

OCTOBER 10, 2017

**PLANNING/ZONING BOARD AGENDA, OCTOBER 10, 2017**

**7:00 P.M.**

Meeting called to order at

**MOMENT OF SILENCE FOR GEORGE P. MILLER**

Opening Statement: "All the notice requirements of the Open Public Meeting Act have been complied with in full".

**ROLL CALL:**

- Vice Chairperson Joseph Hartmann
- Mayor Edward G. Campbell
- Councilman Gerald Bonsall
- Mrs. Susan Croll
- Ms. Barbara Gellura
- Ms. LuAnn Watson
- Mrs. Patricia Croghan

- Professionals: Engineer - Gregory Fusco
- Planner - Brian Slaugh
- Solicitor - Donald Ryan

**FIRST ORDER OF BUSINESS:**

- 1. APPOINTMENT OF ACTING CHAIRPERSON

**RESOLUTIONS:** (SEE OLD BUSINESS)

**CERTIFICATES OF APPROPRIATENESS**

- 1. CERTIFICATE OF APPROPRIATENESS FOR BLOCK 19.01, LOT 1.06  
35 WEST CLEMENTON ROAD

Applicant/Owner: Kathryn E. Mickle  
 Proposed Work: FRONT PORCH REPLACEMENT INCLUDING FLOOR & COLUMNS  
 Taxes/Sewer: Current  
 Escrow: \$500

Motion to declare application (complete – incomplete) \_\_\_\_\_, Second \_\_\_\_\_

Poll Vote:	Chairperson	_____	Mr. Hartmann	_____
	Mayor Campbell	_____	Councilman Bonsall	_____
	Ms. Gellura	_____	Ms. Watson	_____
	Mrs. Croll	_____	Mrs. Croghan	_____

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**APPLICATION COMPLETENESS REVIEW:**

1. EXPANSION OF A NON-CONFORMING USE AND SITE PLAN – CERTIFICATE OF APPROPRIATENESS - BLOCK 7.03, LOTS 9.02, 10, 16.07 AND 16.13 - 52 NORTH LAKEVIEW DRIVE

Applicant/Owner: Martin Hulme t/a Pro-Turf Landscaping  
 Representative: Jeffrey Brennan, Esq.  
 Taxes: Current  
 Escrow: \$1,500

- a. Review letter dated 9/29/17 from Planner Brian Slaugh

Motion to declare application (complete – incomplete) \_\_\_\_\_, Second \_\_\_\_\_

Poll Vote:	Chairperson	_____	Mr. Hartmann	_____
	Mayor Campbell	_____	Councilman Bonsall	_____
	Ms. Gellura	_____	Ms. Watson	_____
	Mrs. Croll	_____	Mrs. Croghan	_____

**MINUTES:**

Motion to dispense reading and approve the minutes of 9/12/2017 \_\_\_\_\_, Second \_\_\_\_\_

Poll Vote:	Chairperson	_____	Mr. Hartmann	_____
	Mayor Campbell	_____	Councilman Bonsall	_____
	Ms. Gellura	_____	Ms. Watson	_____
	Mrs. Croll	_____	Mrs. Croghan	_____

**CORRESPONDENCE**

TO: Julie Nace, Remedial Project Manager, US EPA  
 FROM: Mayor Ed Campbell dated 8/18/17  
 RE: Public Comments on Proposed Plan for the US Ave. Burn Site  
 ACTION: \_\_\_\_\_

**NEW BUSINESS:**

1. CERTIFICATE OF APPROPRIATENESS FOR BLOCK 19.01, LOT 1.06  
35 WEST CLEMENTON ROAD

Applicant/Owner: Kathryn E. Mickle  
 Proposed Work: FRONT PORCH REPLACEMENT INCLUDING FLOOR & COLUMNS  
 Taxes/Sewer: Current  
 Escrow: \$500

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2. SITE PLAN – BLOCK 7.03, LOTS 9.02, 10, 16.07 AND 16.13  
52 NORTH LAKEVIEW DRIVE

