

JULY 12, 2016

**PLANNING/ZONING BOARD MINUTES JULY 12, 2016**

Meeting called to order at 7:00 PM 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. Susan Croll  
Ms. Barbara Gellura  
Ms. LuAnn Watson  
Mrs. Patricia Croghan

Absent:  
None

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

**RESOLUTIONS**

2016PB-7-12            RESOLUTION OPPOSING THE SUPERFUND PROPOSED PLAN  
FOR THE ROUTE 561 DUMP SITE

WHEREAS, the United States Environmental Protection Agency (US EPA) released a proposed plan for the cleanup of Operational Unit 2 (OU2) soil, sediments, and surface water associated with the Route 561 Dump Site on or about June 13, 2016 and a public meeting was conducted on June 21, 2016 at the Gibbsboro Senior Center; and

WHEREAS, the investigations of the site performed to date are incomplete and the alternatives for remediation considered by US EPA do not address the full scope of the known contamination to the satisfaction of the Borough of Gibbsboro.

NOW, THEREFORE, BE IT RESOLVED, by the Gibbsboro Planning Board of the Borough of Gibbsboro, County of Camden, and State of New Jersey, hereby opposes the Proposed Plan for the following reasons:

1. None of the alternatives considered addressed contaminated soil under route 561 or existing buildings. The Borough operates sewer lines within these areas and other utilities provide service within the contaminated areas as well.
2. By US EPA’s own calculation Alternative 6 leaves 13,000 more cubic yards of contamination than Alternative 7.

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3. Both Alternatives 6 and 7 leave huge volumes of contamination under route 561 and commercial buildings and require perpetual reviews to determine continued efficacy. This is an unacceptable state for US EPA to leave the site in.
4. US EPA has failed to investigate the historical stream channel of White Sands Branch from Berlin Road to the United States Avenue Burn Site.
5. US EPA has failed investigate evidence of related industrial activity in and around the Route 561 Dump Site and to assess potential contamination associated with such activity.

BE IT FURTHER RESOLVED that US EPA is urged to perform additional studies and consider more comprehensive alternatives a copy of this resolution shall be forwarded to:

Renee Gelbelt, Remedial Project Manager  
US EPA Region 2  
290 Broadway, 19<sup>th</sup> Floor  
New York, NY 10007-1866

Mayor Campbell commented that this is the second of five proposed clean-up activities by the EPA and Sherwin Williams.

Mayor Campbell commented that what the EPA states as a clean-up  
Motion to approve Resolution Mayor Campbell, Second Mrs. Croll

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

2016PB-7-13 RESOLUTION OF BOROUGH OF GIBBSBORO PLANNING BOARD GRANTING PRELIMINARY AND FINAL SITE PLAN APPROVAL WITH CONDITIONS AND A CERTIFICATE OF APPROPRIATENESS TO RENOVATE AN EXISTING BUILDING TO LANCE ARTICOLO DDS FOR THE PREMISES BLOCK 7.01, LOTS 1.01, 1.02, 1.05, 1.06, 1.09 AND 3, A/K/A 95 AND 101 LAKEVIEW DRIVE NORTH, GIBBSBORO, NJ

On June 14, 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  
Susan Croll  
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 Lance Articolo, DDS for preliminary and final site plan approval, waivers and Historic District approval, in order to renovate and expand an existing office building located on Block 7.01, Lots 1.01, 1.02, 1.05, 1.06, 1.03 and 3, a/k/a 95 and 101 Lake View Drive North, Gibbsboro, New Jersey.

The application is made pursuant to the Land Development Ordinances of the Borough of Gibbsboro, including the Historic District ordinance. The application is also made pursuant to the New Jersey Municipal Land Use Law N.J.S.A. 40:55D-46 and 40:55D-110.

The applicant was represented by John Maroccia, Esquire.

