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PLANNING/ZONING BOARD MINUTES MAY 9, 2017

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. Patricia Croghan

Absent:

Mrs. Susan Croll
Ms. Barbara Gellura
Ms. LuAnn Watson

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

RESOLUTIONS:

2017PB-5-09 RESOLUTION OF BOROUGH OF GIBBSBORO PLANNING BOARD GRANTING FINAL MAJOR SITE PLAN APPROVAL WITH CONDITIONS TO PROJECT FREEDOM FOR A MULTI-FAMILY LOW AND MODERATE INCOME HOUSING PROJECT AT THE PREMISES BLOCK 8.03, LOTS 6.01, 6.02, 6.03, 6.04, 6.05, 6.06 AND 6.10, LAKEVIEW DRIVE SOUTH, GIBBSBORO, NJ

On April 11, 2017, the Borough of Gibbsboro Planning Board held a public hearing at which time the following members were present:

LuAnn Watson, Acting Chairperson
Edward Campbell, Mayor
Gerald Bonsall, Council President
Susan Croll
Patricia Croghan
Barbara Gellura
Joseph Hartmann

The following were also present at the meeting:

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

SUBJECT

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The Board considered the application of Project Freedom, Inc., a contract purchaser for final major site plan approval and waivers in order to construct 72 Multi-Family residential units at the premises off Lakeview Drive South known as Block 8.03, Lots 6.01, 6.02, 6.03, 6.04, 6.05, 6.06 and 6.10, on the Gibbsboro tax map.

The application is made pursuant to the Gibbsboro Land Development Ordinance pursuant to the New Jersey Municipal Land Use Law N.J.S.A. 40:55D-50 and 40:55D-51.

By Resolution #2017PB-2-08 dated February 14, 2017, the Planning Board granted preliminary final major site plan approval with conditions and a Certificate of Appropriateness to Project Freedom for this project.

The applicant was represented by John Dumont, Esquire.

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

1. Tim Doherty, President of Project Freedom, Inc.
2. Christopher P. Rosati, PE of FWH Associates, PA, a NJ licensed Engineer.
3. Ronald Weston, a licensed NJ Architect.
4. David Shropshire, PE PP, a NJ licensed Traffic Engineer.

Also, Brian Slaugh, Planning Board Planner and Greg Fusco, Planning Board Engineer, were sworn and testified with respect to the application

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

- A-1 Preliminary and Final Site Plan prepared by Christopher P. Rosati, P.E., of FWH Associates, PA, dated 12/19/16, revised 3/6/17, consisting of 31 sheets
- A-2 Architectural Drawings, prepared by Ronald Weston, AIA, of Paulus Sokolowski and Sartor Architecture & Engineering, PC, dated 12/19/16, revised 3/10/17, consisting of 12 sheets
- A-3 Boundary & Topographic Survey, prepared by William P. Schemel, PLS, of FWH Associates, PA, dated 10/21/16, revised 2/22/16, consisting of 5 sheets
- A-4 Traffic Engineering Assessment, prepared by Shropshire Associates, LLC, dated November 30, 2016
- A-5 Stormwater Management Report prepared by Christopher P. Rosati, P.E., of FWH Associates, PA dated 12/2/16, revised 2/23/16
- A-6 Operation and Maintenance Manual by Christopher P. Rosati, P.E., of FWH Associates, PA dated 3/1/17
- A-7 Letter from Jessica Staszewski, of FWH Associates, PE dated 3/9/17
- A-8 Color rendering of sheet #5 of the site plan
- A-9(A & B) Three photographs of sample trash enclosures at other sites.
- A-10 Color rendering of sheet #10 of the site plan
- A-11 Color rendering of sheet #14 of the site plan
- A-12 Color rendering of sheet #15 of the site plan
- A-13 Elevation of Building A revised to April 10, 2017

- PB-1 Review Letter from Greg Fusco, Gibbsboro Planning Board Engineer dated 4/6/17.
- PB-2 Review Letter from Brian Slaugh, PP, Gibbsboro Planning Board Planner dated 3/30/17.
- PB-3 Camden County Planning Board Engineering Report by Kevin Becica dated 3/28/17.

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PB-4 Letter from Gibbsboro Fire Chief and Fire Official to Planning Board dated 4/5/17.

The following members of the public appeared in opposition of the application:

- Michael Hauber of 109 United States Avenue
- Mr. Bradley Kane of 17 Alton Avenue
- James Luscombe of 12 Cedarcroft
- Robert Johns of 107 United States Avenue
- Anita Mancini of 110 Berlin Road

The objectors raised concerns among others about the traffic at the intersection of United States Avenue and Route 561, the environmental impact of the development and the view of the project to the objector's property.

