

BOROUGH OF GIBBSBORO
HEARING NOTICE

The ordinance published herewith was introduced and passed on first reading at a meeting of the Governing Body of the Borough of Gibbsboro on May 27, 2026, at 7:00 p.m. and will be further considered for final passage after public hearing at a meeting of said Governing Body on June 24, 2026 beginning at 7:00 p.m. at the Gibbsboro Municipal Building located at 49 Kirkwood Road, Gibbsboro, NJ 08026. The ordinance for public inspection in the Clerk's office.

2026-08

**ORDINANCE OF THE BOROUGH OF GIBBSBORO
ADOPTING THE SILVER LAKE REDEVELOPMENT PLAN OF THE BOROUGH OF
GIBBSBORO, COUNTY OF CAMDEN, STATE OF NEW JERSEY**

WHEREAS, the Local Redevelopment and Housing Law, *N.J.S.A. 40A:12A-1 et seq.*, confers power to the municipality to redevelop lands within the jurisdiction of the Borough of Gibbsboro; and

WHEREAS, by Resolution 2021-10-131 adopted on October 13, 2021, the Gibbsboro Borough Council authorized the Gibbsboro Borough Planning Board to undertake a preliminary investigation as to whether Block 8.01; Lots 3.07, 3.09 and 5 met the criteria of an Area in Need of (non-condemnation) Redevelopment; and

WHEREAS, the Planning Board duly conducted a public hearing after proper notice to all property owners affected by the proposed redevelopment designation and in accordance with *N.J.S.A. 40A:12A-6(b)*, on December 14, 2021, at which time all interested individuals and property owners were provided the opportunity to address all of their questions and concerns to the Planning Board; and

WHEREAS, after study and deliberation of the statements and testimony made during the public hearing and the expert testimony of Brian Slaugh, PP, AICP ("Borough Planner"), of Clarke Caton Hintz, P.C., the comments of Planning Board members, as well as the comprehensive preliminary investigation report of the same date as the public hearing, and all evidence presented during the course of the public hearing, the Planning Board recommended to the Mayor and Borough Council that the Study Area be declared an area in need of non-condemnation redevelopment as defined under *N.J.S.A. 40A:12A-1 et seq.*;

WHEREAS, Resolution 2022 PB-1-10 adopted on January 11, 2022, the Planning Board memorialized its recommendations to the Mayor and Council, which was subsequently transmitted to the Mayor and Council by the Planning Board Secretary; and

WHEREAS, the Gibbsboro Borough Council accepted the findings of fact and conclusions of law, as well as the comprehensive preliminary investigation report and testimony prepared by the

Borough Planner, and declared it an area in need of non-condemnation redevelopment on February 8, 2022, memorialized in Resolution 2022-02-45; and

WHEREAS, the Borough Planner has drafted a document for the redevelopment of the area in need of non-condemnation redevelopment named the Silver Lake Redevelopment Plan that indicates its relationship to definite municipal objectives for appropriate land use, public improvements and uses, building and site development requirements, relationship to other plans of other governmental jurisdictions, and the procedures necessary to effectuate the redevelopment of the Silver Lake tract; and

WHEREAS, the Planning Board at its June ____, 2026 meeting reviewed and recommended to the Borough Council approval of the Silver Lake Redevelopment Plan, which action was memorialized in Resolution PB2026-6-__.

NOW, THEREFORE, BE IT ORDAINED, by the Borough Council of the Borough of Gibbsboro the following:

Section 1. Adoption. That the Silver Lake Redevelopment Plan, dated June __, 2026, is hereby adopted.

Section 2. The zoning map of the municipality shall be modified to apply the development standards of the Redevelopment Plan to the subject lots of the Area in Need of Redevelopment.

Section 3. Severability. If any portion of this Ordinance is for any reason held to be unconstitutional or invalid by a court of competent jurisdiction, such decision shall not affect the validity of this Ordinance as a whole, or any other part thereof. Any invalidation shall be confined in its operation to the section, paragraph, sentence, clause, phrase, term, or provision or part thereof directly involved in the controversy in which such judgment shall have been rendered.

Section 4. Interpretation. If the terms of this Ordinance shall be in conflict with those of another Ordinance of the Code of the Borough of Gibbsboro, then the restriction which imposes the greater limitation shall be enforced.

Section 5. Repealer. All ordinances or parts of ordinances which are inconsistent with the provisions of this Ordinance are hereby repealed to the extent of such inconsistency only.

Section 6. Enactment. This Ordinance shall take effect upon publication by the Borough Clerk of the Borough of Gibbsboro in the manner prescribed by law.

Edward G. Campbell, III
Mayor

Amy C. Troxel, RMC
Borough Clerk

Introduced: May 27, 2026
Public Hearing: June 24, 2026
Adopted:

Roll Call Vote: Councilman Deterding
Councilman Boots
Councilwoman Colavita
Councilman Parsinitz
Councilman Ritz
Councilman Werner

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 27th Day of May, 2026.

Amy C. Troxel, RMC
Borough Clerk