

APRIL 14, 2015

**PLANNING/ZONING BOARD MINUTES  
APRIL 14, 2015**

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

Secretary 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  
Vice Chairman Joseph Hartmann  
Mayor Edward G. Campbell  
Councilman Gerald Bonsall  
Mrs. Susan Croll  
Ms. Barbara Gellura\* Arrived at 7:15 p.m.  
Ms. LuAnn Watson  
Mrs. Patricia Croghan

Absent:

None

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

**RESOLUTIONS:**

2015PB-4-10 RESOLUTION OF BOROUGH OF GIBBSBORO PLANNING BOARD GRANTING AMENDED PRELIMINARY AND FINAL SITE PLAN APPROVAL AND VARIANCE WITH CONDITIONS AND CERTIFICATE OF APPROPRIATENESS TO 59-63 NORTH LAKEVIEW DRIVE, LLC FOR THE PREMISES 59-63 NORTH LAKEVIEW DRIVE, GIBBSBORO, NJ

On March 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  
Gerald Bonsall, Councilman  
Joseph Hartmann  
Susan Croll  
LuAnn Watson  
Patricia 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

APRIL 14, 2015

Greg Fusco, Planning Board Engineer

**SUBJECT**

The Board considered the application of 59-63 North Lakeview Drive, LLC for an amended preliminary and final site plan approval to construct a modified building in the front portion of the premises designated as Lot 9.01 on the Gibbsboro Tax Map.

The applicant also requires a variance, design exception, submission waivers and a Certificate of Appropriateness.

The application is made in accordance with the Gibbsboro Land Development Ordinance Chapter 450 and Chapter 222-1 et seq. and the New Jersey Municipal Land Use Law N.J.S.A. 40:55D-46, 40:55D-70(c) and N.J.S.A. 40:55D-110.

James Burns, Esquire represented the applicant at the hearing.

The following individuals appeared, were sworn and testified in support of the application:

1. Paul Lazar, a Member of 59-63 North Lakeview Drive, LLC.
2. Clifton W. Quay of Stantec Consulting, Licensed Professional Planner and Engineer.
3. Ronald Faul, Licensed Architect

The Planning Board Engineer, Greg Fusco and Planning Board Planner, Brian Slaugh, were also sworn and testified.

The following exhibits were also included as part of the record:

- A-1 Application for Site Plan dated 2/10/15.
  
- A-2 Application for Historic District Certificate of Appropriateness dated 2/18/15.
  
- A-3 Amended preliminary/final site plan prepared Clifton W. Quay, PE PP of Stantec Consulting Services, dated 2/3/2015, consisting of 11 sheets.
  
- A-4 Building elevations and floor plans prepared by Ronald Fall, AIA, dated 2/10/15.
  
- A-5 Stormwater Management Narrative Addendum prepared by Clifton W. Quay, PE PP dated 11/12/14.
  
- PB-1 Review Letter from Brian Slaugh, PP, Gibbsboro Planning Board Planner, dated 3/10/15
  
- PB-2 Review Letter of Greg Fusco of Key Engineer Associates, Gibbsboro Planning Board Engineer, dated 3/9/15

During the public portion of the hearing, Ann Braddock of 72 Haddon Avenue, Gibbsboro, testified that she owns the Lot 8 which adjoins the subject property to the rear. She testified concerning the construction activity, noise levels and hours of operation.

**FINDINGS OF FACT**

The Planning Board having deemed the application complete and determined that proper notice and publication were given and having considered the testimony of the witnesses and the documents which were part of the record find as follows:

APRIL 14, 2015

1. The Gibbsboro Planning Board has jurisdiction with respect to the application for amended site plan, variance and request for waivers and exceptions pursuant to the Gibbsboro Land Development and Historic Preservation Ordinance, as well as the Municipal Land Use Law N.J.S.A. 40:55D-46, N.J.S.A. 40:55D-70 (c) and N.J.S.A. 40:55D-110.

