

MARCH 10, 2015

PLANNING/ZONING BOARD MINUTES MARCH 10, 2015

Meeting called to order at 7:00 p.m. 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
Vice Chairman Joseph Hartmann
Mayor Edward G. Campbell
Councilman Gerald Bonsall
Mrs. Susan Croll
Ms. Barbara Gellura
Ms. LuAnn Watson
Mrs. Patricia Croghan

Absent:
None

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

RESOLUTIONS:

2015PB-2-08 RESOLUTION OF BOROUGH OF GIBBSBORO PLANNING BOARD RECOMENDING A REVISION OF THE HISTORIC PRESERVATION ORDINANCE, CHAPTER 222-8 REVIEW STANDARDS

On February 10, 2015, the Borough of Gibbsboro Planning Board held a public hearing at which time the following members were present:

George Miller, Jr., Chairman
Edward Campbell, Mayor
Jerry Bonsall
LuAnn Watson
Pat Croghan
Barbara Gellura

The following were also present at the meeting:

Donald S. Ryan, Esquire, Planning Board Attorney
Anne D. Levy, Planning Board Secretary
Brian Slaugh, Planning Board Planner
Gregory Fusco, Planning Board Engineer

SUBJECT

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The Board considered the proposed revision to the Historic Preservation Ordinance Chapter 222-8 of the Gibbsboro Land Development Regulations in accordance with the recommendations of its Planner, Brian Slaugh.

The recommendation of Brian Slaugh was that the Standards of Review set forth in Chapter 222-8, which currently includes the Criteria of Review adopted from the Secretary of Interior’s Standards for Rehabilitation and Guidelines for Rehabilitating Historic Buildings should further include the Sample Guidelines for Solar Systems in Historic Districts of the National Alliance Preservation Commission.

FINDINGS OF FACT

The Planning Board having reviewed the proposed Sample Guidelines for Solar Systems and Historic Districts prepared by the National Alliance and Preservation Commissions and determined as follows:

1. Under Municipal Land Use Law, the Planning Board has authority under Section 40:55D-62A to make recommendations to the Gibbsboro Council with regard to a revisions or amendment of the development regulations of the municipality.
2. The Planning Board at its regular monthly meeting on February 10, 2015, authorized the Planning Board Solicitor and the Planner to prepare a resolution approving an amendment to Chapter 222-8 Standards of Review for the Historic Preservation District so as to include the National Alliance Preservation Commission’s Sample Guidelines for Solar Systems in Historic Districts.

RESOLUTION

On the motion of Chairman George Miller, seconded by Mayor Edward Campbell, the Gibbsboro Planning Board voted 6-0 to recommend to the Gibbsboro Borough Council adoption of the revised Historic Preservation Ordinance, Chapter 222-8 so as to include in the Standards of Review the National Alliance Preservation Commission’s Sample Guidelines for Solar Systems in Historic Districts.

ROLL CALL VOTE

George Miller, Jr.	Yes
Jerry Bonsall	Yes
LuAnn Watson	Yes
Pat Croghan	Yes
Barbara Gellura	Yes
Mayor Ed Campbell	Yes

Motion to approve Resolution Mayor Campbell, Second Mr. Hartmann

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

CERTIFICATES OF APPROPRIATENESS

1. CERTIFICATE OF APPROPRIATENESS FOR BLOCK 18.03, LOT 2
5 NORTH TANGLEWOOD

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Applicant/Owner: Elvin Hoel
Proposed Work: Installation of Solar Panels on South Facing Roof
Representative: Elvin and Donna Hoel

- 1. Review letter dated 2/20/15 from Planner Brian Slaugh

Motion to declare application incomplete as Planner Slaugh stated that photos were not submitted in the application and the owners were not present - Chairman Miller, Second Mr. Hartmann

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

APPLICATION COMPLETENESS REVIEW:

- 1. AMENDED PRELIMINARY AND FINAL SITE PLAN, BLOCK 7.01, LOTS 9.01 AND 903 – 59-63 NORTH LAKEVIEW DRIVE

Applicant/Owner: 59-63 NORTH LAKEVIEW DRIVE, LLC
Proposed Work: Construct 1-story Office Building
Representative: James W. Burns, Esq.

- a. Review letter dated 3/9/15 from Engineer Greg Fusco
- b. Review letter dated 3/10/15 from Planner Brian Slaugh

Engineer Greg Fusco and Planner Brian Slaugh were sworn in and spoke of the items listed in their above referenced letters. It was recommended to the board that none of the items listed affected the main aspects of the site plan and therefore did not bar the application from being deemed complete. Motion to declare application complete Chairman Miller, Second Mrs. Croll

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

MINUTES:

Motion to dispense reading and approve Minutes of 2/10/2015 Chairman Miller, Second Mayor Campbell

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

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CORRESPONDENCE

TO: Gibbsboro Planning – Received 2/12/15
FROM: Baron & Brennan, Attorneys for Hristos Kolovos
RE: Preliminary & Final major subdivision hearing on 51-61 Old Egg Harbor Road
ACTION: Solicitor Ryan authorized to send letter to Mr. Kolovos’ Attorney advising that Mr. Kolovos must make an application to the Planning Board.

TO: Gibbsboro Planning Board dated 2/10/15
FROM: Donald S. Ryan, Esq.
RE: Annual Reports for 2013 and 2014
ACTION: Solicitor Ryan asked the Board to consider approving the release of the Annual Reports to the County Planning Board and to consider addressing the zoning issues raised in the reports.

