

2025-3-81

**RESOLUTION OF THE BOROUGH OF GIBBSBORO
APPROVING A SETTLEMENT OF CHALLENGES TO THE BOROUGH OF
GIBBSBORO'S FOURTH ROUND FAIR SHARE COMMITMENT**

WHEREAS, the Department of Community Affairs (the "DCA") released a report with the calculation of the regional and municipal Prospective Need and the municipal Present Need for the Fourth Round on October 18, 2024; and

WHEREAS, the DCA report concluded that the Borough of Gibbsboro's ("Gibbsboro" or the "Borough") fair share obligations for the Fourth Round included a Present Need of 14 units and a Prospective Need of 47 units; and

WHEREAS, the Borough of Gibbsboro timely passed and subsequently filed a resolution of participation proposing an affordable housing obligation for the Fourth Round to include Present Need of 2 units and a Prospective Need of 34 units; and

WHEREAS, Fair Share Housing Center ("FSHC") filed an objection to the Borough of Gibbsboro resolution on February 28, 2025, which the Borough of Gibbsboro disputes; and

WHEREAS, within the Affordable Housing Dispute Resolution Program ("Program") established pursuant to N.J.S.A. 52:27D-313.2, the parties have engaged in the mediation process provided by the Program and conferred and reached an accord setting forth Gibbsboro's Fourth Round Present Need and Prospective Need obligations, without either party admitting the validity of the others' claims; and

WHEREAS, recognizing that this agreement is reached prior to the adjudication of any challenges by the Program or any potential subsequent review in the judicial system, the Borough of Gibbsboro and FSHC have agreed that DCA's calculation of 14 units for Gibbsboro's Fourth Round Present Need is appropriate, subject to any windshield survey the Borough performs and that 40 units is within the range of possibilities of outcomes for Gibbsboro's Fourth Round Prospective Need; and

NOW, THEREFORE, BE IT RESOLVED, on this 26th day of March, 2025 by the Borough Council of the Borough of Gibbsboro, Camden County, State of New Jersey, as follows:

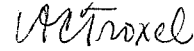
1. The Borough of Gibbsboro hereby approves the settlement agreement with Fair Share Housing Center to resolve In The Matter of The Application of The Borough of Gibbsboro, Docket No. CAM-L-227-25.
2. The Borough of Gibbsboro authorizes the signing of the Mediation Agreement Before the Affordable Housing Dispute Resolution Program.

This resolution shall take effect immediately according to law.

RESOLUTION APPROVING A SETTLEMENT OF CHALLENGES TO THE BOROUGH OF GIBBSBORO'S
FOURTH ROUND FAIR SHARE COMMITMENT



Edward G. Campbell, III
Mayor



Amy C. Troxel, RMC
Borough Clerk

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

Adopted: March 26, 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 March 26, 2025.

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



Amy C. Troxel, RMC
Borough Clerk



Ed Campbell; Mayor - Gibbsboro Borough
 49 Kirkwood Road
 Gibbsboro, NJ 08026

March 23, 2026

**RE: Proposal for an Historic Preservation Plan
 The Varnish Smokestacks at the Lucas Paint Works; Gibbsboro, NJ**

Dear Mayor Campbell:

Clarke Caton Hintz (CCH) and our consultant team are pleased to provide a proposal for completing an Historic Preservation Plan a for the remaining Varnish Smokestacks at the former Lucas Paint Works in Gibbsboro, NJ. The historic Varnish Smokestacks of the Lucase Paints Works are landmark structures that provide a direct visual and physical link to the significant history associated with this site. The Lucas Paint Works represent 127 years of industrial innovation related to paint and other finishes. These structures are certainly the most prominent reminders of this history and ought to be carefully preserved and interpreted.