2. The applicant is 59-63 North Lakeview Drive, LLC, which is the owner of the premises known as Block 7.01, Lot 9.01 and 9.03, as well as the adjoining lot to the north, Block 7.01, Lot 5.01 on the Gibbsboro Tax Map.

3. Based upon evidence in the record Lot 5.01 was developed by Sarahannah, LLC and site approvals were granted allowing for the construction of two office buildings in 2004 and 2006. The approval of the Sarahannah application was conditioned upon the construction of a connecting driveway, cross access and parking easements for the benefit of the adjoining site lots 9.01 and 9.03. (Although this was a condition of approval, the cross easements did not appear to have been executed or recorded. The lack of a recorded cross easement agreement will be moot provided a deed of consolidation of Lots 5.01, 9.01 and 9.03 is recorded as hereafter provided.)

4. With respect to the subject lots 9.01 and 9.03, the previous owner North Lakeview Properties, LLC, applied for and obtained final site plan approval for the construction of a two-story 6,000 square foot office building in the rear of the site and a two story building in the front of the site approximately 5,600 square feet. The project was phased in a sequence of construction and demolition. The applicant was required to construct a portion of the Gibbsboro streetscape and to enlarge a jointly shared stormwater management basin located primarily on the Lot 5.01. The streetscape has been construction along the frontage of Lot 5.01 but not on Lot 9.01.

5. The applicant has constructed a 6,000 square foot building in the rear of the premises (Lot 9.03) and demolished the former dental office in the front of the site. The applicant now proposes to amend the final site plan with regard to the design of the front building and to construct a single story building with a foot print of 4,200 square feet and a mezzanine of approximately 1,000 square feet.

6. The property is located in the C-2 Commercial Zoning District where offices are a permitted use. The lots are also in the Historic District. The properties to the rear of the subject property (west) are residential properties fronting on Haddon Avenue. The properties to the east are commercial or undeveloped properties. The properties to the north are commercial properties and in some cases vacant. The properties to the south are office properties.

7. The Gibbsboro Planning Board initially considered the issue of completeness as required by New Jersey Municipal Land Use Law N.J.S.A. 40:55D-10.3. After hearing testimony from the applicant and its engineer, as well as the Planning Board professionals, the Planning Board voted to deem the application complete subject to various submission waivers with respect to items 12, 14 and 31 and deferred submission with respect to items 7, 10, 37, 39 and 44 with waivers granted with respect to the remaining items which the applicant has requested. (See Brian Slaugh letter dated March 10, 2015.)

8. The applicant's proposal requires a parking variance. The zoning ordinance requires one space per 200 square feet of gross floor area. The existing building of 6,000 square feet requires 30 spaces and the proposed building including the 1,000 square foot mezzanine is 5,200 square feet and thus requires 26 parking spaces or a total of 56 spaces. The applicant proposes 51 parking spaces for the two buildings and thus requires a parking variance.

9. The applicant's testimony, as well as the testimony of the testimony of the Planning Board professionals, supports the conclusion that if the mezzanine area is utilized by the owner for other than office space, the need for the additional five parking spaces is reduced. In addition, the

APRIL 14, 2015

applicant has agreed to provide two provisional parking spaces on the south side of the property along the interconnection with Lot 9.04.

10. The subject lot is 1.43 acres and meets the lot area requirements of the zoning ordinance. The proposed improvements comply with all of the bulk requirements of the Gibbsboro Zoning Ordinance pertaining to the C-2 Zone.

11. The applicant will require a planning exception with respect to the traffic island width. The traffic islands are required to be a minimum of 8 feet in width under Section 324-33. The applicant proposes enlarging a 5 space parking bay to 6 spaces which will narrow the width to 5 feet. The testimony of the applicant's engineer and Planning Board professionals determined that literal enforcement of this provision of the ordinance is impractical and there is no detrimental effect to the planning considerations. (See, N.J.S.A. 40:55D-51).

