

JULY 14, 2015

PLANNING/ZONING BOARD MINUTES JULY 14, 2015

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:

2015PB-7-12 RESOLUTION OF BOROUGH OF GIBBSBORO PLANNING BOARD APPROVING THE ISSUANCE OF A CERTIFICATE OF APPROPRIATENESS FOR THE DEMOLITION OF PROPERTY OF 68 NORTH LAKEVIEW DRIVE, LLC FOR FRASCA IRREVOCABLE TRUST, GIBBSBORO, NEW JERSEY, ALSO KNOWN AS BLOCK 7.03; LOT 5.03

On June 9, 2015, the Borough of Gibbsboro Planning Board held a public hearing at which time the following members were present:

George Miller, Jr., Chairman
Edward Campbell, Mayor
Gerald Bonsall, Councilman
Joseph Hartmann
Susan Croll
Patricia Croghan

The following were also present at the meeting:

Donald S. Ryan, Esquire, Planning Board Attorney
Maria Carrington, Acting Planning Board Secretary
Greg Fusco, Planning Board Engineer
Brian Slaugh, Planning Board Planner

SUBJECT

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The Board considered the application of 68 North Lakeview Drive, LLC, which is the owner of the premises, 68 North Lakeview Drive, Gibbsboro, New Jersey. The property is also known as Block 7.03, Lot 5.03 on the Gibbsboro Tax Map.

The property is currently vacant and has improvements as depicted on the existing conditions/demolition plan prepared by Clifford W. Quay, dated November 12, 2009, submitted previously in connection with a minor site plan approval application before the Planning Board.

The applicant received final site plan approval with conditions (see Resolution 10PB-5-09) to convert the existing industrial building to office space in April 2010. Since that time the site has been vacant with no work under taken or tenants identified.

The applicant now seeks to demolish the block structure with the commercial garage door at the front. The property is located in the Historic District and therefore a demolition permit and certificate of appropriateness is required under the Gibbsboro Land Development Ordinance, Section 222-9. The application is also made in accordance with the New Jersey Municipal Land Use Law, N.J.S.A. 40:55D-110 et seq.

At the hearing the applicant was represented by Glen Schwarzschild, Esquire

The following individual appeared, was sworn and testified in support of the application:

1.) Tim Garvey, The Facilities Manager for the applicant.

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

A-1 Application for Historic District Certificate of Appropriateness dated April 27, 2015.

A-2 Grading Plan, prepared by Clifford Quay, PE, dated March 3, 2008, revised November 11, 2009, Sheet C-3.

A-3 Clifford Quay, LS – Existing Conditions/Demolition Plan, dated March 3, 2008, revised November 11, 2009, Sheet C-1.

PB-1 Review Letter from Brian Slaugh, PP, Gibbsboro Planning Board Planner, dated June 3, 2015.

During the public portion of the hearing, no one testified.

FINDINGS OF FACT

The Planning Board having considered the evidence submitted as part of the record and makes the following findings of fact:

1. The Gibbsboro Planning Board has jurisdiction to approve the application for the Historic Certification of Appropriateness in accordance with N.J.S.A. 40:55D-110 and Section 222 of the Gibbsboro Historic Preservation Ordinance as amended.

2. Under Section 222-9A of the Ordinance, The Planning Board should consider the impact on the streetscape and whether or not the existing structures are Historical or Architecturally Significant in determining the appropriateness of an Application of Demolition.

3. The applicant is 68 North Lakeview Drive, LLC, which is the owner of the subject premises, which are know as 68 North Lakeview Drive, Gibbsboro, New Jersey and also known as Block 7.03, Lot 5.03 on the Gibbsboro Tax Map.

4. The property is located in the C-2 Commercial District and in the Historic District under the Gibbsboro Land Development Ordinances.

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5. The applicant previously received approval to convert an existing industrial building into office space pursuant to Resolutions 10PB-5-09. The Planning Board incorporates the findings, conclusions and conditions of approval of the forgoing Resolution.

6. In accordance with the previous approvals of the Planning Board the applicant has recorded a Declaration of Conservation Restriction Easement, dated April 16, 2013 and a Street Easement, dated April 26, 2015. These documents were recorded in the Office of the Clerk of Camden County in Deed Book 9938, page 1838 and Book 9938, page 1833 respectively.