In addition to completing the Preservation Plan, we are also pleased to include a proposal for completing a nomination to the State and National Registers of Historic Places for the Varnish Smokestacks. While the site was deemed eligible for listing on the State and National Registers of Historic Places in 2024, our initial consultations with the NJ Historic Preservation Office indicate that there are several different ways that a Nomination could proceed. We believe it makes sense to prepare a new application for a COE and then proceed with the National Ragister Nomination once we have received clear direction.

Our proposed team has extensive experience working at this site and numerous other historic sites across New Jersey and the region:

FIRM	M/W/SBE	DISCIPLINE
Clarke Caton Hintz, PC	SBE	Historic Preservation Architect: Conditions Assessment, Overall Report Preparation
Margaret Newman		Architectural Historian/ National Register Nomination
Harrison Hamnett	SBE	Structural Assessment
Lorraine Schnabel	WBE/ SBE	Masonry Conservator
Becker & Frondorf	SBE	Cost Estimating

CCH and the entire historic preservation team has extensive experience working with government entities and community groups across New Jersey on a wide variety of historic preservation projects, including many Preservation Plans, Historic Structures Reports, State and National Register Nominations and plans for the adaptive re-use of historic properties. All of our historic preservation work begins with respect for the existing building, its history and its historic fabric, and an understanding of the importance of appropriate use and maintenance of the resource. This is particularly important in for structures like the Varnish Smokestacks, which are such important landmarks in the community.

CCH has more than 45 years of experience in the fields of Architecture, Historic Preservation, Landscape Architecture and Planning. Our multi-disciplinary approach is unique and adds levels of analysis and experience



not found with most architecture/ historic preservation consultants. This experience includes the preservation and restoration of important sites such as Morven, a National Historic Landmark in Princeton; the restoration and expansion of historic buildings like the Roebbling Mansion and the Golden Swan in Trenton; Historic Structures Reports and continued restoration work at places like the Tunis Cooper House in Bergenfield; restoration work at multi-building sites like Garretson Farm; Preservation Plans and Historic Structures Reports for a variety of buildings, including the Webb Chapel, the Trenton Masonic Temple, the Millington Schoolhouse/ Old Town Hall, etc.; State and National Register Nominations for sites and buildings like Block 3 of the John A. Roebbling's Sons Company in Trenton and Ferbrook Farm in Chesterfield; the adaptive re-use of important and varied sites including many of the former Roebbling factories, 200 Elm at Princeton University and the Adam Exton and Sons complex in Trenton; planning and delineating historic districts, such as the Flemington Historic District; consulting with various Historic Boards; and the redevelopment of historic neighborhoods, such as the Mill Hill Historic District in Trenton. All of this work provides important experience and expertise relevant for the preservation of the historic Mercer County Courthouse

Some of our specific experience relating to Preservation Plans and Historic Structures Reports includes the following:

- John A. Roebbling's Sones Company, Block 3 National Register Nomination and rehabilitation design for several historic industrial structures; Trenton, NJ
- New Milford Plant of the Hackensack Water Company; Oradell, NJ
- The Hartley Dodge Memorial (the Madison Municipal Building); Madison, NJ
- Rogers Locomotive Works, Paterson, NJ
- Danforth Memorial Library, Paterson, NJ
- Hoboken Public Library, Hoboken, NJ
- Doane Academy, Burlington, NJ
- William Trent House, Trenton, NJ
- Benjamin Cooper Tavern, Camden, NJ
- Wicoff House; Plainsboro, NJ
- Historic Masonic Temple; Trenton, NJ
- Madison Masonic Temple; Madison, NJ
- Webb Chapel; Madison, NJ
- Trenton Public Library, Trenton, NJ
- East Trenton Public Library, Trenton, NJ
- Millington Schoolhouse/ Old Town Hall; Millington, NJ
- John and Harriet Lucas House; Gibbsboro, NJ



This Preservation Plan will provide a "road map" for the long term preservation, use, and maintenance of the historic Smokestacks. Part of our work will be to discuss long-term maintenance and interpretation of the structures. The Plan will bring together any work already completed; provide current condition assessments; and bring a fresh perspective to the this significant landmark. It is our commitment that this document be as relevant and useful as possible. We will also look at how to treat the site so that access is improved, handicapped access is provided across the site wherever possible, historic features are preserved and the historic setting is preserved and enhanced.