12. The construction of the proposed building will require the installation of two retaining walls to create a flat development pad. The applicant has agreed to comply with the recommendations of the Planning Board Planner with respect to the development of the retaining walls and location of the landscaping.

13. The testimony of the applicant's engineer, as well as the Planning Board professionals, supports the conclusion that a loading area required under Section 324-34A is not a necessary requirement in the subject proposal and in accordance with the ordinance the Planning Board may waive such a requirement. The testimony indicates that the proposed office use will not warrant a loading area.

14. The applicant has agreed to install a sidewalk that comes from the street around the southerly corner of the proposed building and creates a small extension to the driveway.

15. Applicant has agreed to install the streetscape improvements in accordance with the Planning Board Planner and Engineer's recommendations.

16. The applicant has agreed that the HVAC equipment will not be installed on the roof and will be installed on the ground level and properly screened.

17. Under Resolution #06PB-7-13 Granting Preliminary and Final Site Plan approval between North Lakeview Properties, LLC dated July 11, 2006, the applicant agreed that it would submit to the Planning Board Solicitor and Engineer cross easements with respect to the stormwater and access for Lots 5.01, 9.01 and 9.03. This requirement has not been completed. However, the requirement will be moot provided the applicant complies with item #19 below.

18. With respect to the interconnection of the parking and access to lot 9.04 to the south the applicant has agreed to provide a future connection by a cross easement agreement with the owner of Lot 9.04 at such time as lot 9.04 is developed. A deed restriction should be executed and recorded to effectuate this agreement.

19. The applicant has agreed to provide a Deed of Consolidation of Block 7.01, Lots 9.01, 9.03 and 5.01 which deed shall be reviewed and approved by the Planning Board Engineer and Solicitor and then recorded prior to the issuance of construction permits.

20. The applicant has agreed to comply with the recommendations of the Planning Board Engineer in his letter dated March 9, 2015, as well as the recommendations of the Borough Planner in his letter dated March 10, 2015.

21. The applicant will submit for approval revised plans in accordance with the testimony and submissions which revised site plans must be provided prior to the issuance of any building permits. The revised plans shall make a specific reference with respect to the applicant's responsibilities to comply with the Stormwater Management Site Plan requirements as set forth in the Planning Board Engineer's letter dated March 9, 2015.

APRIL 14, 2015

22. The subject property is located on a County Highway and is therefore subject to county Planning Board jurisdiction. The applicant has testified that the Camden County Planning Board application is pending.

23. Ronald Faul testified with respect to the architectural features of the subject improvements and specifically with regard to the Historic District application for a Certificate of Appropriateness. The subject building would be a wood frame building utilizing Gibbsboro Brick as its predominant element. There will be a shingle roof which is simulated slate. There is a large glass window facing Route 561. There will be no roof mounted HVAC equipment or similar structures on the roof.

### **CONCLUSIONS**

24. The Planning Board concludes that the proposed building complies with the criteria of the Historic District Ordinance and according a Certificate of Appropriateness should be granted.

25. With respect to the variance to permit 51 parking spaces, the Planning Board concludes that the purposes of the Municipal Use Law will be advanced (good planning) and the benefits in granting the variance will substantially outweigh the detriments.

26. The Planning Board concludes that the granting of the parking space variance will not be substantially detrimental to the public good and will not substantially adversely affect the Zone Plan and Zoning ordinance of the Borough of Gibbsboro.

27. The Planning Board concludes that the applicant has substantially complied with the requirements of the Gibbsboro Site Plan Ordinance Chapter 324 and the Municipal Land Use Law.

### **RESOLUTION**

On the motion of Chairman George Miller, seconded by Susan Croll, the Gibbsboro Planning Board voted 8-0 to deem the application complete subject to the conditions set forth above.