Motion made by Chairman Miller, seconded by Mayor Campbell, to forward the Annual Reports for 2013 and 2014 to Council for Council-level action.

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

TO: Mayor Edward G. Campbell, III dated 2/9/15 and response dated 2/22/15 from Mayor Campbell
FROM: John H. Moyle, P.E., Manager Bureau of Dam Safety & Flood Control
RE: Clement Lake Dam
ACTION: No action taken.

TO: Honorable Bob Smith, Chair Senate Environment & Energy Committee
FROM: Mayor Edward G. Campbell, III dated 2/24/15
RE: Support for S2562 – Requiring the NJDEP to prepare a report & conduct public hearing **prior** to recommending a site to the USEPA for inclusion on the National Priorities List (super fund)
ACTION: No action taken.

OLD BUSINESS: None

NEW BUSINESS:

1. AMENDED PRELIMINARY AND FINAL SITE PLAN, BLOCK 7.01, LOTS 9.01 AND 9.03 – 59-63 NORTH LAKEVIEW DRIVE

Applicant/Owner: 59-63 NORTH LAKEVIEW DRIVE, LLC
Proposed Work: Construct 1-story Office Building
Representative: James W. Burns, Esq.

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- a. Review letter dated 3/9/15 from Engineer Greg Fusco
- b. Review letter dated 3/10/15 from Planner Brian Slaugh

Solicitor Ryan swore in architect, Mr. Ron Faul; part-owner, Mr. Paul Lazar; and engineer/planner, Mr. Cliff Quay to testify on behalf of the applicant. Exhibits L101 dated 2/3/15 were displayed.

The applicants seek a modification of a previously approved site plan along with a parking space variance. Originally a two-story 6,000 square foot building was approved. The applicant is now seeking a 4,200 square foot one-story building with a mezzanine of 1,000 square feet. Building will be located approximately on the site of demolished former building but closer to the street. The building is being built specifically for a business which makes investment determinations regarding distressed properties. Occupants will be employees with few visitors, if any. The mezzanine is intended as a gathering place for employees.

The driveway entrance on the south end of the property from Route 561 will be completed. There is currently a driveway access on the northern end of the property. The drive is circular and crosses over to the adjoining lot which is owned by the same owner. The owner will be seeking consolidation of the properties. Two-thirds of the parking lot is already installed and remaining third will be completed. The retention basin will be built out more to accommodate the surface expansion. Additional landscaping will be installed. The street scape improvements will be constructed including the path and the existing brick pedestal will be reconstructed in a new location to make way for the street scape.

The parking requirements mandate 56 spaces. Since the mezzanine space is only a gathering space, the applicant requests a variance of the 5 spaces attributed to the square footage of the mezzanine. Two additional spaces, not marked on the current plans, could be put in the 20 foot crossover to the adjoining property making a total of 53 parking spaces. These spots could be marked as temporary. Because of the crossover between lots, parking can be shared. Planner Slaugh stated that for these types of offices statistically 89 parking spaces are required to be at a 85 percentile and with the combined lots there would be 99 spaces. Mayor Campbell raised concerns that the Borough cannot predict what these buildings may be used for in the future. Requested from applicant that the mezzanine be restricted from use other than as a gathering space in the future.

The interior of the building design was presented with attention to the circulation space/common area. The building will be wood frame with the Gibbsboro brick façade. The size of the traffic islands by the crossover were discussed to have been designed narrower than required to get the additional parking spaces. Landscape plan with the trees being removed to make room for the building was discussed. Trees will be placed by street and in the parking area. There will not be a loading dock for this building as the only deliveries will be office in nature for this type of building. Revised drawings will be presented and require approval from borough professionals before any permits are to be issued. Revised drawings are to include details on screening, signing and lighting. Provisions for overnight lighting are to be made for area near street.

Open to the public.

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Ann Braddock of 72 Haddon Avenue was sworn in and asked questions regarding construction, lighting and elevation. Paul Lazar addressed her concerns regarding construction and discussed the façade to be facing her property as well as lighting issues.

Motion made by Chairman Miller and seconded by Mr. Hartmann approving site plan and certification of appropriateness granting parking and design variances subject to conditions.

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

2. AFFORDABLE HOUSING

Planner Brian Slauch commented on the New Jersey Supreme Court’s decision for moving affordable housing issues to the courts to be reviewed case-by-case to special masters.

APPLICATIONS SUBMITTED BUT NOT APPROVED: None

INFORMATIONAL:

1. Next Planning Board meeting is April 14, 2015
2. Borough Council passed ordinance 2015-01 Amending Chapter 222 of the Code of the Borough of Gibbsboro entitled “Historic Preservation” to add additional design standards and guidelines.

MEETING OPEN TO THE PUBLIC:

Mrs. Karista Schwarz of 65 United States Avenue questioned whether the item listed as #2 under New Business entitled “Affordable Housing” dealt with the postponement of redevelopment plan hearing. Mr. Slauch stated that the Affordable Housing topic to be discussed is regarding today’s court case decision.

MEETING CLOSED TO THE PUBLIC:

MEETING ADJOURNED AT 8:44 PM MR. HARTMANN, SECOND CHAIRMAN MILLER

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

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Anne D. Levy
Secretary

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