

JANUARY 14, 2014

**PLANNING BOARD REORGANIZATION MINUTES
JANUARY 14, 2014**

7:00 P.M.

Meeting called to order by Chairman Miller

Secretary Levy read the Opening Statement: “All the notice requirements of the Open Public Meeting Act have been complied with in full”.

ROLL CALL:

Present:

Chairman George Miller, Jr.
Vice Chair Joseph Hartmann
Mayor Edward G. Campbell
Councilman Gerald Bonsall
Ms. Barbara Gellura
Ms. Lu Anne Watson
Mrs. Susan Croll
Mrs. Patricia Croghan

Absent:

Mr. George Miller

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

REORGANIZATION:

Nominations for Chairperson – George Miller
Mr. Hartmann, Second Mayor Campbell

Motion to close nomination Mr. Hartmann, Second Mayor Campbell

Nominations for Vice Chairperson – Joseph Hartmann
Chairman Miller, Second Ms. Gellura

Motion to close nomination Chairman Miller, Second Councilman Bonsall

Motion to approve nominations Mrs. Croll, Second Mayor Campbell

Voice Vote:	Chairman Miller, Jr.	Aye	Mr. Hartmann	Aye
	Mayor Campbell	Aye	Councilman Bonsall	Aye
	Ms. Gellura	Aye	Ms. Watson	Aye
	Mrs. Croll	Aye		
	Mrs. Croghan	Aye	Mr. Miller	Absent

RESOLUTIONS

JANUARY 14, 2014

2014PB-1-01 RESOLUTION NAMING GEORGE MILLER, JR. CHAIRPERSON TO THE GIBBSBORO PLANNING BOARD

WHEREAS, the laws of the State of New Jersey require the position of Chairman for municipal planning boards; and

NOW, THEREFORE, BE IT RESOLVED by the Gibbsboro Planning Board that George P. Miller, Jr. shall serve as Chairman for the year 2014.

2014PB-1-02 RESOLUTION NAMING JOSEPH HARTMANN VICE CHAIRPERSON TO THE GIBBSBORO PLANNING BOARD

WHEREAS, the laws of the State of New Jersey require the position of Vice-Chairperson for municipal planning boards; and

NOW, THEREFORE, BE IT RESOLVED by the Gibbsboro Planning Board that Joseph Hartmann shall serve as Vice-Chairperson for the year 2014.

2014PB-1-03 RESOLUTION APPOINTING SOLICITOR DONALD S. RYAN TO THE GIBBSBORO PLANNING BOARD

WHEREAS, the laws of the State of New Jersey require that municipal planning boards have a solicitor to guide the Board in legal matters; and

WHEREAS, such special legal services can be provided only by a recognized firm, and Donald S. Ryan of the law firm of Ryan & Thorndike, Cherry Hill, New Jersey is so recognized by the legal community; and

WHEREAS, the Local Public Contracts Law, N.J.S.A. 40A:11-1 et seq., requires that notice with respect to contracts for Professional Services under the Open and Fair process;

NOW, THEREFORE, BE IT RESOLVED by the Planning Board of the Borough of Gibbsboro, County of Camden, State of New Jersey as follows:

1. Donald S. Ryan of the law firm of Ryan & Thorndike, Cherry Hill, New Jersey is hereby retained to provide the specialized legal services necessary in connection with the Gibbsboro Planning Board in accordance with an Agreement submitted to the Planning Board (the "Contract").
2. The Contract is awarded without competitive bidding as a "Professional Service" in accordance with the Local Public Contracts Law, N.J.S.A. 40A:11-5(1)(a), because it is for services performed by persons authorized by law to practice a recognized profession.

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3. A copy of this resolution as well as the Contract shall be placed on file with the Clerk of the Borough.
4. A notice in accordance with the Local Public Contracts Law of New Jersey in the form attached hereto shall be published in the Borough's legal newspaper.