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

1. Dr. Lance Articolo, owner of the property.
2. Mark Malinowski, 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 Aerial photograph of the property
  - A-2 Color rendering of site plan
  - A-3 Color rendering of front façade of proposed building
  - A-4 Application for Site Plan Approval dated 10/15/16
  - A-5 Amended application for Preliminary and Final Site Plan Approval dated 4/15/16.
  - A-6 Proof of mailing.
  - A-7 Proof of publication.
  - A-8 Notice to Property Owners
  - A-9 Proof of taxes paid
  - A-10 Plan of survey prepared by Robert R. Stout, PLS dated 12/11/15
  - A-11 Site Plan consisting of 8 sheets prepared by Stout and Coldwell Engineers, LLC, signed by Robert Stout, PE dated 10/15/15, revised 3/10/16
  - A-12 Architectural Elevations and floor plan prepared by Melton Architects (2 sheets) dated 3/7/16.
  - A-13 Photographs of the subject property
- 
- PB-1 Review Letter from Greg Fusco, Gibbsboro Planning Board Engineer dated 4/6/16.
  - PB-2 Review Letter from Brian Slaugh, PP, Gibbsboro Planning Board Planner dated 4/11/16.

During the public portion of the hearing the following witnesses appeared and testified:

Dawn Williams of 100 Haddon Avenue  
Jennifer Hanner of 112 Haddon Avenue

#### **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 Municipal Land Use Law N.J.S.A. 40:55D-46 et seq. and Historic District approval pursuant to N.J.S.A. 40:55D-110.
2. The applicant is Lance Articolo, who is the owner of 95 and 101 Lake View Drive North, Gibbsboro, New Jersey. The property is also known as Block 7.01, Lots 1.01, 1.02, 1.05, 1.06, 1.03 and 3 on the Gibbsboro Tax Map.

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3. The property is located in both the C-2 Highway Business Zone which fronts on Route 561 County Road and the R-15 Residential Zoning District, which fronts on Haddon Avenue. There is currently constructed on the property a two story building (first floor 2,215 square feet; second floor 480 square feet). There are parking facilities located to the rear of the building and fronting on Haddon Avenue. The building formerly housed a bank and later a credit counseling service. The building has been vacant for several years and in disrepair. The property has been targeted by the Borough Council for study as an area in need of redevelopment.

4. On the Lakeview Avenue frontage (Rt. 561), the property adjacent is a vacant parcel to the southwest and a vacant office to the northwest. The property across the street is a lot which has been approved for commercial use. On either side of the parking lot facing Haddon Avenue are single family residential uses.

5. 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 revised application removes the driveway to Haddon Avenue that was in the original submission 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 in area and will result in a building with total gross floor area of 3,255 square feet.

6. The applicant also proposes to remove the front door and replace the opening with a window to match other windows. The exterior of the addition is proposed to be pvc and a polymer fascia, but is primarily window glass.

7. The area of the subject lot which is in the R-15 District consists mostly of the parking lot for the building. The extent of the use of the parking area will be less intense than the bank use and will become more conforming. A use variance is not required to undertake this work since the parking lot is a legal non-conforming accessory use of the existing building and its intensity is not being increased.

8. On the Route 561 frontage (North Lakeview Drive), the property is adjacent to a vacant parcel to the southeast, a vacant office (converted from a residence) to the northwest. Across the street is a wooded section of the property owned by Dr. Frasca. On either side of the parking lot facing Haddonfield-Berlin Road are single family detached uses on both sides of the street.

9. At its meeting on May 9, 2016, the Planning Board deemed the application complete and granted submission waivers as recommended by the Planning Board Planner and Engineer.

10. The applicant proposes one façade sign of 26 1/3 square feet where the ordinance permits under Section 318-17B a size of only 20 square feet. Accordingly, the applicant needs a bulk variance. The applicant also proposes a free standing monument sign which complies with the design requirements.

11. The applicant does not require a variance with respect to the buffer requirements of 25 feet from residential properties (Section 450-19(c)(9) by reason of the fact that there is currently a preexisting non-conforming condition.

