days notice thereto. Where the delinquent multiple dwelling unit(s) is/are one of several multiple dwelling unit(s) having received a tax exemption or abatement under this Ordinance by way of the same application and agreement, e.g., submitted by the original developer of a multiple dwelling project to cover each multiple dwelling unit within the project, the fact that the agreement and related exemption or abatement may be terminated under this Section as to that multiple dwelling unit will not, in any way, affect the eligibility of the remaining multiple dwelling units as to each multiple dwelling unit(s)'s individual exemption or abatement, except that where more than one multiple dwelling unit is owned by one delinquent applicant or multiple dwelling unit owner, the exemption or exemption and abatement provided under this Ordinance as to all such multiple dwelling units is subject to termination in accordance with this Section unless the delinquency is cured within the aforementioned cure period by the delinquent applicant or multiple dwelling unit owner.



Edward G. Campbell, III
Mayor



Amy C. Troxel, RMC
Borough Clerk

Introduced: February 25, 2026
Public Hearing: March 25, 2026
Adopted:

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

Roll Call Vote:	Councilman Deterding	Aye
	Councilman Boots	Absent
	Councilwoman Colavita	Aye
	Councilman Parsinitz	Aye
	Councilman Ritz	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 25th Day of February, 2026.



Amy C. Troxel, RMC
Borough Clerk

2026-05

**ORDINANCE OF THE BOROUGH OF GIBBSBORO
AMENDING ORDINANCE 2025-06 OF THE BOROUGH OF GIBBSBORO
AUTHORIZING A TAX AGREEMENT BETWEEN THE BOROUGH OF GIBBSBORO
AND D.R. HORTON, INC. – NEW JERSEY FOR PROPERTY LOCATED AT BLOCK
7.04, LOTS 16.01, 16.05, 16.06, AND 16.08 BLOCK 8.01, LOT 4; BLOCK 10, LOT 2**

WHEREAS, the New Jersey Local Redevelopment and Housing Law, N.J.S.A. 40A:12A-1 et seq. (the “**Redevelopment Law**”) provides statutory authority for a municipality to designate an area within its corporate limits as an “area in need of rehabilitation;” and

WHEREAS, on July 23, 2025, the Borough Council of the Borough of Gibbsboro duly adopted Resolution No. 2025-07-119 designating the entire Borough as an “area in need of rehabilitation” (the “**Rehabilitation Area**”) in accordance with the Redevelopment Law; and

WHEREAS, by Ordinance 2025-05, as amended by Ordinance 2026-04 (the “**Five-Year Exemption Ordinance**”), the Borough of Gibbsboro implemented the provisions of the Five-Year Exemption Law to provide for the exemption and/or abatement of real property taxes of multiple dwellings (as that term is defined in the Five-Year Exemption Law) developed within the portion of the Rehabilitation Area formerly identified as Block 7.04, Lots 16.01, 16.05, 16.06, and 16.08 Block 8.01, Lot 4; Block 10, Lot 2 (the “**Exemption Area**”); and

WHEREAS, D.R. Horton, Inc. – New Jersey, a Delaware corporation, (the “**Applicant**”) has applied to the Borough Council of the Borough of Gibbsboro for tax exemption and abatement for new multiple dwellings to be constructed within the Exemption Area, in accordance with the Five-Year Exemption Law and Five-Year Exemption Ordinance; and

WHEREAS, the Borough Council has reviewed the Applicant’s application for tax exemption and abatement for the new construction of multiple dwellings in the Exemption Area, which application conforms to the requirements set forth in N.J.S.A. 40A:21-9; and

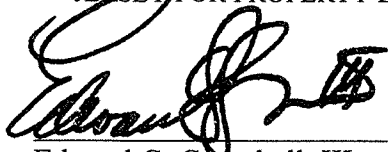
WHEREAS, the Borough Council has determined that it would be in the best interests of the residents of the Borough to enter into a tax agreement with the Applicant pursuant to N.J.S.A. 40A:21-10 to provide for a tax exemption and abatement of local real property taxes relating to the new construction of multiple dwellings in the Exemption Area; and

WHEREAS, revisions to the Borough’s Five-Year Exemption Ordinance necessitate a revision in the reference to the implementing ordinance.