Applicant/Owner: Martin Hulme t/a Pro-Turf Landscaping  
Representative: Jeffrey Brennan, Esq.  
Taxes: Current  
Escrow: \$1,500

**OLD BUSINESS:**

1. REVIEW AND RECOMMENDATIONS OF ORDINANCES TO COUNCIL

2017-09 AN ORDINANCE OF THE BOROUGH OF GIBBSBORO IN THE COUNTY OF CAMDEN, STATE OF NEW JERSEY AN ORDINANCE AMENDING CHAPTER 400 ENTITLED "ZONING ORDINANCE OF THE BOROUGH OF GIBBSBORO", BY ADDING A NEW DISTRICT, R-TH, TOWNHOUSE ESIDENTIAL ZONE, AND MODIFYING THE ZONING MAP ACCORDINGLY

2017PB-10-14 RESOLUTION OF BOROUGH OF GIBBSBORO PLANNING BOARD RECOMENDING AN AMENDMENT TO CHAPTER 400 ENTITLED ZONING ORDINANCE OF THE BOROUGH OF GIBBSBORO

Motion to approve Resolution \_\_\_\_\_, Second \_\_\_\_\_

Poll Vote:	Chairperson	_____	Mr. Hartmann	_____
	Mayor Campbell	_____	Councilman Bonsall	_____
	Ms. Gellura	_____	Ms. Watson	_____
	Mrs. Croll	_____	Mrs. Croghan	_____

2017-10 ORDINANCE OF THE BOROUGH OF GIBBSBORO IN THE COUNTY OF CAMDEN, STATE OF NEW JERSEY AN ORDINANCE AMENDING CHAPTER 222 ENTITLED "HISTORIC PRESERVATION ORDINANCE OF THE BOROUGH OF GIBBSBORO", BY ADDING NEW STANDARDS FOR TOWNHOUSE DEVELOPMENT AND DESIGN

2017PB-10-15 - RESOLUTION OF BOROUGH OF GIBBSBORO PLANNING BOARD RECOMENDING AN AMENDMENT TO CHAPTER 222 ENTITLED HISTORIC PRESERVATION ORDINANCE OF THE BOROUGH OF GIBBSBORO

Motion to approve Resolution \_\_\_\_\_, Second \_\_\_\_\_

Poll Vote:	Chairperson	_____	Mr. Hartmann	_____
	Mayor Campbell	_____	Councilman Bonsall	_____
	Ms. Gellura	_____	Ms. Watson	_____
	Mrs. Croll	_____	Mrs. Croghan	_____

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2. REVIEW AND ACTION ON PROPOSED DEVELOPER’S AGREEMENT WITH BRANDYWINE OPERATING

2017PB-10-16 - RESOLUTION OF THE PLANNING BOARD OF THE BOROUGH OF GIBBSBORO APPROVING DEVELOPER’S AGREEMENT WITH BRANDYWINE OPERATING PARTNERSHIP, L.P.

Motion to approve Resolution \_\_\_\_\_, Second \_\_\_\_\_

Poll Vote:	Chairperson	_____	Mr. Hartmann	_____
	Mayor Campbell	_____	Councilman Bonsall	_____
	Ms. Gellura	_____	Ms. Watson	_____
	Mrs. Croll	_____	Mrs. Croghan	_____

**APPLICATIONS SUBMITTED BUT NOT APPROVED:**

1. Super Jet

**INFORMATIONAL:**

1. Next regular Planning Board Meeting is 11/14/17
2. The New Jersey Planner July/August 2017

**MEETING OPEN TO THE PUBLIC:**

**MEETING CLOSED TO THE PUBLIC:**

MEETING ADJOURNED AT \_\_\_\_\_ PM \_\_\_\_\_ SECOND \_\_\_\_\_

Poll Vote:	Chairperson	_____	Mr. Hartmann	_____
	Mayor Campbell	_____	Councilman Bonsall	_____
	Ms. Gellura	_____	Ms. Watson	_____
	Mrs. Croll	_____	Mrs. Croghan	_____