FINDINGS OF FACT

The Planning Board, having determined that the Application, Notice to Property Owners, Notice of Publication and affidavits were in proper form and having examined the Exhibits and considered the testimony, finds as follows:

1. The Gibbsboro Planning Board has jurisdiction with respect to the preliminary and final site plan approval, request for waivers and exceptions pursuant to the Gibbsboro Land Development Ordinances and the Municipal Land Use Law N.J.S.A. 40:55D-50 and 40:55D-51.

2. The Planning Board has previously granted preliminary major site plan approval with conditions and a Certificate of Appropriateness pursuant to Resolution 2017-PB2-08 dated February 14, 2017, which findings of fact and conclusions are set forth therein and incorporated in this resolution. The Board finds that the proposed final site plan is substantially similar and consistent with the preliminary site plan.

3. Based upon the testimony of Borough Engineer, Greg Fusco and Planning Board Planner, Brian Slauch, the Planning Board Pursuant to N.J.S.A. 40:55D-10.3 deemed the application for final site plan approval complete in accordance with the Gibbsboro checklist requirements, subject to the waivers, which were recommended by the Planning Board professionals.

4. The applicant is Project Freedom, Inc., which is the contract purchaser of the subject premises. The Borough of Gibbsboro is the owner of the subject premises and has consented to the application.

5. The Board finds that the applicant is proposing a multi-family complex of buildings serving disabled families with low and moderate income in accordance with the state law. The project is intended to implement the Borough's recently adopted Project Freedom Redevelopment Plan. The project is also specifically designed to address several environmental constraints associated with Fresh Water Wetlands that are associated within and adjacent to the tract.

6. The Board finds that no additional variance or design/performance exceptions are required with respect to the final major site plan submission.

7. Based upon the testimony of the applicant's professionals at the hearing, as well as the Planning Board professionals, the applicant has agreed to comply with the site plan issue requirements set forth in the Review Letter of Brian Slauch dated March 30, 2017, specifically with respect to a clubhouse drop off/loading area, vehicular circulation/speed bump, bicycle racks, pedestrian circulation, retaining wall design, retaining wall access/fencing (solid fence) and retention basin fencing (ornamental aluminum fence).

8. The Planning Board further finds that the applicant has agreed to comply with the recommendations of the Borough Planner as set forth in his Review Letter with respect to retention of

existing vegetation, perimeter landscaping, retaining wall planting, retaining wall profiles, streetscape, parking area planting design, HVAC equipment, site identification signs and building signage.

9. In addition, with respect to the architecture of the buildings, the applicant has agreed to complete the building design in accordance with Exhibit A-12, which has been submitted into evidence and recommended by Brian Slauch.

10. In accordance with the Borough Engineer’s recommendations set forth in his letter dated April 6, 2017, the applicant has agreed to provide the trash enclosure details which trash enclosure will be board on board.

11. The applicant has agreed to prepare deeds for the site triangle easements and access easements affecting the property which will be presented to the Planning Board Solicitor and Planning Board Engineer for approval and then recorded in the office of the Clerk of Camden County.

12. The applicant has agreed to comply with the New Jersey Department of Environmental Protection Stormwater Regulations with regard to water quality and water quantity. The Stormwater Management Plan, including a Stormwater Maintenance Manual with be prepared for recording and must be approved by the Borough Engineer and Planning Board Solicitor prior to recording.

13. The applicant has submitted a standard New Jersey DEP Treatment Works Approval package with respect to sanitary sewer which must receive approval of the Planning Board.

14. The applicant has agreed to comply with the recommendations of the Planning Board Engineer as set forth in his letter dated April 6, 2017.

15. With respect to the offsite traffic concerns, the Board finds that the intersection at Route 561and United States Avenue is within the jurisdiction of the Camden County Planning Board, which has reviewed the application and will act on the matter.

16. The Board adopts the findings and conclusions of the applicant’s traffic Engineer, David Shropshire as set forth in his report dated November 30, 2016.

CONCLUSIONS

17. The Planning Board concludes that the proposed final site plan submission is in accordance with the preliminary major site plan approval previously granted by the Board with conditions and complies with the New Jersey Municipal Land Use Law and the Gibbsboro Land Development Ordinances.