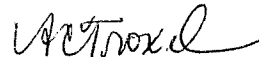
NOW, THEREFORE, BE IT ORDAINED by the Borough Council of the Borough of Gibbsboro, County of Camden, and State of New Jersey that paragraph 2 of Ordinance 2025-06 is amended to read as follows:

2. The tax agreement to be executed by the Applicant and the Borough shall be approved by Resolution of the Borough Council in accordance with Ordinance 2026-04.

ORDINANCE AMENDING ORDINANCE 2025-06 OF THE BOROUGH OF GIBBSBORO AUTHORIZING A TAX AGREEMENT BETWEEN THE BOROUGH OF GIBBSBORO AND D.R. HORTON, INC. - NEW JERSEY FOR PROPERTY LOCATED AT BLOCK 7.04, LOTS 16.01, 16.05, 16.06, AND 16.08 BLOCK 8.01, LOT 4; BLOCK 10, LOT 2



Edward G. Campbell, III
Mayor



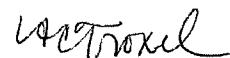
Amy C. Troxel, RMC
Borough Clerk

Introduced: February 25, 2026
Public Hearing: March 25, 2026
Adopted: March 25, 2026

Roll Call Vote: Councilman Deterding Aye
Councilman Boots Absent
Councilwoman Colavita Aye
Councilman Parsinitz Aye
Councilman Ritz 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 25th Day of February, 2026.



Amy C. Troxel, RMC
Borough Clerk

**A BOND ORDINANCE OF THE BOROUGH OF GIBBSBORO
PROVIDING FOR THE ACQUISITION OF A PUMPER FIRE TRUCK IN AND BY THE
BOROUGH OF GIBBSBORO, IN THE COUNTY OF CAMDEN, NEW JERSEY,
APPROPRIATING \$600,000 THEREFOR AND AUTHORIZING THE ISSUANCE OF
\$570,000 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 improvement described in Section 3(a) of this bond ordinance is hereby authorized to be undertaken by the Borough of Gibbsboro, in the County of Camden, New Jersey (the "Borough") as a general improvement. For the improvement or purpose described in Section 3(a), there is hereby appropriated the sum of \$600,000, including the sum of \$30,000 as the down payment required by the Local Bond Law. The down payment is now 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 improvement or purpose not covered by application of the down payment, negotiable bonds are hereby authorized to be issued in the principal amount of \$570,000 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 the acquisition of a pumper fire truck, including all related costs and expenditures 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.

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

A BOND ORDINANCE PROVIDING FOR THE ACQUISITION OF A PUMPER FIRE TRUCK IN AND BY THE BOROUGH OF GIBBSBORO, IN THE COUNTY OF CAMDEN, NEW JERSEY, APPROPRIATING \$600,000 THEREFOR AND AUTHORIZING THE ISSUANCE OF \$570,000 BONDS OR NOTES OF THE BOROUGH TO FINANCE PART OF THE COST THEREOF

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 15 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 authorization of the bonds and notes provided in this bond ordinance by \$570,000, and the obligations authorized herein will be within all debt limitations prescribed by that Law.
- (D) An aggregate amount not exceeding \$60,000 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

A BOND ORDINANCE PROVIDING FOR THE ACQUISITION OF A PUMPER FIRE TRUCK IN AND BY THE BOROUGH OF GIBBSBORO, IN THE COUNTY OF CAMDEN, NEW JERSEY, APPROPRIATING \$600,000 THEREFOR AND AUTHORIZING THE ISSUANCE OF \$570,000 BONDS OR NOTES OF THE BOROUGH TO FINANCE PART OF THE COST THEREOF

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

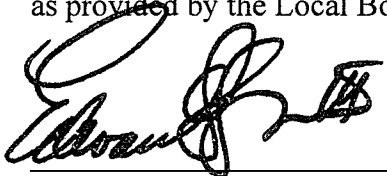
The chief financial officer of the Borough is hereby authorized to prepare and to update from time to time as necessary a financial disclosure document to be distributed in connection with the sale of obligations of the Borough and to execute such disclosure document on behalf of the Borough. The chief 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

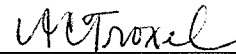
The full faith and credit of the Borough are hereby pledged to the punctual payment of the principal of and the interest on the obligations authorized by this bond ordinance. The obligations shall be direct, unlimited obligations of the Borough, and the Borough shall be obligated to levy *ad valorem* 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.



