

AUGUST 8, 2017

PLANNING/ZONING BOARD MINUTES AUGUST 8, 2017

Meeting called to order at 7:00 P.M. by Acting Chair LuAnn Watson

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:
Vice Chairman Joseph Hartmann
Mayor Edward G. Campbell
Councilman Gerald Bonsall
Mrs. Susan Croll
Ms. Barbara Gellura
Ms. LuAnn Watson
Mrs. Patricia Croghan

Absent:
Chairman George Miller

Professionals: Engineer - Gregory Fusco
Planner - Brian Slaugh
Solicitor - Peter Thorndike

RESOLUTIONS:

2017PB-8-12 RESOLUTION OF BOROUGH OF GIBBSBORO PLANNING BOARD GRANTING A CERTIFICATE OF APPROPRIATENESS TO WELLS FARGO BANK, NA FOR THE INSTALLATION OF EXTERIOR LIGHTING FIXTURES FOR THE PREMISES 50 E. CLEMENTON ROAD, GIBBSBORO, NEW JERSEY

On July 11, 2017, the Borough of Gibbsboro Planning Board held a public hearing at which time the following members were present:

LuAnn Watson, Acting Chairperson
Joseph Hartmann, Vice Chairman
Edward Campbell, Mayor
Gerald Bonsall, Councilman
Susan Croll
Patricia Croghan
Barbara Gellura

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 Wells Fargo, NA, which is the owner of the premises, 50 E. Clementon Road, Gibbsboro, New Jersey. The property is also known as Block 8.01, Lot 2 on the Gibbsboro Tax Map.

The property is located in the OTP Zoning District and is in the Historic District.

The applicant seeks a Certificate of Appropriateness for Historic District improvements to their property, namely replacement of site lighting and building mounted light fixtures.

The application is made pursuant to the Gibbsboro Historic Preservation Ordinance Section 222 and New Jersey Municipal Land Use Law N.J.S.A. 40:55D-110.

The applicant was represented by Michael Peacock, Esquire.

Steven Cattanni, a Licensed Engineer of the State of New Jersey, was sworn and testified in support of the application.

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

- A-1 Letter dated 4/4/17 from Wells Fargo, addressed to the Brandywine Operating Partnership with a consent by PJW Restaurant Group to the proposed upgrade in ATM lighting.
- A-2 Application for Certificate of Appropriateness dated 5/30/17.
- A-3 Lighting Plan prepared by Dynamic Engineering dated 4/19/17 consisting of three sheets.
- A-4 Aerial photographs of the subject plan identified at the hearing as A-1.
- A-5 Series of 18 photographs of the subject property.

- PB-1 Review Letter from Brian Slauch, PP, Gibbsboro Planning Board Planner, dated 7/5/17.

No one appeared during the public portion of the hearing to testify.

FINDINGS OF FACT

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

1. The Gibbsboro Planning Board has jurisdiction to approve the application for the Historic District approval in accordance with N.J.S.A. 40:55D-110 and Section 222-1 et seq of the Gibbsboro Historic Preservation Ordinance.
2. The applicant is Wells Fargo, NA, which is the owner of the subject premises 50 E. Clementon Road, Gibbsboro, New Jersey. The property is also known as Block 8.01, Lot 2 on the Gibbsboro Tax Map.
3. The property is located in OTP Zoning District, as well as the Historic District.
4. The applicant seeks to replace site lighting and building mounted light fixtures in order to meet the statutory requirements pertaining to minimum site lighting standards for automatic teller machines which are accessed from the exterior of the building. The statutory reference is N.J.S.A. 17:16K-10.

5. On the motion duly seconded, the Planning Board voted to deem the application complete in accordance with the Gibbsboro Land Development requirements relative to completeness based upon the recommendation of the Planning Board Planner.

6. Based upon the testimony of the applicant’s Engineer, Steven Canttani and the exhibits presented, the Planning Board finds that the ATM is located under the drive thru canopy of the bank and faces Clementon Road. The applicant proposes to retain all of the existing lighting poles and to replace the fixtures with new ones using LED lamps. A new lighting pole is proposed directly at the end of the canopy at the edge of the drive thru bypass lane. Five additional wall mounted fixtures are proposed at the Clementon Road side of the property. Six fixtures under the canopy would be replaced and 8 existing fixtures at the building entrance (facing the Chop House Restaurant) would be replaced. The heights of the pole mounted fixtures range from 19 ½ to 21 feet. The building mounted fixtures would be 8 to 10 ½ feet about ground.