12. By reason of the fact that the disturbance involved with the property improvements, includes more than 5,000 square feet, the site plan is classified as a major site plan requiring both preliminary and final site plan approval.

13. The applicant requires the following exceptions from the site plan design requirements of the Gibbsboro ordinance:

a. Driveway Radius Exception - Where the driveway meets the street, the minimum curb radius is 30 feet. The applicant proposes no curb radius on Route 561. However, access to Route 561 is under the jurisdiction of the Camden County Planning Board which governs this particular issue. A lesser radius is more appropriate. The Gibbsboro Planning Board has no objection to granting the Driveway Radius Exception.

b. Minimum Illumination Exception – Office uses are required to have a minimum illumination of 1.0 foot candles under Section 324-33J(2). The applicant proposes a low 0.1 foot candle in the turnaround area and just under the minimum for the two spaces in the rear parking area closest to Haddon Avenue. Applicant will comply with the recommendations of the Planning Board professionals.

c. Lighting Type Exception – Lighting types are limited to high pressure sodium, metal halid or mercury vapor lamps under Section 324-33J(5)(a). The applicant proposes an LED fixture and has agreed to comply with the Borough Lighting Standard pursuant to the Historic District requirements.

d. Off Street Loading Exception – Section 324-34 requires a designated loading area for non-residential uses. The applicant does not propose a loading area and the Planning Board professionals have indicated that an exception should be granted based on the testimony presented.

e. The parking lot layout is a significant improvement over the previous arrangement. It was originally designed with 10 by 20 foot spaces and a 20 foot wide drive isle. The area contains 20 parking spaces. The applicant also proposes a 6 space parking bay immediately behind the building and based upon the square footage of the building, 17 spaces are required. In addition, the landscape drive thru area of the bank has been removed and it is proposed to be a landscaped area. Based upon the recommendation of the Planning Board Engineer, the applicant has agreed to reduce the size of the parking spaces to 9 by 18 feet.

14. The applicant has placed cross access easements to adjoining properties in the locations recommended by the Gibbsboro Planning Board site plan review committee.

15. The applicant has agreed to comply with the recommendations of the Borough Planner with respect to the streetscape improvements. These included the Borough’s Design Standard of solid brick walls and fence segments, walkway and landscaping requirements for streetscape improvements along Route 561.

16. The applicant has agreed to comply with the recommendations of the Borough professionals with respect to the trash enclosure.

17. The applicant has agreed to comply with the recommendations of the Borough Planner with respect to landscaping, lighting and signage.

18. The Planning Board accepts the recommendations of the Borough Planner with respect to the historic aspects of the building design, specifically with regard to the front entrance of the building, the fenestration, the building colors, and the use of various materials in the construction of the building. The applicant has agreed to comply.

19. Based upon the applicant’s agreement to comply with the recommendations of the Borough Planner, the Planning Board recommends issuance of the Historic District approval.

20. The applicant has agreed to comply with the recommendations of the Planning Board Engineer as set forth in his letter of April 6, 2016 and the recommendations of the Borough Planner as set forth in his letter of April 11, 2016.

**CONCLUSIONS**

21. The Planning Board concludes that the applicant has complied with the requirements of the Design Criteria of the Gibbsboro ordinances applicable to preliminary and final site plan approval and has produced testimony to satisfy the criteria for granting exceptions as set forth above in accordance with N.J.S.A. 40:55D-51B and for granting a variance for the façade sign not to exceed 26 square feet.