Edward G. Campbell, III
Mayor



Amy C. Troxel, RMC
Borough Clerk


Introduced: March 10, 2026
Public Hearing: March 25, 2026
Adoption Date: March 25, 2026

A BOND ORDINANCE PROVIDING FOR THE ACQUISITION OF A PUMPER FIRE TRUCK IN AND BY THE BOROUGH OF GIBBSBORO, IN THE COUNTY OF CAMDEN, NEW JERSEY, APPROPRIATING \$600,000 THEREFOR AND AUTHORIZING THE ISSUANCE OF \$570,000 BONDS OR NOTES OF THE BOROUGH TO FINANCE PART OF THE COST THEREOF

Roll Call Vote:	Councilman Deterding	Aye
	Councilman Boots	Absent
	Councilwoman Colavita	Aye
	Councilman Parsinitz	Aye
	Councilman Ritz	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 10th Day of March, 2026.



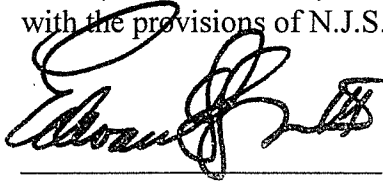
Amy C. Troxel, RMC
Borough Clerk

2025-3-72

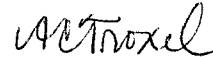
**RESOLUTION OF THE BOROUGH OF GIBBSBORO
APPROVING MUNICIPAL BUDGET OF THE BOROUGH OF GIBBSBORO,
COUNTY OF CAMDEN FOR FISCAL YEAR 2026**

WHEREAS, it is hereby certified that the Budget and Capital Budget annexed hereto and hereby made a part hereof is a true copy of the Budget and Capital Budget approved by Resolution of the Governing Body on the 25th Day of March, 2026.

NOW, THEREFORE, BE IT RESOLVED that public advertisement will be made in accordance with the provisions of N.J.S.A. 40A:4-6 and N.J.A.C. 5:30-4.4(d).



Edward G. Campbell, III
Mayor



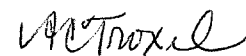
Amy C. Troxel, RMC
Borough Clerk

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

Adopted: March 25, 2026

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 March 25, 2026.

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



Amy C. Troxel, RMC
Borough Clerk

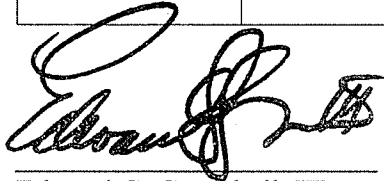
2026-3-73

**RESOLUTION OF THE BOROUGH OF GIBBSBORO
AMENDING THE TEMPORARY BUDGET**

WHEREAS, the Chief Financial Officer and the Borough Council find it necessary to increase certain appropriations within the 2026 Temporary Budget to meet the Borough's obligations.

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

ACCOUNT NUMBER	LINE ITEM	ORIGINAL APPROPRIATION	AMENDED APPROPRIATION
6-07-55-501-099	Miscellaneous Sewer Operating	\$40,000	\$80,000



Edward G. Campbell, III
Mayor



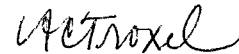
Amy C. Troxel, RMC
Borough Clerk

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

Adopted: March 25, 2026

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 March 25, 2026.

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 TAX AGREEMENT WITH
D.R. HORTON, INC. - NEW JERSEY IN ACCORDANCE WITH THE NEW
JERSEY FIVE-YEAR EXEMPTION AND ABATEMENT LAW, N.J.S.A. 40A:21-1, ET. SEQ.**

WHEREAS, the New Jersey Local Redevelopment and Housing Law, N.J.S.A. 40A:12A-1 et seq. (the “**Redevelopment Law**”) provides statutory authority for a municipality to designate an area within its corporate limits as an “area in need of rehabilitation,” and

WHEREAS, on July 23, 2025, the Council of the Borough of Gibbsboro duly adopted Resolution 2025-07-119 designating all lands within the Borough as an “area in need of rehabilitation” (the “**Rehabilitation Area**”) in accordance with the Redevelopment Law; and