### **ROLL CALL VOTE**

George Miller, Jr.	Yes
Edward Campbell	Yes
Gerald Bonsall	Yes
Joseph Hartmann	Yes
Susan Croll	Yes
LuAnn Watson	Yes
Patricia Croghan	Yes
Barbara Gellura	Yes

On the motion of Chairman George Miller, seconded by Joseph Hartmann, the Gibbsboro Planning Board voted 8-0 to grant amended preliminary and final site plan approval, as well as a Certificate of Appropriateness subject to the following conditions:

1. The applicant will submit revised site plans in accordance with the agreements and testimony set forth on the record prior to the issuance of any building permits.

2. The applicant will prepare and obtain approval of a Deed of Consolidation for Lots 9.01, 9.03 and 5.01, Block 7.01, which deed shall be recorded prior to the issuance of any building permits.

APRIL 14, 2015

3. The applicant will submit a signage plan to the Planning Board Engineer and Planner including any directional signals, which shall be approved by the Planner and Engineer prior to construction.

4. The lighting at street level will be required to be overnight lighting.

5. The 1,000 square foot mezzanine to be constructed on the second floor will not be used as offices for employees. If in the future the property owner seeks to use the area for offices he must apply to the Planning Board to be approved.

6. The applicant will comply with the recommendations of the Planning Board Engineer as set forth in his Review Letter dated March 19, 2015 and the recommendations of the Planning Board Planner as set forth in his Review Letter dated March 10, 2015.

7. Subject to Camden County Planning Board approval or waiver and Camden County Soil Conservation District approval or waiver and any other approvals or permits required from application agencies for the State of New Jersey.

**ROLL CALL VOTE**

George Miller, Jr.	Yes
Edward Campbell	Yes
Gerald Bonsall	Yes
Joseph Hartmann	Yes
Susan Croll	Yes
LuAnn Watson	Yes
Patricia Croghan	Yes
Barbara Gellura	Yes

Motion to approve Resolution Chairman Miller, Second Mr. Hartmann

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

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 complete Chairman Miller, Second Councilman Bonsall

Poll Vote:	Chairman Miller	Aye	Mr. Hartmann	Aye
	Mayor Campbell	Aye	Councilman Bonsall	Aye

APRIL 14, 2015

Ms. Gellura	Absent	Ms. Watson	Aye
Mrs. Croll	Aye	Mrs. Croghan	Aye

Mr. Elvin Hoel, applicant, Mr. Thomas Raynor of Raynor Electric, and Planner Brian Slaugh were sworn in by Solicitor Ryan. Mr. Hoel testified that putting the solar panel on the roof facing the rear of the yard is not feasible as it would require significant tree removal. Planner Slaugh questioned the racking system and the possibility of using silicone shingles instead of 3'x 5' panels. Mr. Raynor testified that silicone shingles are not as productive and would require twice as much surface area to be used. Furthermore they are cost prohibitive to the applicant who replaced the roof within the last couple of years. Mr. Hoel testified that there is a detached shed which is too small to hold the necessary number of solar panels. Planner Slaugh stated that although the property is in the historic district that it is not a contributing structure since the home was built in 1985.

Motion made by Chairman Miller to approve the Certificate of Appropriateness for the installation of solar panels on the south facing roof, Second Mrs. Croll.

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

**MS. GELLURA SEATED AT 7:15**

**APPLICATION COMPLETENESS REVIEW:**

1. SITE PLAN – BLOCK 18.02, LOT 2.11 – 140 LAKEVIEW DRIVE

Owner: Samuel A. Ross, Jr.  
 Project: Replace depressed curb along Rt. 561 and create one driveway for traffic control. Parking spaces also to be defined.

Engineer Greg Fusco recommended a site review committee meeting with Mr. Ross and Architect Ron Faul. Mr. Fusco, Mr. Slaugh, Mayor Campbell and Councilman Bonsall will exchange possible dates for the site review committee meeting.