7. The Planning Board finds that based upon the statutory reference N.J.S.A. 17:16K-10 and the testimony of the Planning Board Planner, Brian Slaugh, the applicant’s proposed improvements do meet the standards set forth in the statute. 8. However, the Planning Board also finds that the recommendations of the Planning Board Planner should be followed. The Board has adopted a fixture for streetscape design that the applicant should seek to replicate in any visible areas within the Historic District. This standard is found in the Gibbsboro zoning ordinance Section 400-34(II)(e), which calls for 12 foot “Granville Acorn Style” period lighting. The Planning Board finds that the applicant proposed to use square poled shoebox style fixtures is inconsistent with this established standard.

9. The Planning Board, applicant and professionals exchanged comments with respect to the style of the fixtures, the height of the fixtures and the intensity of the lighting.

CONCLUSIONS

10. The Planning Board concluded that the application could be approved on a conditional basis under the terms of which the applicant would submit to the Planning Board Planner a plan of light fixtures, which would supply additional acorn fixtures and also address the height and intensity issues relating to the proposed application.

11. The Planning Board concludes that the Certificate of Appropriateness will be approved on a conditional basis subject to the above comments should be granted based upon the substantial compliance with the criteria set forth in the Gibbsboro Historic District Ordinance.

RESOLUTION

On the motion of Edward Campbell, seconded by Barbara Gellura, the Planning Board 7-0 to grant conditional approval of a Certificate of Appropriateness to Wells Fargo Bank NA for the proposed lighting plan subject to the condition that the final decision will respect to the acorn lighting replacement, the height of the replacement fixtures and the intensity of the lighting be subject to the approval of the Planning Board Planner.

ROLL CALL VOTE

Joseph Hartmann	Yes
Edward Campbell	Yes
Gerald Bonsall	Yes
Patricia Croghan	Yes
LuAnn Watson	Yes
Susan Croll	Yes
Barbara Gellura	Yes

Motion to approve Resolution Mayor Campbell, Second Councilman Bonsall

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Poll 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

CERTIFICATES OF APPROPRIATENESS None

APPLICATION COMPLETENESS REVIEW: None

MINUTES:

Motion to dispense and approve minutes of 7/11/17 Councilman Bonsall, Second Mrs. Croll

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

CORRESPONDENCE None

OLD BUSINESS: None

NEW BUSINESS:

1. REEXAMINATION OF THE MASTER PLAN

The Board considered the 2017 Master Plan reexamination report prepared by Planner Brian Slauch dated 8/2/17. The reexamination report provides for updates and evaluation of the Borough's 2014 reexamination report and the reaffirmation of the set of primary goals for land development and redevelopment adopted by the planning board in the 1996 Goals and Objectives statement.

The Planning Board opened the matter for public comment and hearing none, thereafter deliberated with respect to the Master Plan Re-Examination and found that status of problems and objectives identified in the 2013 Re-Examination Report remained relevant and have been impacted since then by economic trends, budgetary constraints, affordable housing litigation, National Priority List Designations, the Paintworks Redevelopment Area progress, the need for zoning revisions and demographic trends. The Planning Board further found that the proposed Master Plan Re-Examination Report and the recommendations concerning Redevelopment Plans, the Master Plan and the Borough's Land Development Regulations were consistent with the purposes and objectives of the Master Plan.

The Planning Board directed that the adopted Master Plan Re-Examination Report be affixed with the date of adoption, August 8, 2017, and be transmitted along with notice to the Camden County Planning Board and New Jersey Office of Planning Advocacy; and, notice of such adoption to the clerks of the surrounding municipalities.

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Motion to approve the 2017 Reexamination of the Master Plan made by Mayor Campbell, seconded by Mrs. Croll.

Poll 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

APPLICATIONS SUBMITTED BUT NOT APPROVED:

1. Super Jet

Planner Brian Slaugh presented a rendering of the canopy that Super Jet would like to construct at the site. The Board was favorable to the rendition and said the owner, Arjun Goyal could make an application to the board.

INFORMATIONAL:

1. Next Regular Planning Board meeting is September 12, 2017
2. The New Jersey Planner May/June 2017

MEETING OPEN TO THE PUBLIC:

No voice from the public.

MEETING CLOSED TO THE PUBLIC:

MEETING ADJOURNED AT 7:50 PM 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	Aye

Anne D. Levy
Secretary

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