

JUNE 14, 2016

**PLANNING/ZONING BOARD MINUTES JUNE 14, 2016**

Meeting called to order at 7:05 by Acting Chair LuAnn 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:  
Mayor Edward G. Campbell  
Councilman Gerald Bonsall  
Mrs. Susan Croll  
Ms. LuAnn Watson  
Mrs. Patricia Croghan

Absent:  
Chairman George Miller  
Vice Chairman Joseph Hartmann  
Ms. Barbara Gellura

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

**RESOLUTIONS:**

**2016PB-6-10 RESOLUTION OF THE BOROUGH OF GIBBSBORO PLANNING BOARD REGARDING ENVIRONMENTAL SUSTAINABILITY ELEMENT FOR LAND USE**

WHEREAS, the Governing Body of the Borough of Gibbsboro did adopt a Resolution 2016-3-61 For A Sustainable Land Use Pledge for the Borough dated March 9, 2016; and,

WHEREAS, the Planning Board of the Borough of Gibbsboro did at its regular monthly meeting on April 12, 2016 review and discuss the aforesaid resolution; and,

WHEREAS, the Planning Board agrees with the sustainability goals outlined by the Governing Body and determines that they are consistent with the goals and objectives of the Borough of Gibbsboro’s Master Plan.

NOW, THEREFORE, BE IT RESOLVED, by the Gibbsboro Planning Board of the Borough of Gibbsboro that the Planning Board recommends that the Governing Body fulfill the goals and objectives of sustainability as outlined in Resolution 2016-3-61.

Motion to approve Resolution Mayor Campbell, Second Mrs. Croll

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

**2016PB-6-11 RESOLUTION OF BOROUGH OF GIBBSBORO PLANNING BOARD GRANTING BULK VARIANCES FOR THE INSTALLATION OF A PORCH ON**

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THE FRONT OF BLOCK 105, LOT 3 OF JOHN KELLER FOR THE PREMISES  
AT 4 WOODBRIDGE ROAD, GIBBSBORO, NEW JERSEY

On May 10, 2016, 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, 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**

The Board considered the application of John Keller, who is the owner and resides at the premises, 4 Woodbridge Road, Gibbsboro, New Jersey. The property is also known as Block 105, Lot 3 on the Gibbsboro Tax Map. The property is located in the R-10 Residential Zoning District in an area which has been described as "Cedar Croft Heights" area of the Borough of Gibbsboro.

The applicant seeks approval to construct a 4 foot deep porch on the front of the dwelling, which will encroach on the front yard. The lot is also undersized. The applicant seeks bulk variances for the undersized lot and the front yard encroachment under Section 400-13 of the Gibbsboro Zoning Ordinance and in accordance with the Municipal Land Use Law N.J.S.A. 40:55D-70(c)(2).

The applicant, John Keller appeared, was sworn and testified in support of the application.

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

A-1 Application for variance dated 3/28/16.  
A-2 Proof of mailing.  
A-3 Proof of publication.  
A-4 Notice to Property Owners  
A-5 Proof of taxes paid  
A-6 Survey of the subject premises by James T. Sapio dated 4/5/16

PB-1 Review Letter from Brian Slaugh, PP, Gibbsboro Planning Board Planner, dated 5/4/16.

No one testified during the public portion of the hearing.

**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 to grant bulk variances in accordance with N.J.S.A 40:55D-70(c). The Gibbsboro Zoning Ordinance which establishes the requirements for the setbacks and lot coverage as to the R-10 are contained in Section 400-13 Land Development Ordinance.

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2. The applicant is John Keller, is the owner and resides at the premises 4 Woodbridge Road, Gibbsboro, New Jersey. The property is also known as Block 105, Lot 3 on the Gibbsboro Tax Map.

3. The property is located in the R-10 Zoning District.

4. The property is an interior lot with dimensions of 82 feet by 115 feet or 9,975 square feet. The zoning district requires a minimum lot size of 10,000 square feet. There is located on the subject lot a 1 ½ story frame dwelling currently under renovation and depicted on the survey of James T. Sapio LS dated April 5, 2016.

5. The properties which surround the subject property are single family residential properties with similar undersized lot sizes.

6. The applicant proposes to construct a porch 4 feet in depth and 10 feet in width on the front of the house which will encroach on the front yard to the extent of 4 feet.

7. The applicant also proposes an addition of 18 feet by 14 feet as a bedroom extension in the rear of the dwelling.

8. The house does not have a front entrance that faces the street; it is currently on the side of the house next to the garage. The proposed porch will lead to a new front door of the house which does face the street and is an appropriate location consistent with the rest of the houses with the street. Consequently it will improve the visual appearance of this particular house and make it like the other houses on the block and will be esthetically pleasing.

9. The Planner indicated that the proposed encroachment and utilization of the under sized lot does not create any significant adverse conditions to the property or to the neighborhood.

**CONCLUSIONS**

10. The Planning Board concludes that the purposes of the Municipal Land Use Law in terms of visual and environmental appearance would be improved by granting the proposed variances and the benefits granting the variances would substantially outweigh any detriments.

