

MAY 8, 2018

**PLANNING/ZONING BOARD MINUTES MAY 8, 2018**

Meeting called to order at 7:00 p.m. by Chairwoman Watson

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:

Chairwoman LuAnn Watson  
Vice Chairman Councilman Jerry Bonsall  
Mayor Edward G. Campbell  
Mrs. Susan Croll  
Ms. Barbara Gellura  
Mr. Mike Kelly  
Mrs. Patricia Croghan

Absent:

Chairman Emeritus Joseph Hartmann

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

**RESOLUTIONS:**

**2018PB-5-10 RESOLUTION AUTHORIZING THE CHAIRPERSON AND SECRETARY OF THE GIBBSBORO PLANNING BOARD TO EXECUTE A VACATION OF EASEMENT BETWEEN BLOCK 10, LOT 1 AND BLOCK 10, LOT 2**

WHEREAS, pursuant to the Borough of Gibbsboro Planning Board Resolution 07PB-05-9 dated May 9, 2007, the Planning Board granted a Minor Subdivision with conditions to J & W Paintworks, LLC approving the subdivision of Block 10, Lot 1 and Block 10, Lot 2 with the express condition that a blanket cross easement be established to allow pedestrian and vehicular ingress and egress between Lot 1 and Lot 2; and

WHEREAS, said cross easement was executed by J & W Paintworks, LLC and recorded in the Office of the Clerk of Camden County on November 13, 2007 in Deed Book 8706, Page 657; and

WHEREAS, the current owner of Block 10, Lot 1 is DC Gibbs, a Pennsylvania Corporation and the current owner of Block 10, Lot 2 is the Borough of Gibbsboro and both owners are desirous of vacating said cross easement; and

WHEREAS, the Planning Board of the Borough of Gibbsboro has determined that the easement no longer serves any valid purpose and acts as an impediment to the development of Block 10, Lot 2.

NOW THEREFORE BE IT RESOLVED by the Gibbsboro Planning Board that the Chairperson and Secretary are hereby authorized to execute a Vacation of Easement in the form attached hereto as Exhibit A.

Motion to approve Resolution Mrs. Croll, Second Mrs. Croghan

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

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**CERTIFICATES OF APPROPRIATENESS:** None

**APPLICATION COMPLETENESS REVIEW:** None

**MINUTES:**

Motion to dispense reading and approve the minutes of 4/10/2018 Councilman Bonsall, Second Ms. Gellura

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

**CORRESPONDENCE:** None

**OLD BUSINESS:** None

**NEW BUSINESS:**

1. VARIANCES – BLOCK 18.03, LOT 7 – 25 N. TANGLEWOOD DRIVE

Owner: Oscar Hernandez  
 Taxes: Current  
 Escrow: \$500

- a. Review letter from Planner Brian Slaugh dated 5/2/18
- b. Review letter from Engineer Greg Fusco dated 5/7/18

Solicitor Ryan noted that the publication was not advertised 10 days before the meeting and application cannot be heard. It was announced that anyone in attendance for the application will not be re-advertised but continued to the June meeting.

Motion made by Mrs. Croll and Second by Ms. Gellura to carry the application to June.

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

**APPLICATIONS SUBMITTED BUT NOT APPROVED:**

1. Super Jet

Planner Brian Slaugh commented that he spoke with Jack Snyder, (canopy rep) it his opinion that Mr. Goyal has sold the property to Wawa.

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**INFORMATIONAL:**

1. The New Jersey Planner March/April 2018
2. Next Regular Planning Board meeting June 12, 2018

**MEETING OPEN TO THE PUBLIC:**

Engineer Greg Fusco commented that Wells Fargo Bank has not complied with the approval of the planning board regarding lighting. They agreed to install three new light standards around the drive through facility that would match the municipal standard. Since then, Mr. Fusco has reviewed three plans in their attempt to comply. The Mayor suggested setting up a site review committee meeting.

Planner Brian Slauch commented that the proposed Brandywine Townhouses will be installing many lights for the parking lot and street. Since the municipal standards were put in place, technology has moved forward in terms of lighting the lamp. Most new lights are going toward a LED light. However, the color is different from the municipal standard. The question is do we continue with the high pressure sodium lights or should be change to an LED lamp.

**MEETING CLOSED TO THE PUBLIC:**

**MEETING ADJOURNED AT 7:30 PM COUNCILMAN BONSALL, SECOND MRS. CROGHAN**

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

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Anne D. Levy  
Secretary

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