WHEREAS, by Ordinance 2025-05, as amended by Ordinance 2026-04 (the “**Five-Year Exemption Ordinance**”), the Borough of Gibbsboro did implement the provisions of the Five-Year Exemption Law to provide for the exemption and/or abatement of real property taxes of new multiple dwellings constructed within the Rehabilitation Area identified as Block 7.04, Lots 16.01, 16.05, 16.06, and 16.08 Block 8.01, Lot 4; Block 10, Lot 2 (the “**Exemption Area**”); and

WHEREAS, **D.R. HORTON, INC. - NEW JERSEY**, a Delaware corporation with an address of 2040 Briggs Road, Suite A, Mt. Laurel, New Jersey 08054 is the designated redeveloper of the Exemption Area, which received site plan approval from the Borough’s Planning Board by Resolution dated PB2020-12-31 dated December 8, 2020 for the development of 163 dwellings and associated site improvements within the Exemption Area (the “**Approval**”); and

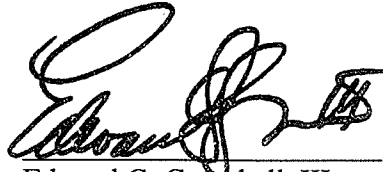
WHEREAS, as Redeveloper has submitted an application to the Borough for a tax exemption, in accordance with the Five-Year Exemption Ordinance and Five-Year Exemption Law, including without limitation N.J.S.A. 40A:21-9 (the “**Exemption Application**” a copy of which is attached hereto as Exhibit A); and

WHEREAS, the Exemption Application was accepted and approved pursuant to Ordinance 2025-06 of the Borough Council duly adopted on September 24, 2025 (the “**Exemption Approval Ordinance**,” attached hereto as Exhibit B) which authorized the execution of this Agreement with Redeveloper for the exemption of multiple dwellings to be constructed in accordance with the Approval; and

WHEREAS, the Borough and the Redeveloper have reached agreement with respect to, among other things, the terms and conditions relating to the tax exemption and payments in lieu of taxes and desire to execute this Agreement.

NOW, THEREFORE, BE IT RESOLVED THAT, in consideration of the mutual covenants herein contained and for other good and valuable consideration, that the Mayor of the Borough of Gibbsboro is hereby authorized to execute the attached Tax Agreement with **D.R. HORTON, INC. - NEW JERSEY**.

RESOLUTION AUTHORIZING THE MAYOR TO EXECUTE A TAX AGREEMENT WITH D.R. HORTON, INC. - NEW JERSEY IN ACCORDANCE WITH THE NEW JERSEY FIVE-YEAR EXEMPTION AND ABATEMENT LAW, N.J.S.A. 40A:21-1, ET. SEQ.



Edward G. Campbell, III
Mayor



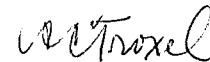
Amy C. Troxel, RMC
Borough Clerk

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

Adopted: March 25, 2026

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 March 25, 2026.

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



Amy C. Troxel, RMC
Borough Clerk

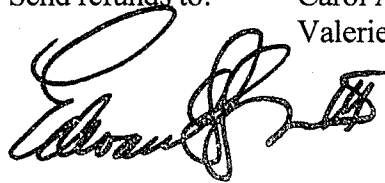
**RESOLUTION OF THE BOROUGH OF GIBBSBORO
APPROVING A GRACE PERIOD FOR DOG AND CAT LICENSES FOR 2026 AND
AUTHORIZING THE REIMBURSEMENT OF CERTAIN LATE FEES**

NOW, THEREFORE, BE IT RESOLVED by the Mayor and Borough Council of the Borough of Gibbsboro, County of Camden, State of New Jersey that 2026 penalties for failure to license dogs or cats in the Borough of Gibbsboro shall not be imposed until March 9, 2026.

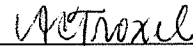
BE IT FURTHER RESOLVED that penalties collected prior to March 9, 2026 shall be reimbursed as follows:

D-11-56-100-011	\$75.00
6-01-55-100-023	\$25.00

Send refunds to: Carol Ann McIntyre, 38 Haddon Avenue
Valerie Magee, 10 McKee Road



Edward G. Campbell, III
Mayor



Amy C. Troxel, RMC
Borough Clerk

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

Adopted: March 25, 2026

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 March 25, 2026.

