

FEBRUARY 11, 2014

PLANNING/ZONING BOARD MINUTES FEBRUARY 11, 2014

Meeting called to order at 7:01 p.m. by Chairman Miller

Secretary Levy announced 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.
- Mrs. Susan Croll
- Ms. Barbara Gellura (arrived 7:23)
- Ms. LuAnn Watson
- Mrs. Patricia Croghan
- Mr. George Miller

Absent:

- Vice Chairman Joseph Hartmann
- Mayor Edward G. Campbell
- Councilman Gerald Bonsall

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

RESOLUTIONS: None

APPLICATION COMPLETENESS REVIEW:

1. 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: \$1,000

- a. Review letters dated 12/6/13, revised 1/7/14 and 2/7/14 from Planner Brian Slaugh
- b. Review letters dated 1/9/14 and 2/6/14 from Engineer Gregory Fusco

Mr. Mintz, attorney for applicant was present. Mr. Mintz commented that a Site Review meeting was held with the professionals and as a result of the meeting documentation has been submitted that deems the application complete.

Chairman Miller noted that everything that was requested including changes to the sign has been submitted. Planner Slaugh commented that the applicant submitted the list of requested waivers and in accordance with the review letters from the professionals the waivers are accepted.

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

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

CERTIFICATES OF APPROPRIATENESS

1. CERTIFICATE OF APPROPRIATENESS FOR BLOCK 18.02, LOT 2.11
140 S. LAKEVIEW DRIVE (FORMERLY LAKES APPLIANCE)

Applicant/Owner: Samuel A. Ross, Jr.
Proposed Work: Shingles, garage door, repairing block walls
Representative: Christopher Long, Esq.

Christopher Long, attorney for applicant was present. Mr. Sam Ross was sworn in regarding the application.

A. Motion to declare application complete Chairman Miller, Second Mrs. Croghan

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

Planner Brian Slaugh requested that the applicant testify as to the intention of the site.

Mr. Ross was sworn in and testified that the building in its present state is in disarray. We want to bring the building back to where it was. It is intended to build the “Gibbsboro Wall” planter, paint the building, fix the mansard, fix the stucco and replace the garage door with the original garage door. Mr. Ross also testified that at this time there are no potential tenants for the building. The building may be sold or leased.

Engineer Fusco asked how the parking is to be handled. Mr. Ross testified that whoever occupies the space will have to apply to the Planning Board.

Engineer Fusco commented that there are parking, lighting, green space and streetscape issues and asked how it is to be coordinated. The County will not allow backing onto Route 561.

Chairman Miller commented that no one will be in the building until all issues are resolved. Solicitor Ryan commented that the approval would have a condition subject to site plan approval.

Meeting open to the public. No comment. Closed to the public.

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Motion to approve application conditioned on the owner/applicant applying for and obtaining site plan approval prior to any tenant or owner taking occupancy of the premises – Chairman Miller, Second Mrs. Croll

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

Ms. Gellura arrived at 7:23 p.m.

MINUTES:

Motion to dispense reading and approve Minutes of 1/14/2014 Chairman Miller, Second Ms. Gellura

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

CORRESPONDENCE

TO: Borough of Gibbsboro dated 1/31/14
FROM: Dominic S. Favieri, Jr.
RE: RNM Construction, LLC
ACTION: No action.

OLD BUSINESS:

1. 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: \$0

Review letters dated 12/6/13, revised 1/7/14 and 2/7/14 from Planner Brian Slauch
Review letters dated 1/9/14 and 2/6/14 from Engineer Gregory Fusco

Mr. Mintz, attorney for the applicant was present. Mr. Mueller, owner, and Jay Sims, engineer for Consulting Engineers were present and sworn in and testified regarding minor site plan

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approval and use and bulk variances, site plan waivers and a Certificate of Appropriateness in order to construct an addition which would connect two of three office buildings on the site.

Mr. Mueller testified that the proposed occupant, DM Medical Billings, LLC processes medical billings for third party services and that clients do not go to the site. Approximately 37 employees work at the location. The hours of operation would be 7:00 a.m. to 6:30 p.m. 5 days a week and no weekends.

The applicant agreed to comply with all the recommendations of the Board’s engineer and planner that are in the review letters and that the free standing sign will be changed to comply with the requirements of the historic district.

Meeting open to the public. No comment from the public. Closed to the public.

Motion made by Chairman Miller and seconded by Ms. Gellura granting a use variance to permit the proposed addition, grant bulk variances, preliminary and final site plan approval in accordance with the plans submitted and testimony. A Certificate of Appropriateness was also granted for the free standing sign.

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

NEW BUSINESS: None

INFORMATIONAL:

1. Next Planning Board meeting is Tuesday March 11, 2014
2. The New Jersey Planner November/December 2013
3. 2014 Borough Directory

MEETING OPEN TO THE PUBLIC:

No voice from the public.

MEETING CLOSED TO THE PUBLIC:

Planner Slauch commented that there is nothing new regarding COAH.

MEETING ADJOURNED AT 8:10 PM MRS. CROLL, SECOND CHAIRMAN MILLER

Voice Vote:	Chairman Miller	Aye	Mr. Hartmann	Absent
	Mayor Campbell	Absent	Councilman Bonsall	Absent
	Ms. Gellura	Aye	Ms. Watson	Aye

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Mrs. Croll
Mrs. Croghan

Aye
Aye

Mr. Miller

Aye

Anne D. Levy
Secretary

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