11. The Planning Board further concludes that granting the subject variances will not substantially impair the intent and purpose of the Gibbsboro Zone Plan and Zoning Ordinance and will not be substantially detrimental to the public good.

**RESOLUTION**

On the motion of Gerald Bonsall, seconded by Patricia Croghan, the Planning Board 4-0 to grant the bulk variances for an undersized lot and for an encroachment in the front yard in accordance with the plans submitted.

**ROLL CALL VOTE**

Edward Campbell	Yes
Gerald Bonsall	Yes
LuAnn Watson	Yes
Patricia Croghan	Yes

Motion to approve Resolution Councilman Bonsall, Second Mayor Campbell

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

**APPLICATION COMPLETENESS REVIEW:**

1. SITE PLAN AND CERTIFICATE OF APPROPRIATENESS – BLOCK 18.02, LOT 2.03  
142 SOUTH LAKEVIEW DRIVE

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Applicant/Owner: RNM CONSTRUCTION  
Representative: Dominic S. Favieri, Jr., Esq.  
Taxes: Current  
Escrow: \$911.96

Mr. Favieri submitted a letter requesting the application be continued until the July meeting.

Motion to declare application incomplete Councilman Bonsall, Second Mrs. Croll

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

**MINUTES:**

Motion to dispense reading and approve minutes of 5/10/16 Councilman Bonsall, Second Mayor Campbell

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

**CORRESPONDENCE**

TO: George Miller, Planning Board Chairman dated 5/18/16  
FROM: Councilman Jack Flynn  
RE: Companion Animal Management Pledge  
ACTION: FYI

TO: Planning Board Chairman Various correspondence dated 5/11/16, 5/13/16  
FROM: Patrick McAndrew, Esq./Donald S. Ryan, Esq.  
RE: Super Jet  
ACTION: FYI

**OLD BUSINESS:**

1. PRELIMINARY AND FINAL SITE PLAN & CERTIFICATE OF APPROPRIATENESS – BLOCK 7.01, LOTS 1.01, 1.02, 1.05, 1.06, 1.09 AND 3

Applicant: Lance Articulo, DDS  
Representative: John P. Maroccia, Esq.  
Taxes & Sewer: Current  
Escrow: \$609.49

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Mr. Maroccia, attorney for applicant was present. Dr. Lance Articolo, owner of property was sworn in and testified regarding the project to convert the old bank building into a orthodontic office. The office is a private practice with one professional. The number of patients seen in a day is approximately 40 and the ages are 80% children. Dr. Articolo purchased the adjoining properties also that would be developed at a later date. He would like to work with the town to develop the other properties. Currently, it is proposed that Dr. Articolo would be in Gibbsboro for three days but eventually it will be five. The hours of operation will be 8:30 a.m. to 5:00 p.m.

Dawn Williams, 100 Haddon Avenue, asked about the parking lot that abuts Haddon Avenue and requested that the flag pole and flag remain. The applicant agreed.

Jennifer Hanner, 112 Haddon Avenue, asked about the lots facing the back of her house on Haddon Avenue.

Mark Malinowski, Stout & Caldwell, Engineer for applicant was sworn in and testified for the project. The following exhibits were presented:

- A-1 Color Aerial of Tax Map
- A-2 Color Site Plan – Undated
- A-3 Color Rendering of front façade of proposed building

The applicant seeks to remodel the existing building, add a new building addition to the southeast side to create a new entrance and rework the parking lot for an orthodontics office. The application shows removal of the driveway to Haddon Avenue and lowers the height of the addition to conform to the 25 foot restriction in the zone. The site proposes cross access easements to adjacent parcels. The impervious surface area of the site will be reduced by reconfiguring the rear parking lot and driveway. The proposed addition is 560 square feet and will result in a building with total gross floor area of 3,255 square feet. The exterior of the addition will be primarily window glass. The applicant proposes one façade sign of 26 1/3 square feet. A free standing monument sign is also proposed. The applicant has agreed to comply with the Planner’s recommendations regarding streetscape improvements. The applicant agreed to trash enclosure, landscaping, lighting and signage.

Motion made by Mayor Campbell and seconded by Susan Croll to grant preliminary and final site plan approval, and a Certificate of Appropriateness conditioned on revised site plans, granting to the Borough an easement for sidewalk purposes along Haddon Avenue, rear parking lot will be reconstructed, lighting in parking area will be shielded from neighboring properties and the adjoining lots will be demolished within six months.

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

**NEW BUSINESS:** None

**APPLICATIONS SUBMITTED BUT NOT APPROVED:**

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1. Super Jet – Discussed under correspondence

**INFORMATIONAL:**

1. Next regular Planning Board Meeting is 7/12/16
2. The New Jersey Planner March/April, 2016

**MEETING OPEN TO THE PUBLIC:**

No comment from the public.

**MEETING CLOSED TO THE PUBLIC:**

**MEETING ADJOURNED AT 8:37 PM COUNCILMAN BONSALL, SECOND MRS. CROGHAN**

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