**MINUTES:**

Motion to dispense reading and approve Minutes of 3/10/2015 Mayor Campbell, Second 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

**CORRESPONDENCE:**

APRIL 14, 2015

TO: Jeffrey Brennan, Esq. dated 3/17/15  
FROM: Donald S. Ryan, Esq.  
RE: 51-61 Old Egg Harbor Road, Voorhees (Kolovos Property)  
ACTION: Solicitor Ryan stated that the Gibbsboro Planning Board will be receiving an application regarding 51-61 Old Egg Harbor Road in Voorhees.

**OLD BUSINESS:** None

**NEW BUSINESS:**

1. PROPOSED REDEVELOPMENT AREA – PAINTWORKS EXPANSION REDEVELOPMENT PROJECT

Resolution from Borough Council (2015-2-41) AUTHORIZING THE PLANNING BOARD TO CONDUCT A PRELIMINARY INVESTIGATION TO ESTABLISH AN AREA IN NEED OF REDEVELOPMENT ON COUNTY ROUTE 561

PUBLIC HEARING:

Planner Slaugh, under sworn testimony, addressed the Planning Board summarizing the Paintworks Redevelopment Expansion Study Area/Preliminary Investigation of a Determination of an Area in Need of Redevelopment dated April 14, 2015. Each of the properties contained within the expansion area study boundaries was described along with the specific criteria under which he believed qualified the property for containment within a redevelopment expansion. Planner Slaugh stated that it is premature to make a decision to contemplate condemnation but that it is possible.

Chairman Miller opened up the hearing to the public.

Martin Tully of 347 Youngs Road in Coatesville, Pennsylvania was sworn in and testified regarding Block 8.03, Lot 6.04. On this site, his late mother ran a second hand shop in a building that has since been torn down. It has been up for sale for many years and although there have been offers there has never been a meeting of the minds regarding price. Mr. Tully stated that his realtor advised him to take the property off the market due to the redevelopment plan. He asked about the redevelopment process as he continues to pay taxes on the property and now can no longer try to sell it. Mr. Slaugh stated that there is nothing in the law that precludes him from keeping the property listed for sale. Mr. Tully stated that he would be interested in selling the property to the Borough.

Mrs. Karista Schwarz and Mr. John Schwarz of 65 United States Avenue were sworn in by Solicitor Ryan. Mrs. Schwarz and her husband are owners of Block 8.03, Lots 6.06 and 6.10. They are parents of two children aged 7 and 3 years. They disagreed with statements made by Mr. Slaugh during his presentation regarding the status of Lot 6.10. They testified that Lot 6.10 does have improvements as 17 feet are contained inside a chain link fence which includes Lot 6.06. Their children play on this grassy area as they do not want them playing in the front yard due to the street frontage. Furthermore, the area of Lot 6.06 that is contemplated as being contained in the redevelopment area is also a grassy area that is used by the family. The remaining portion of the lot



APRIL 14, 2015

is very woody. The properties were purchased in 2012. They sought property in Gibbsboro due to nearby family and the good schools. They selected these properties precisely because of the large lot size. They take objection to Mr. Slaugh's finding that if Lot 6.10 and a portion of Lot 6.06 were absorbed by the development plan that their lot would still be larger than most.

Motion accepting Planner Slaugh's Paintworks Redevelopment Expansion Study Area/Preliminary Investigation of a Determination of an Area in Need of Redevelopment in whole made by Chairman Miller, Second Mr. Hartmann

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

2015PB-4-09                    RESOLUTION OF BOROUGH OF GIBBSBORO PLANNING BOARD  
RECOMMENDING TO THE GOVERNING BODY OF THE BOROUGH  
OF GIBBSBORO, NEW JERSEY, THAT THE PAINTWORKS  
REDEVELOPMENT EXPANSION AREA BE DECLARED AN AREA IN  
NEED OF REDEVELOPMENT AS DEFINED UNDER N.J.S.A. 40A:12A-1,  
et. seq., AS AMENDED