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



Amy C. Troxel, RMC
Borough Clerk

2026-3-76

**RESOLUTION OF THE BOROUGH OF GIBBSBORO
AUTHORIZING THE MAYOR TO EXECUTE AN AGREEMENT WITH NICOLE
MYERS REGARDING ENVIRONMENTAL STUDIES**

WHEREAS Nicole Myers (“MYERS”) is the owners of block 1.01 lot 1.01 (“THE PROPERTY”) on the tax map of the Borough of Gibbsboro; and

WHEREAS the Borough of Gibbsboro is interested in purchasing a portion of THE PROPERTY; and

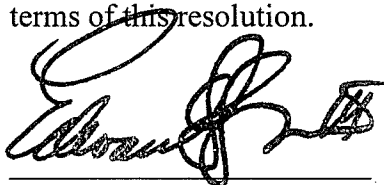
WHEREAS an inspection of THE PROPERTY resulted in a determination that NJ DEP wetlands maps were not accurate for the parcel and that a wetlands delineation would be required in order to accurately value THE PROPERTY; and

WHEREAS the Borough of Gibbsboro is willing to perform the wetlands delineation and submit the application to NJ DEP on behalf of MYERS; and

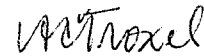
WHEREAS KEY Engineers has prepared the attached estimate to perform the necessary environmental studies; and

WHEREAS MYERS and the Borough of Gibbsboro have agreed that, in the event that a sale of THE PROPERTY is not consummated, fifty percent (50%) of the costs associated with the wetlands delineation, survey, and application to the NJ DEP shall be reimbursed by MYERS to the Borough of Gibbsboro.

NOW, THEREFORE, BE IT RESOLVED by the Mayor and Borough Council of the Borough of Gibbsboro, County of Camden, State of New Jersey that Edward G. Campbell, III, Mayor of the Borough of Gibbsboro, is authorized to execute an agreement with MYERS consistent with the terms of this resolution.



Edward G. Campbell, III
Mayor



Amy C. Troxel, RMC
Borough Clerk

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

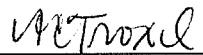
Adopted: March 25, 2026

2026-3-76

RESOLUTION AUTHORIZING THE MAYOR TO EXECUTE AN AGREEMENT WITH NICOLE MYERS
REGARDING ENVIRONMENTAL STUDIES

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 March 25, 2026.

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
ALLOWING THE BOROUGH OF GIBBSBORO TO ACCEPT A STORM DRAINAGE
EASEMENT ON BLOCK 96, LOT 4.02, ALSO KNOWN AS 2 PINE ROAD, FOR
EMERGENCY OPERATION AND MAINTENANCE PURPOSES**

WHEREAS, the Combined Land Use Board of the Borough of Gibbsboro has approved a plot plan with variances to permit the construction of a single family dwelling on 2 Pine Road (formerly 150 West Clementon Road) at the intersection of Gibbsboro Clementon Road and Pine Road, said property is known as on Block 96, Lot 4.02 on the Gibbsboro Tax Maps; and

WHEREAS, the proposed dwelling replaces an existing dwelling that had been demolished several years ago and the proposed redevelopment of the site required that a grading plan be submitted; and

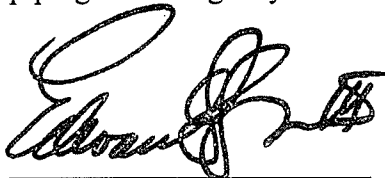
WHEREAS, the proposed grading plan has required that existing drainage features on the property be preserved, and the conveyance of off-site runoff be considered; and

WHEREAS, it is necessary for the construction of a stormwater pipe to be constructed across Block 96, Lot 4.02 to convey surface runoff from surrounding off site locations through the subject property and for the pipe to connect to exiting municipal drainage structures on Pine Road. Said pipe and all associated maintenance and operation of the piping shall be the responsibility of the property owner; and

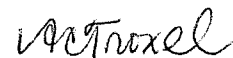
WHEREAS, it is necessary for the Borough of Gibbsboro to have access to the pipe location in the event that the future property owners do not properly maintain the stormwater piping and an emergency should develop; and

