

APRIL 12, 2016

**PLANNING BOARD REORGANIZATION MINUTES  
APRIL 12, 2016**

**Meeting called to order by Chairman Miller at 7:00 p.m.**

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

Absent:  
None

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

**REORGANIZATION:**

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

**Motion to close nomination Councilman Bonsall, Second Mayor Campbell**

**Nominations for Vice Chairperson – Joseph Hartmann  
Chairman Miller, Second Councilman Bonsall**

**Motion to close nomination Councilman Bonsall, Second Mrs. Croll**

**Motion to approve nominations Councilman Bonsall, 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	Aye	Mrs. Croghan	Aye

**APRIL 12, 2016**  
**RESOLUTIONS**

2016PB-4-01                    RESOLUTION NAMING GEORGE MILLER 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 2016.

2016PB-4-02                    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 2016.

2016PB-4-03                    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

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services performed by persons authorized by law to practice a recognized profession.

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.

2016PB-4-04                      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.

2016PB-4-05                      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. Slaugh, of Clarke Caton Hintz, Trenton, New Jersey is so recognized by the planning

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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. 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.

2016PB-4-06                      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 2016.

2016PB-4-07                      RESOLUTION AUTHORIZING MEETING DATES FOR 2016

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 2016 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 12, 2016
- February 9, 2016
- March 8, 2016
- April 12, 2016

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May 10, 2016  
June 14, 2016  
July 12, 2016  
August 9, 2016  
September 13, 2016  
October 11, 2016  
November 8, 2016  
December 13, 2016

REORGANIZATION January 10, 2017

Motion to approve Resolutions Chairman Miller, Second Mr. Hartmann

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

**APPLICATION COMPLETENESS REVIEW:**

1. VARIANCES – BLOCK 75, LOT 4.16 – 26 HENRY ROAD

Applicant/Owner:	Bradley Hoke
Representative:	David A. Thatcher, Esq.
Taxes & Sewer:	Current
Escrow:	\$900.00

a. Review letter dated 3/9/16 from Planner Brian Slauch

David Thatcher, attorney for applicant, was present. Mr. Hoke was sworn in and testified that the garage will not be used as living quarters and is seeking bulk variances for a two story garage.

Motion to declare application complete 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

2. PRELIMINARY AND FINAL SITE PLAN – BLOCK 7.01, LOTS 1.01, 1.02, 1.05, 1.06, 1.09 AND 3

Applicant: Lance Articulo, DDS

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Representative: John P. Maroccia, Esq.  
Taxes & Sewer: Current  
Escrow: \$2,489.10

Chairman Miller announced that the application for a preliminary and final site plan will be continued to the May meeting as the attorney could not be present.

Motion to table application made by Chairman Miller and seconded by Mrs. Croll.

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

**CERTIFICATES OF APPROPRIATENESS**

1. CERTIFICATE OF APPROPRIATENESS FOR BLOCK 42, LOT 2.0  
128 BERLIN ROAD

Applicant/Owner: Kyle & Rosemary Spohn  
Representative: N/A  
Proposed Work: Fence & Deck  
Taxes/Sewer: Taxes current  
Escrow: 0

A. Review letter from Planner Brian Slaugh dated 4/7/16

Motion to declare application complete Chairman Miller, Second Mr. Hartmann

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

The applicants seek to add fencing and a wooden deck to the rear of their property. Fencing on the north and west sides are proposed to be a solid picket fence and on the south and east sides they propose a solid rail fence. The fences will be six feet.

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

Motion made by Mayor Campbell and seconded by Mr. Hartmann granting a Certificate of Appropriateness to construct a six foot fence.

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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

**MINUTES:**

Motion to dispense reading and approve minutes of 10/13/15 AND 11/10/15 Mr. Hartmann, Second Mayor Campbell

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

**CORRESPONDENCE:**

TO: Patrick McAndrew, Esq. dated 11/23/15  
FROM: Donald S. Ryan, Solicitor  
RE: Superjet Reconstruction Block 7.04, Lot 16.09  
ACTION: FYI

TO: Arjun Goyal dated 12/9/15  
FROM: Brian M. Slauch, Planner  
RE: Superjet Canopy Block 7.04, Lot 16.09  
ACTION: FYI

TO: Gibbsboro Planning Board dated 1/14/16  
FROM: Patrick F. McAndrew, Esq.  
RE: Super Jet Block 7.04, Lot 16.09  
ACTION: FYI

TO: Gibbsboro Planning Board dated 2/2/16  
FROM: John C. Penberthy, III, Esq.  
RE: 159 Lakeview Drive  
ACTION: Mr. Penberthy will be addressed during open session.

8:18 p.m. Mr. Penberthy, attorney, and his client, Mr. Singh addressed the board regarding whether Apple Auto repair shop may be used as a repair shop and also sell used cars. The Board suggested a concept plan be submitted for review.

TO: PLANNING BOARD  
FROM: Borough Council

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Re: Resolution adopting a Sustainable Land Use Pledge for the Borough of Gibbsboro  
Action: FYI

**OLD BUSINESS:** None

**NEW BUSINESS:**

1. VARIANCES – BLOCK 75, LOT 4.16 – 26 HENRY ROAD

Applicant/Owner: Bradley Hoke  
Representative: David A. Thatcher, Esq.  
Taxes & Sewer: Current  
Escrow: \$900.00

b. Review letter dated 3/9/16 from Planner Brian Slaugh

The applicant seeks approval for bulk variances for a two story garage located on the premises. The garage has been in existence for a number of years and constructed without the required permits. The applicant testified that is garage will not be used for living purposes or an apartment. The variances are related to setbacks and lot coverage.

Meeting open to the public.

William Bishop, Gus Egizi, Joanne Rocher-Claire, James Claire and Paul Lorey testified in support of Mr. Hoke’s application.

Closed to the public.

Motion to grant three variances (side yard, rear yard and lot coverage) and conditioned upon revised sketch plat and that it will only be a single family dwelling nor will it be used for commercial purposes - made by Chairman Miller and seconded by Councilman Bonsall

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. Review of proposed Property Maintenance Ordinance
- 3. Review of Proposed Abandoned or Vacant Buildings Ordinance

Proposed ordinances will be reviewed and a recommendation made to Council will be discussed at the May meeting.

**INFORMATIONAL:**



**APRIL 12, 2016**

1. Next Planning Board meeting is Tuesday May 10th.
2. The New Jersey Planner dated September/October 2015
3. The New Jersey Planner dated November/December 2015
4. The New Jersey Planner dated January/February 2016

Mayor Campbell commented that regarding High Ridge Commons on Route 561 they were required to construct parking at Pole Hill Park. The property has been foreclosed and the Borough has taken the Letter of Credit for the improvements. The proposed tenant will apply to the Planning Board in the next few months for an amended final site plan to change the parking layout.

Mayor Campbell also commented that Sherwin Williams will hold a 2<sup>nd</sup> public meeting in May regarding clean up. Later this year a decision will be made regarding the clean-up of the dump site next to the Wawa on Route 561.

**MEETING OPEN TO THE PUBLIC:**

Anita Mancini, 110 Berlin Road. Mrs. Mancini asked if there is anything new regarding Project Freedom.

**MEETING CLOSED TO THE PUBLIC:**

**MEETING ADJOURNED AT 8:50 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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