WHEREAS, the Governing Body of the Borough of Gibbsboro considered it to be in the best interest of the Borough to have the Borough of Gibbsboro Planning Board conduct such investigation to determine whether Block 8.02, Lots 3.01 and 5, and Block 8.03, Lots 6.01, 6.02, 6.03, 6.05, part of 6.06 and 6.10 (hereinafter "Paintworks Redevelopment Expansion Study Area") is an area in need of redevelopment; and,

WHEREAS, the Planning Board received authorization from the Governing Body of the Borough of Gibbsboro, to undertake a preliminary investigation on February 11, 2015, by Resolution No. 2015-2-41; and,

WHEREAS, Brian Slaugh, the Planning Board's Planning Professional, investigated the above referenced property and advised the Board of his findings and conclusions in his report dated April 14, 2015; and,

WHEREAS, the Planning Board duly conducted, after proper notice, a public hearing on Wednesday April 14, 2015, at 7:00 p.m., at which time all interested individuals were provided the opportunity to address any questions or concerns to the Planning Board; and,

WHEREAS, after study and deliberation of the statements made during the public hearing and the expert testimony of the Planning Board Planner Brian Slaugh, as well as the comprehensive investigation of the need for redevelopment and the evidence presented during the course of the public hearing, it is appropriate to determine and recommend to the Borough of Gibbsboro Governing Body, that Block 8.02, Lots 3.01 and 5, and Block 8.03, Lots 6.01, 6.02, 6.03, 6.05, part of 6.06 and 6.10, on the Tax Map of the Borough of Gibbsboro, is in need of redevelopment as defined under N.J.S.A. 40A:12A-1, et. seq., as amended.

APRIL 14, 2015

NOW, THEREFORE, BE IT RESOLVED, by the Gibbsboro Planning Board that:

1. The Planning Board hereby determines that Block 8.02, Lots 3.01 and 5, and Block 8.03, Lots 6.01, 6.02, 6.03, 6.05, part of 6.06 and 6.10, is in need of redevelopment as defined under N.J.S.A. 40A:12A-1, et. seq., as amended. The preliminary investigation of the redevelopment study area reveals that the statutory criteria under sections C, D and H of N.J.S.A. 40A:12A-5 have been met for the area proposed to be designated for redevelopment as clearly set forth on pages 10 through 19 of Mr. Slaugh’s April 14, 2015 report.
2. The Chair, or his designee, is hereby authorized and empowered to forward this recommendation and determination to the Mayor and Council of the Borough of Gibbsboro for further deliberation, together with the report of findings of the Planning Board.
3. The Borough Clerk, or her designee, is hereby directed to serve, within ten (10) days, a copy of this Resolution upon each person, if any, who filed a written objection prior to the hearing held by the Planning Board, with service to be in a manner provided by N.J.S.A. 40A:12A-1.
4. This Resolution shall take effect immediately.

Motion to approve Resolution Chairman Miller, Second Mr. Hartman

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

**APPLICATIONS SUBMITTED BUT NOT APPROVED:** None

**INFORMATIONAL:**

1. 2015 Financial Disclosure Statements have been e-mailed. Please complete by 4/30/15.
2. The New Jersey Planner January/February 2015
3. Next meeting date is May 12, 2015
4. Environmental Commission Minutes 3/2/15

**MEETING OPEN TO THE PUBLIC:**

Karista Schwarz of 65 United States Avenue questioned the redevelopment plan process and asked why testimony was requested if it was not going to be considered. Chairman Miller, Councilman Bonsall and Planner Slaugh assured her that the public hearing testimony would be taken into account if the Redevelopment Area as recommended to Council were to be developed. They explained that this was the beginning of a process and encouraged her to remain involved.

APRIL 14, 2015

Mr. Aifantis stated that the property at 51 S. Lakeview Drive is an income generator for his mother and that the family would be willing to sell to the Borough.

**MEETING CLOSED TO THE PUBLIC:**

**MEETING ADJOURNED AT 8:34 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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