

JUNE 13, 2017

PLANNING/ZONING BOARD MINUTES JUNE 13, 2017

7:00 P.M.

Meeting called to order at 7:00 p.m. by LuAnn Watson, Acting Chair

Secretary Levy announced the Opening Statement: “All the notice requirements of the Open Public Meeting Act have been complied with in full”.

ROLL CALL:

Present:

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

Absent:

Chairman George Miller
Vice Chairman Joseph Hartmann

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

RESOLUTIONS:

2017PB-6-11 RESOLUTION OF BOROUGH OF GIBBSBORO PLANNING BOARD GRANTING AN AMENDMENT TO THE FINAL MAJOR SITE PLAN TO THE BOROUGH OF GIBBSBORO GRANTING EXPANSION OF A PARKING LOT AT THE PREMISES 250 HADDONFIELD-BERLIN ROAD A/K/A BLOCK 42, LOTS 12.03 AND 12.04, GIBBSBORO, NJ

On May 9, 2017, the Borough of Gibbsboro Planning Board held a public hearing at which time the following members were present:

George Miller, Chairman
Joseph Hartmann, Vice Chairman
Edward Campbell, Mayor
Gerald Bonsall, Councilman
Patricia Croghan

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 the Borough of Gibbsboro, the owner of the premises known as 1000 Pole Hill Park Drive, Gibbsboro, New Jersey, seeking approval of an expansion of a parking lot for the Senior Citizens Complex at Pole Hill Park, Block 42, Lot 12.03 of the Gibbsboro Tax Map.

The application is an amendment of a final major site plan, which has been previously granted to High Ridge Professional Campus LLC relative to adjoining Block 42, Lot 12.04. The prior owners no longer own the property by reason of the property being sold at a Sheriff Sale. Lot 12.04 is now owned by Tahmed LLC.

By Resolution #06PB-2-08, dated 2/14/06, the Planning Board granted final major site plan approval with conditions to the prior owner, which included a provision that certain offsite parking would be constructed on the Borough owned lot, Block 42, Lot 12.03. The prior owner posted a surety bond in connection with the parking lot improvements and the Borough subsequently called upon the surety company to pay the costs of the failure of the prior owner to construct the improvements required by the Planning Board.

Jack Jehl, the attorney for the Borough, appeared representing the Borough.

Greg Fusco, Planning Board Engineer, was sworn and testified with respect to the application.

No one from the public appeared at the hearing.

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

A-1 Aerial photograph of the subject premises.

A-2 Copy of approved Site Plan for the office center.

A-3 Proposed parking lot facility at Senior Center.

A-4 Series of plans prepared by Greg Fusco, Planning Board Engineer, entitled "High Ridge Professional Campus" dated 9/9/16 and amended 4/29/17, consisting of 7 sheets.

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 amendment to preliminary and final site plan approval 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 final major site plan approval with conditions pursuant to Resolution 06PB-2-08, dated 2/14/06, which findings of fact and conclusions are set forth therein and incorporated in this resolution. The applicant proposed professional/medical offices (converting a vacant skating rink) in order to satisfy the anticipated parking needs of the office complex. This applicant agreed to construct an interconnection with Borough owned Lot 12.04 where the senior citizen building is located, and to construct 44 parking spaces on Lot 12.03.

3. Based upon the testimony of Borough Engineer, Greg Fusco and confirmed by the Planning Board Planner, Brian Slaugh, the Planning Board deems the application complete in accordance with the Gibbsboro Checklist requirements.

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4. The applicant is the Borough of Gibbsboro, which is the owner of Block 42, Lot 12.03. The adjoining office complex fronts on Haddonfield-Berlin road (Lakeview Road), a/k/a Block 42, Lot 12.04.

5. Both lots are located in the Shopping Center Office Zone. The existing use of Lot 12.03 is a Senior Center with a parking lot. The applicant seeks to expand the parking lot in accordance with the plans submitted. The parking lot will be located between the old generation facility for the FAA complex and the Bo Scout building.

6. The proposal is to have 92 parking spaces 9 feet by 18 feet, 4 handicap accessible parking spaces 8 feet by 18 feet and 1 handicap accessible parking space 11 feet by 18 feet. For a total of 97 proposed parking spaces.

7. The Planning Board finds that the proposed amended parking plan serves the purposes of the existing office center, as well as the Senior Citizen Complex and recommends approval.

CONCLUSIONS

8. The Planning Board concludes that the proposed amendment to the final site plan submission is in accordance with the prior approvals granted by the Planning Board 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 George Miller, the Planning Board voted 5-0 to grant the amended final site plan in accordance with the plans submitted by Greg Fusco, Planning Board Engineer, dated 9/9/16 and amended 4/29/17.

ROLL CALL VOTE

George Miller	yes
Edward Campbell	yes
Gerald Bonsall	yes
Patricia Croghan	yes
Joseph Hartmann	yes

Motion to approve Resolution Mrs. Croghan, Second Mayor Campbell

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

MINUTES:

Motion to dispense reading and approve minutes of 5/9/17 Councilman Bonsall, Second Mrs. Croghan

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

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OLD BUSINESS: None

NEW BUSINESS:

1. CONCEPT DESIGN

Applicant: Fusion Performing Arts Center
Location: 140 Lakeview Drive, South, Block 18.02, Lot 2.11
Escrow: \$500

Mr. Ryk Lewis, owner, was not present. Application was not heard.

APPLICATIONS SUBMITTED BUT NOT APPROVED:

1. Super Jet

INFORMATIONAL:

1. Next Regular Planning Board meeting is July 11, 2017

MEETING OPEN TO THE PUBLIC:

No voice from the public.

MEETING CLOSED TO THE PUBLIC:

MEETING ADJOURNED AT 7:12 PM MRS. CROGHAN, SECOND MS. GELLURA

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

Anne D. Levy
Secretary

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