WHEREAS, it is therefore necessary for an easement to be created over top of the storm piping to allow such emergency access for the Borough; and

NOW, THEREFORE BE IT RESOLVED that both the Mayor and Council of the Borough of Gibbsboro accept the easement that will be created on Block 96, Lot 4.02 for the storm drainage piping for emergency maintenance and/or replacement



Edward G. Campbell, III
Mayor



Amy C. Troxel, RMC
Borough Clerk


RESOLUTION ALLOWING THE BOROUGH OF GIBBSBORO TO ACCEPT A STORM DRAINAGE EASEMENT ON BLOCK 96, LOT 4.02, ALSO KNOWN AS 2 PINE ROAD, FOR EMERGENCY OPERATION AND MAINTENANCE PURPOSES

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

Adopted: March 25, 2026

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 March 25, 2026.

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



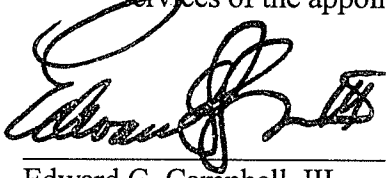
 Amy C. Troxel, RMC
 Borough Clerk

2026-3-79

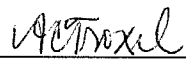
**RESOLUTION OF THE BOROUGH OF GIBBSBORO
APPOINTING JOHN HALVIS AS A REGULAR FULL TIME POLICE OFFICER TO
THE GIBBSBORO POLICE DEPARTMENT FOR A ONE YEAR PROBATIONARY
PERIOD**

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

- 1) THAT JOHN HALVIS is hereby appointed as a Regular Police Officer to the Gibbsboro Police Department at the probationary rate of \$46,000/annual (through June 30, 2026) and \$52,000/annual (effective July 1, 2026).
- 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

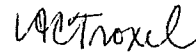
	AYE	NAY	ABSENT	ABSTAIN
DETERDING	✓			
BOOTS			✓	
COLAVITA	✓			
PARSINITZ	✓			
RITZ	✓			
WERNER	✓			

Adopted: March 25, 2026

RESOLUTION APPOINTING JOHN HALVIS 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 March 25, 2026.

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
MAKING APPLICATION TO THE LOCAL FINANCE BOARD
PURSUANT TO N.J.S.A. 40A:4-45.3(ee)**

WHEREAS, the Borough of Gibbsboro has determined that:

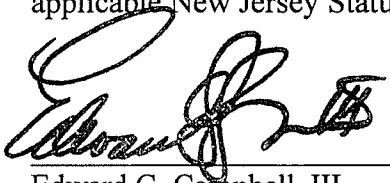
- (a) it is in the public interest to accomplish such purpose; and,
- (b) the cap waiver is for the health, wealth, convenience or betterment of the inhabitants of the Borough of Gibbsboro and,
- (c) the amount of the cap waiver is not unreasonable or exorbitant; and,
- (d) the proposal is an efficient and feasible means of providing services for the needs of the inhabitants of the Borough of Gibbsboro will not create an undue financial burden to be placed upon the Borough of Gibbsboro;

NOW THEREFORE, BE IT RESOLVED by the Borough Council of the Borough of Gibbsboro as follows:

Section 1. The application to the Local Finance Board is hereby approved, and the Chief Financial Officer, and Registered Municipal Accountant, along with other representatives of the Borough of Gibbsboro are hereby authorized to prepare such application and to represent the Borough of Gibbsboro in matters pertaining thereto.

Section 2. The Municipal Clerk of the Borough of Gibbsboro is hereby directed to file a copy of the proposed cap waiver with the Local Finance Board as part of such application.

Section 3. The Local Finance Board is hereby respectfully requested to consider such application and to record its findings, recommendations and/or approvals as provided by the applicable New Jersey Statute.



Edward G. Campbell, III
Mayor



Amy C. Troxel, RMC
Borough Clerk

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

Adopted: March 25, 2026

2026-3-80

RESOLUTION MAKING APPLICATION TO THE LOCAL FINANCE BOARD PURSUANT TO
N.J.S.A. 40A:4-45.3(ee)

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 March 25, 2026.

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

Amy C. Troxel

Amy C. Troxel, RMC
Borough Clerk