RESOLUTION

On the motion of Edward Campbell, seconded by Barbara Gellura, the Planning Board voted 7-0 to grant final major site plan approval with conditions as follows:

- The applicant must comply with the recommendations of the Planning Board Engineer set forth in his letter dated April 6, 2017 and the Planning Board Planner is his letter dated March 30, 2017, specifically but not limited to the recommendations with respect to the bike rack, trash enclosure and the fencing around the retention basin and the architectural recommendations.
- Subject to all applicable approvals of outside agencies having jurisdiction over this development.

ROLL CALL VOTE

LuAnn Watson	yes
Edward Campbell	yes
Gerald Bonsall	yes
Susan Croll	yes
Patricia Croghan	yes
Barbara Gellura	yes

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Joseph Hartmann yes

Motion to approve Resolution Mayor Campbell, Second Councilman Bonsall

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

APPLICATION COMPLETENESS REVIEW:

1. PROPOSED PARKING LOT EXPANSION AT HIGH RIDGE COMMONS, 250 HADDONFIELD-BERLIN ROAD, BLOCK 42, LOTS 12.03 AND 12.04

Applicant/Owner: Borough of Gibbsboro
 Representative: John P. Jehl, Esq.
 Taxes: Current
 Escrow: Waived

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

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

MINUTES:

Motion to dispense reading and approve minutes of 2/14/17 Mayor Campbell, Second Mrs. Croghan

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

CORRESPONDENCE None

OLD BUSINESS: None

NEW BUSINESS:

1. PROPOSED PARKING LOT EXPANSION AT HIGH RIDGE COMMONS, 250 HADDONFIELD-BERLIN ROAD, BLOCK 42, LOTS 12.03 AND 12.04

Applicant/Owner: Borough of Gibbsboro

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Representative: John P. Jehl, Esq.
Taxes: Current
Escrow: Waived

Mr. Jehl, attorney for applicant was present. Mr. Gregory B. Fusco, Borough Engineer, was sworn in and testified regarding the application.

Mr. Fusco testified that the application to construct an expansion to the existing parking lot for the senior citizens complex at Pole Hill Park. Many years ago an application to convert the space from a ice arena to an office building. As a result the existing ice arena parking lot did not meet the requirements for the office space. There was an agreement between the Borough and the applicant to construct an off site parking lot on municipal property.

Exhibit A1 Aerial photograph image including the High Ridge office complex and senior center and surrounding areas.

Exhibit A2 Copy of the approved signed site plan by the Engineer and Chairman for the ice arena/office complex.

Exhibit A3 Plan showing the proposed parking lot facility that is in concert and adjacent to the senior center.

The parking lot will be located between the old generator facility for the FAA complex and the Boy Scout building. This will generate approximately 80 parking spaces. Amenities to include lighting, sidewalk connecting to the parking area with the existing parking area.

Open to the public. No comment from the public. Closed to the public.

Motion made by Mayor Campbell and seconded by Chairman Miller approving the amended final site plan.

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

2. REEXAMINATION REPORT OF MASTER PLAN

Planner Brian Slaugh commented that the reexamination of the Master Plan be continued.

3. RESOLUTION TO ENTER CLOSED SESSION

2017PB-5-10 RESOLUTION PERMITTING THE EXCLUSION OF THE PUBLIC FROM A PORTION OF THE GIBBSBORO PLANNING BOARD MEETING TO DISCUSS LITIGATION

WHEREAS, the Open Public Meetings Act, P.L. 1975, Chapter 231, permits the exclusion of the public from a portion of a regularly scheduled meeting in certain circumstances, and

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WHEREAS, the Gibbsboro Planning Board is of the opinion that such circumstances presently exist; and

WHEREAS, the Gibbsboro Planning Board wishes to discuss litigation in which the Planning Board is a party requiring attorney-client privilege.

NOW THEREFORE BE IT RESOLVED that the public be excluded from a portion of the May 9, 2017 Planning Board meeting wherein no official action will be taken.

Motion to approve Resolution and enter Closed Session Chairman Miller, Second Mayor Campbell

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

Motion to leave Closed Session Mayor Campbell, Second Councilman Bonsall

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

APPLICATIONS SUBMITTED BUT NOT APPROVED:

1. Super Jet

INFORMATIONAL:

1. Next regular Planning Board meeting is June 13, 2017
2. If you have not completed the Financial Disclosure form, please do so as soon as possible.

MEETING OPEN TO THE PUBLIC:

No comment from the public.

MEETING CLOSED TO THE PUBLIC:

MEETING ADJOURNED AT 7:45 PM COUNCILMAN BONSALL, SECOND MRS. CROGHAN

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

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Anne D. Levy
Secretary

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