**RESOLUTION**

On the motion of Edward Campbell, seconded by Susan Croll, the Planning Board 5-0 to grant preliminary and final site plan approval with design exceptions and a sign variance to Lance Articulo, together with a Certificate of Appropriateness for the improvements to the premises 95 and 101 Lakeview Drive North subject to the following conditions:

1. Applicant muse revise the Site Plans in accordance with this Resolution.
2. Applicant must comply with all other governmental regulations and approval requirements.
3. Applicant will grant to Borough of Gibbsboro an easement for sidewalk purposes along Haddon Avenue.
4. The parking lot in the rear will be reconstructed (not overlay).
5. Lighting in parking area will be shielded from neighboring properties.
6. The applicant’s structure located on adjoining lots will be demolished within six months (by December 14, 2016)

**ROLL CALL VOTE**

Edward Campbell	Yes
Gerald Bonsall	Yes

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Susan Croll	Yes
Patricia Croghan	Yes
LuAnn Watson	Yes

The foregoing Resolution is a true copy of the Resolution adopted by the Planning Board of the Borough of Gibbsboro at a duly noticed meeting on July 12, 2016, memorializing the action of the Board taken on June 14, 2016.

Motion to approve Resolution Mayor Campbell, Second Mrs. Croghan

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

**CERTIFICATES OF APPROPRIATENESS**

1. CERTIFICATE OF APPROPRIATENESS FOR BLOCK 8.02, LOT 3.03  
60 EAST CLEMENTON ROAD

Applicant/Owner: Jim and Hope Allen  
 Representative: N/A  
 Proposed Work: Addition to North Side of existing House  
 Taxes/Sewer: Current  
 Escrow: \$500

a. Review letter dated 6/29/16 from Planner Brian Slaugh

Motion to declare application complete Chairman Miller, Second Mr. Hartmann

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

2. AMENDED CERTIFICATE OF APPROPRIATENESS – BLOCK 7.01, LOTS 9.01, 9.03,  
5.01

Applicant/Owner: 59-63 North Lakeview Drive, LLC  
 Representative: James W. Burns  
 Proposed Work: Amendment to Front Façade  
 Escrow: \$1,000

A. Proposed Alternative from Planner Brian Slaugh dated 7/5/16

Motion to declare application incomplete Chairman Miller, Second Mayor Campbell

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

**APPLICATION COMPLETENESS REVIEW:**

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

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

Motion to declare application incomplete Mayor Campbell, Second Mr. Hartmann

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

2. SITE PLAN AND CERTIFICATE OF APPROPRIATENESS – BLOCK 18.02, LOT 2.11  
140 SOUTH LAKEVIEW DRIVE

Applicant Owner: CODE GREEN SOLAR  
 Representative: Robert J. Casella, Esq.  
 Taxes: Current  
 Escrow: \$1,500

Motion to declare application incomplete Chairman Miller, Second Councilman Bonsall

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

**MINUTES:** None

**CORRESPONDENCE**

TO: Planning Board dated 6/16/16  
 FROM: Voorhees Township  
 RE: Amendment to Voorhees Township Housing Element & Fair Share  
 ACTION: FYI

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**OLD BUSINESS:** None

**NEW BUSINESS:**

1. LAKEVIEW NORTH REDEVELOPMENT PUBLIC HEARING

Brian Slaugh, Gibbsboro Planner, was sworn in and testified regarding the Lakeview North Redevelopment.

Open to the public.

2. CERTIFICATE OF APPROPRIATENESS FOR BLOCK 8.02, LOT 3.03  
60 EAST CLEMENTON ROAD

Applicant/Owner: Jim and Hope Allen  
Representative: N/A  
Proposed Work: Addition to North Side of existing House  
Taxes/Sewer: Current  
Escrow: \$500

b. Review letter dated 6/29/16 from Planner Brian Slaugh

**APPLICATIONS SUBMITTED BUT NOT APPROVED:**

1. Super Jet

**INFORMATIONAL:**

1. August planning board meeting is cancelled.

**MEETING OPEN TO THE PUBLIC:**

Michael Hauber,

**MEETING CLOSED TO THE PUBLIC:**

**MEETING ADJOURNED AT 8:34 PM MR. HARTMANN, SECOND COUNCILMAN BONSALL**

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



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Anne D. Levy  
Secretary

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