7. The subject building which has remained vacant for a number of years is a single story concrete block structure with a commercial garage door in front. It is unsightly in appearance.

8. The Planning Board determined that the application was sufficiently complete with the respect to the submission requirements. On the motion of Chairman George Miller, seconded by Susan Croll, the Gibbsboro Planning Board voted to deem the application complete.

9. Based on the report of Brian Slaugh, Planning Board Planner, the Board finds that the subject building was constructed between 1957 and 1963. The Planning Board finds that the structure is not such that it contributes to the understanding of the Historical Development of Gibbsboro. The planner concludes that he has no objection to the proposed demolition.

10. The applicant has agreed that the demolitions will apply to the other impervious surfaces on the lot and the applicant will be required to properly fill the site where the foundation and paved surfaces have been removed, bring topsoil and seed to the property to prevent accidents as well as to control soil erosion.

11. The applicant has also agreed to have the photographic record of the interior and exterior of the building provided to the Boro of Gibbsboro.

12. The applicant has agreed to extend the fencing at the location in accordance with the recommendations of the Planning Board Planner and Planning Board Engineer.

CONCLUSIONS

The Planning Board concludes that structure does not have a Historical Significance and the demolition can be accomplished in the manner set forth in the application subject to the conditions set forth above and in accordance with the recommendations of the Planning Board Planner and Planning Board Engineer.

RESOLUTION

On the motion of Chairman George Miller, seconded by Mayor Campbell, the planning board voted 5-1 to approve the application for Certificate of Appropriateness to demolish the subject premises, subject to the conditions set forth above

ROLL CALL VOTE

George Miller, Jr., Chairman	Yes
Edward Campbell, Mayor	Yes
Gerald Bonsall, Councilman	No
Joseph Hartmann	Yes
Susan Croll	Yes
Patricia Croghan	Yes

Motion to approve Resolution Chairman Miller, Second Mayor Campbell

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

MINUTES:

Motion to dispense reading and approve Minutes of 6/9/2015 Chairman Miller, 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	Absent	Mrs. Croghan	Aye

CORRESPONDENCE

TO: Mayor Ed Campbell dated 6/24/15
 FROM: Donald S. Ryan, Esquire
 RE: Chris Kolovos – 51-61 Old Egg Harbor Road
 ACTION: Solicitor Ryan commented that there are sewer issues that need to be resolved.

NEW BUSINESS:

1. ZONING VARIANCE AND CERTIFICATE OF APPROPRIATENESS, BLOCK 7.05, LOT 29 – 38 HADDON AVENUE

OWNER: CAROL ANN & BOB MCINTYRE
 PROJECT: Replace existing deck at rear of house with 1-story addition
 TAXES & SEWER: Current
 ESCROW: \$1,000

Carol Ann and Bob McIntyre were present and sworn in regarding a variance and Certificate of Appropriateness to add a family room.

a. Review letter dated 7/8/15 from Planner Brian Slaugh

Motion made by Mayor Campbell and Seconded by Councilman Bonsall declaring the application complete.

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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The applicants testified that they seek a variance and certificate of appropriateness to construct an addition for a family room to the rear of the house that would replace existing deck. The side yard is 9.71 from side property where 12 feet is required.

The Board complimented the applicants on the thoroughness of their application. Meeting open to public. No voice from the public. Closed to the public.

Motion made by Chairman Miller and Seconded by Mr. Hartmann granting a side yard variance and a Certificate of Appropriateness.

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. Superjet Land, LLC
2. Chris Kolovos – 51-61 Old Egg Harbor Road

INFORMATIONAL:

1. Next Planning Board meeting is August 11, 2015

MEETING OPEN TO THE PUBLIC:

Mr. Michael Hauber, 109 United States Avenue, George Norton, 200 United States Avenue and Jean Wysocki, 230 United States Avenue addressed the Board regarding the construction of low and moderate income property along Route 561 and near their property.

MEETING CLOSED TO THE PUBLIC:

MEETING ADJOURNED AT 7:36 PM MR. 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	Absent	Mrs. Croghan	Aye

Anne D. Levy
Secretary

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