

JUNE 9, 2015

PLANNING/ZONING BOARD MINUTES JUNE 9, 2015

Meeting called to order at 7:00 p.m.

Chairman Miller asked acting Secretary Carrington to 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
Mrs. Patricia Croghan

Absent:
Ms. Barbara Gellura
Ms. LuAnn Watson

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

RESOLUTIONS: None

CERTIFICATES OF APPROPRIATENESS

- 1. DEMOLITION AND CERTIFICATE OF APPROPRIATENESS
BLOCK 7.03, LOT 5.03 – 68 NORTH LAKEVIEW DRIVE

Applicant/Owner: PCF Management for Dr. Frasca
Representative: Glen Schwarzschild, Esq.
Taxes: Current
Escrow: \$1,000.00

Mr. Schwarzschild presented the merits of the application as well as the intent of the applicant to connect the fence surrounding the property after the building is demolished. Discussion was held regarding the need for the fence. Applicant's building manager Mr. Garvey was sworn in by Solicitor Ryan. Merits of a fence rather than a hedge were discussed as well as the need for the fence to be extended when the building is no longer standing. Additional commentary was made regarding the removal of the concrete apron. Applicant was asked to take photographs of the building before demotion.

A. Motion to declare application complete made by Chairman Miller, Seconded by Mrs. Croll

Poll Vote: Chairman Miller Yes Mr. Hartmann Yes

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Mayor Campbell	Yes	Councilman Bonsall	Yes
Ms. Gellura	Absent	Ms. Watson	Absent
Mrs. Croll	Yes	Mrs. Croghan	Yes

B. Motion to grant a Certificate of Appropriateness for the demolition of the structure located at 60 North Lakeview Drive, Block 7.03, Lot 5.03 with conditions regarding the extension of the fence across the frontage and the removal of the concrete apron was made by Chairman Miller, Second Mayor Campbell.

Poll Vote:	Chairman Miller	Yes	Mr. Hartmann	Yes
	Mayor Campbell	Yes	Councilman Bonsall	No
	Ms. Gellura	Absent	Ms. Watson	Absent
	Mrs. Croll	Yes	Mrs. Croghan	Yes

APPLICATION COMPLETENESS REVIEW: None

MINUTES:

Motion to dispense reading and approve Minutes of 5/12/2015 Chairman Miller, Second Mr. Hartmann

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

CORRESPONDENCE: None

OLD BUSINESS: None

NEW BUSINESS:

1. MINOR SITE PLAN
BLOCK 18.05, LOT 1 – OLD EGG HARBOR ROAD

Applicant/Owner: Hristos Kolovos
 Representative: Jeffrey Baron, Esq.
 Taxes: N/A as property in Voorhees
 Escrow: \$1,500.00

- a. Review letter dated 6/2/15 from Engineer Greg Fusco
- b. Review letter dated 6/3/15 from Planner Brian Slaugh

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Chairman Miller stated that the application was submitted for a minor site plan approval; however, minor may not be the correct category. Mr. Baron discussed the settlement agreement between the borough and the applicant and questioned Planner Slaugh's letter as contradictory to the agreement. Mr. John Pettit, Engineer for the applicant, was sworn in by Solicitor Ryan as was Planner Slaugh. Mr. Pettit showed the plans for the Eastwick Drive extension and the paving of Old Egg Harbor Road. Mr. Baron stated that the applicant agrees with Engineer Fusco's letter; however, the letter from Planner Slaugh raised issues regarding whether the extension of Eastwick Drive should be considered an easement or a right of way. Planner Slaugh stated that waivers to his letter could be requested but that matters must be discussed to determine the vehicle to enforce the settlement. Borough is only obligated to provide access.

The Board reiterated the concern of nearby residents that a buffer of natural trees be retained between Old Egg Harbor Road and the new subdivision. Mr. Baron stated that there would be a 50 foot buffer into the Kolovos property.

Mr. Baron gave background about the Voorhees Planning Board. Initially, Voorhees wanted the Eastwick Drive to be a private road; however, they agreed to make it a public road. The Voorhees Planning Board, according to Mr. Baron, also was going to recommend to the Voorhees Township Committee that Gibbsboro receive sewer user and connection fees. The Voorhees Planning Board wants the two municipalities to work out how utilities, trash collection, leaf collection and snow removal would be provided.

It was determined that the professionals could meet between planning board meetings to discuss waivers to Planner Slaugh's letter. The applicant's representative will then write a letter detailing the waivers requested. It was further determined that there would be no need to grant an extension as completeness has not been determined complete.

APPLICATIONS SUBMITTED BUT NOT APPROVED: None

INFORMATIONAL:

1. Next regular Planning Board Meeting is July 14, 2015

MEETING OPEN TO THE PUBLIC:

No comment from the public.

MEETING CLOSED TO THE PUBLIC:

Engineer Fusco stated that residents have complained about the Super Jet site. The residents have been advised that the construction is being followed according to the plan. Planner Slaugh stated he was contacted to discuss the Super Jet canopy and is having one of Clark Caton's historic preservation architects discuss it with Super Jet's professional.

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Mayor Campbell told the Board that the EPA will be presenting its Proposed Plan for the Superfund clean-up of residential properties on June 11 at 7 p.m. at the Senior Center. The cost to be incurred by Sherwin Williams for the residential property clean up is estimated at \$14 million. Mrs. Croll reported on the Environmental Commission.

MEETING ADJOURNED AT 7:48 PM COUNCILMAN HARTMANN, SECOND COUNCILMAN BONSALL

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

Anne D. Levy
Secretary

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