2014PB-1-04 **RESOLUTION APPOINTING ENGINEER GREGORY FUSCO TO THE
GIBBSBORO PLANNING BOARD**

WHEREAS, there exists a need for the services of a Engineer for the Gibbsboro Planning Board;

WHEREAS, such engineering services can be provided only by a recognized firm, and Gregory Fusco of the engineering firm of KEI Associates, Berlin, New Jersey is so recognized by the engineering community; and

WHEREAS, the Local Public Contracts Law, N.J.S.A. 40A:11-1 et seq., requires that notice with respect to contracts for Professional Services is awarded under the Fair and Open process;

NOW, THEREFORE, BE IT RESOLVED by the Planning Board of the Borough of Gibbsboro, County of Camden, State of New Jersey as follows:

1. Gregory Fusco of the engineering firm of KEI Associates, Berlin, New Jersey is hereby retained to provide the specialized engineering services necessary in connection with the Gibbsboro Planning Board in accordance with an Agreement.
2. The Contract is awarded under the Fair and Open process as a "Professional Service" in accordance with the Local Public Contracts Law, N.J.S.A. 40A:11-5(1)(a).
3. A copy of this resolution as well as the Contract shall be placed on file with the Clerk of the Borough.
4. A notice in accordance with the Local Public Contracts Law of New Jersey in the form attached hereto shall be published in the Borough's legal newspaper.

2014PB-1-05 **RESOLUTION APPOINTING PLANNER BRIAN SLAUGH TO THE
GIBBSBORO PLANNING BOARD**

WHEREAS, there exists a need for the services of a Planner for the Gibbsboro Planning Board;

WHEREAS, such special planning services can be provided only by a recognized firm, and Brian M. Slauch, of Clarke Caton Hintz, Trenton, New Jersey is so recognized by the planning community; and

WHEREAS, the Local Public Contracts Law, N.J.S.A. 40A:11-1 et seq., requires that notice with respect to contracts for Professional Services is awarded under the Fair and Open Process;

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NOW, THEREFORE, BE IT RESOLVED by the Planning Board of the Borough of Gibbsboro, County of Camden, State of New Jersey as follows:

1. Brian M. Slauch of the planning firm of Clarke Caton Hintz, Trenton, New Jersey is hereby retained to provide the specialized planning services necessary in connection with the Gibbsboro Planning Board in accordance with an Agreement.
2. The Contract is awarded under the Fair and Open Process as a "Professional Service" in accordance with the Local Public Contracts Law, N.J.S.A. 40A:11-5(1)(a).
3. A copy of this resolution as well as the Contract shall be placed on file with the Clerk of the Borough.
4. A notice in accordance with the Local Public Contracts Law of New Jersey in the form attached hereto shall be published in the Borough's legal newspaper.

2014PB-1-06 RESOLUTION APPOINTING ANNE D. LEVY AS SECRETARY TO THE GIBBSBORO PLANNING BOARD

WHEREAS, the laws of the State of New Jersey require the position of Secretary for municipal planning boards; and

NOW, THEREFORE, BE IT RESOLVED by the Gibbsboro Planning Board that Anne Levy will serve as Secretary for the year 2014.

2014PB-1-07 RESOLUTION AUTHORIZING MEETING DATES FOR 2014

In accordance with the requirements of the Open Public Meetings Act, Chapter 132, P.L. 1979 of the law of New Jersey, the following meeting dates for the Borough of Gibbsboro Planning Board for the year 2014 have been established.

Meetings will be held in the Municipal Building every second Tuesday at **7:00 P.M.** of the month unless otherwise stated. The scheduled dates are:

- January 14, 2014
- February 11, 2014
- March 11, 2014
- April 08, 2014
- May 13, 2014
- June 10, 2014
- July 15, 2014
- August 12, 2014
- September 09, 2014

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October 14, 2014
November 11, 2014
December 09, 2014

REORGANIZATION January 13, 2015

Motion to approve Resolutions Chairman Miller, Second Mr. Hartmann

Voice Vote:	Chairman Miller, Jr.	Aye	Mr. Hartmann	Aye
	Mayor Campbell	Aye	Councilman Bonsall	Aye
	Ms. Gellura	Aye	Ms. Watson	Aye
	Mrs. Croll	Aye		
	Mrs. Croghan	Aye	Mr. Miller	Absent

MINUTES:

Motion to dispense reading and approve minutes of 11/12/13 Chairman Miller, Second Mayor Campbell