The interpretation of the site is, we believe, an important part of the work. Included in the cost proposal for this Preservation Plan, we have included the preparation and graphic design for three interpretive panels that will tell in words and pictures the history and significance of the site.

The team that we are proposing to work on the historic Varnish Smokestacks is not only highly qualified, but has worked together on many previous historic preservation projects and studies. We propose to complete the Preservation Plan within six months from notice to proceed, or less if that is preferred.

Along with the most experienced historic preservation architects and architectural historians at CCH, here's a bit more about the team that we propose for this project:

Harrison Hamnett is New Jersey's premier structural engineering firm, particularly when dealing with existing and historic buildings. Because of their expertise and common sense approach, we have worked with them almost exclusively for nearly 25 years. They will be a tremendous asset when addressing potential structural and stabilization issues.

Schnabel Conservation is a Trenton-based masonry conservation firm with extraordinary experience working on some of the most significant historic masonry on the east coast. We have included an allowance for her work to analyze the mortar and masonry at the Smokestacks.

Becker and Frondorf will serve as cost estimators. We have worked with them for years on a full range of projects and they have provided excellent, accurate estimates at each stage of the design process.

Following is our cost proposal as well as resumes, additional firm information and relevant project examples. Once you've had a chance to review the proposal, please let me know if you have any questions. This is an exciting project and we are looking forward to the possibility of working with you!

Sincerely,

John D. S. Hatch, FAIA, LEED AP
Principal-In-Charge



Preservation Plan Scope of Work	CCH	Struct. Eng (Harrison Hamnett)	Cost Est. (Becker & Frondorf)	Total
Executive Summary/ Intro./ Developmental History	\$5,000	0	0	\$5,000
Architectural Description	\$2,500	0	0	\$2,500
Condition Assessment of the Smokestacks	\$4,500	\$2,500	0	\$7,000
Recommended Scope of Repairs	\$3,500	\$1,200	0	\$4,700
Prepare base drawings, plans and elevations	\$3,700	0	0	\$3,700
Historic Preservation Treatment Philosophy	\$1,500	0	0	\$1,500
Site and Building Recommendations, including Access, Stabilization, etc.	\$2,200	\$500	0	\$2,700
Cost Estimate for Proposed Work	\$500	0	\$3,500	\$4,000
Maintenance Plan	\$1,500	0	0	\$1,500
Emergency Preparedness Plan	\$1,500	0	0	\$1,500
Preservation Plan Preparation and Presentations	\$3,500	0	0	\$3,500
Design of Interpretive Panels, Total of Three	\$12,000	0	0	\$12,000
Preparation of Certificate of Eligibility for Listing on the State and National Registers of Historic Places	\$5,000	0	0	\$5,000
Preparation of Nomination to the State and National Registers of Historic Places	\$10,000	0	0	\$10,000
Allowance for Mortar and Masonry Testing (Schnabel Conservation)	\$2,500	0	0	\$2,500
Reimbursable costs (printing, postage, etc.)	\$1,500	\$200	0	\$1,700
Total	\$60,900	\$4,400	\$3,500	\$68,800



CLARKE CATON HINTZ, PC

2026 Professional Architectural Hourly Rates

Principal	\$250.00
Associate Partner	\$245.00
Senior Associate/Senior Project Manager	\$195.00
Associate/Project Manager	\$175.00
BIM Manager	\$150.00
Interior Designer	\$145.00
Project Architect	\$135.00
Coordinator	\$110.00
Staff (3.1 x direct salary – not to exceed \$115/hr)	\$90 to \$105.00