Voice Vote:	Chairman Miller, Jr.	Aye	Mr. Hartmann	Aye
	Mayor Campbell	Aye	Councilman Bonsall	Aye
	Ms. Gellura	Aye	Ms. Watson	Aye
	Mrs. Croll	Abstain		
	Mrs. Croghan	Aye	Mr. Miller	Absent

APPLICATION COMPLETENESS REVIEW:

1. INTERPRETATION OF USE VARIANCE AND/OR USE VARIANCE; MINOR SITE PLAN AND CERTIFICATE OF APPROPRIATENESS, 88 S. LAKEVIEW DRIVE, BLOCK 14.01, LOTS 1.01 AND 1.05

Applicant Louis Mueller for 88 S. Lakeview Drive Assoc., LLC
Representative: Robert D. Mintz, Esq.
Taxes & Sewer: Current
Escrow: \$1,510

PACKAGE FOR THIS APPLICATION PREVIOUSLY SENT TO YOU.

- a. Review letter dated 12/6/13, revised 1/7/14 from Planner Brian Slaugh
- b. Review letter dated 1/9/14 from Engineer Gregory Fusco

Mayor Campbell and Councilman Bonsall recused themselves from this use variance application. Mayor Campbell also stated that he owns a property within 200 feet of the project.

Robert Mintz, attorney for the applicant, was present along with the owner, Louis Mueller.

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Mr. Mintz was informed that the application was incomplete and would not be heard. Chairman Miller suggested a site review committee meeting where all the deficiencies could be reviewed. A meeting was set for Monday January 20, 2014 at 2:00 p.m. at Borough Hall. If the applicant submits revisions by February 4th, the application will be heard at the February 11, 2014 meeting.

Motion to declare application incomplete Chairman Miller, Second Ms. Gellura

Voice Vote:	Chairman Miller, Jr.	Aye	Mr. Hartmann	Aye
	Mayor Campbell	Aye	Councilman Bonsall	Aye
	Ms. Gellura	Aye	Ms. Watson	Aye
	Mrs. Croll	Aye		
	Mrs. Croghan	Aye	Mr. Miller	Absent

2. MINOR SITE PLAN AND CERTIFICATE OF APPROPRIATENESS, 85 EAST CLEMENTON ROAD, BLOCK 26.01, LOT 7.03

Applicant:	Thomas Kilcoyne
Taxes & Sewer:	Current
Escrow:	\$1,500

The applicant, Mr. Kilcoyne, submitted an e-mail stating he was ill and that he would reschedule the application. It should be noted that the applicant did not notice property owners within 200 feet nor advertise in the newspaper of the meeting.

- a. Review letter dated 1/9/14 from Planner Brian Slaugh
- b. Review letter dated 1/9/14 from Engineer Greg Fusco

Motion to declare application incomplete Chairman Miller, Second Mrs. Croll

Voice Vote:	Chairman Miller, Jr.	Aye	Mr. Hartmann	Aye
	Mayor Campbell	Aye	Councilman Bonsall	Aye
	Ms. Gellura	Aye	Ms. Watson	Aye
	Mrs. Croll	Aye		
	Mrs. Croghan	Aye	Mr. Miller	Absent

CORRESPONDENCE:

TO: Gibbsboro Planning Board dated 12/17/13
 FROM: Donald S. Ryan, Esq.
 RE: GPB – Frasca Irrevocable Trust
 ACTION: No action.

OLD BUSINESS: None

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NEW BUSINESS: None

INFORMATIONAL:

1. Next Planning Board meeting is Tuesday February 11th.
2. The New Jersey Planner dated November/December 2013

Chairman Miller invited the professionals and the board to address the board. The professionals thanked the board for their appointment.

MEETING OPEN TO THE PUBLIC:

No voice from the public.

MEETING CLOSED TO THE PUBLIC:

MEETING ADJOURNED AT 7:40 PM MR. HARTMANN, SECOND CHAIRMAN MILLER

Voice Vote:	Chairman Miller, Jr.	Aye	Mr. Hartmann	Aye
	Mayor Campbell	Aye	Councilman Bonsall	Aye
	Ms. Gellura	Aye	Ms. Watson	Aye
	Mrs. Croll	Aye		
	Mrs. Croghan	Aye	Mr. Miller	Absent

Anne D. Levy
Secretary

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