

AUGUST 14, 2018

PLANNING/ZONING BOARD MINUTES

Meeting called to order at 7:00 by Chairwoman 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:

Chairwoman LuAnn Watson
Vice Chairman Councilman Jerry Bonsall
Mayor Edward G. Campbell
Mrs. Susan Croll
Ms. Barbara Gellura
Mr. Mike Kelly
Mrs. Patricia Croghan

Absent:

Chairman Emeritus Joseph Hartmann

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

RESOLUTIONS:

2018PB-8-14 RESOLUTION OF THE BOROUGH OF GIBBSBORO PLANNING BOARD GRANTING A CERTIFICATE OF APPROPRIATENESS TO ARC TRUST, T/A CONOCO GAS STATION FOR THE CONVERSION OF SIGNAGE AT THE PREMISES BLOCK 7.03, LOT 16.03, AKA 55 E. CLEMENTON ROAD, GIBBSBORO, NEW JERSEY

On July 10, 2018, the Borough of Gibbsboro Planning Board held a public hearing at which time the following members were present:

LuAnn Watson, Chairperson
Edward Campbell, Mayor
Gerald Bonsall, Councilman
Susan Croll
Barbara Gellura

The following were also present at the meeting:

Anne Levy, Planning Board Secretary
Greg Fusco, Planning Board Engineer

SUBJECT

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The Board considered the application of ARC Trust, T/A Conoco Gas Station, which is the owner of the premises, 55 E. Clementon Road, Gibbsboro, New Jersey. The property is also known as Block 7.03, Lot 16.03 on the Gibbsboro Tax Map.

The applicant seeks a Certificate of Appropriateness to replace an existing pylon sign with a wooden red and white sand blasted free-standing Conoco sign with change of copy for the prices.

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.

David DeClement, Esquire appeared on behalf of the applicant and presented the application.

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

- A-1 Historic District Application dated 6/8/18.
 - A-2 Series of three photographs of the subject site and sign as it currently exists.
 - A-3 Survey of the subject premises showing the location of the sign dated 7/28/06 prepared by Gregory S. Gallas, L.S.
 - A-4 Design of the proposed sign prepared by Federal Heath dated 5/16/17.
- PB-1 Review Letter from Brian Slaugh, PP, Gibbsboro Planning Board Planner, dated 6/15/18.

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. The Gibbsboro Planning Board acts as the reviewing commission in accordance with the municipal ordinance.
2. The applicant is ARC Trust, T/A Conoco Gas Station, which operated a gasoline station located at the intersection of Clementon Road and Route 561 in the Borough of Gibbsboro. The property is also known as Block 7.03, Lot 16.03 on the Gibbsboro Tax Map.
3. The property is located in the C-2 Highway Commercial Zoning District and Historic District.
4. The applicant proposes to replace an existing logo sign insert on the gas station free-standing sign. The logo sign is next to the price information sign and both are situated on a brick base, which includes the Borough of Gibbsboro welcome sign. The gas station is being rebranded from a Shell Station to a Conoco Station.
5. Based upon the recommendation of the Borough Planner as contained in his letter of June 16, 2018, the Planning Board deemed the application complete.
6. The Planning Board Planner recommended a solid wood like (made of plastic resin) sandblasted logo sign, rather than a plastic sign face to be consistent with the newer signs in the Gibbsboro Historic District.
7. The applicant agreed to replace the existing pylon sign with a wooden red and white sandblasted free-standing Conoco sign with change of a copy for the prices. Lighting would be from the ground and would not adversely impact vehicular traffic at the intersection.
8. Greg Fusco, the Planning Board Engineer, recommended that the brick base be cleaned with a product that would remove the mold. The applicant agreed.

CONCLUSIONS

9. The Planning Board concludes that the proposed sign substantially complies with the criteria set forth in the Historic District Ordinance and recommends the issuance of a Certificate of Appropriateness in accordance with the recommendations of the Planning Board planner and engineer.

RESOLUTION

On the motion of Susan Croll, seconded by Edward Campbell, the Planning Board 5-0 to approve the Certificate of Appropriateness in accordance with the plans submitted and conditioned upon the recommendation of the Planning Board Engineer that the side base be a material to clean mold and the recommendation of the Planning Board planner to install a solid wood like (plastic resin) sandblasted logo sign.

ROLL CALL VOTE

Edward Campbell	Yes
Gerald Bonsall	Yes
LuAnn Watson	Yes
Susan Croll	Yes
Barbara Gellura	Yes

Motion to approve Resolution Mayor Campbell, Second Mrs. Croll

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

APPLICATION COMPLETENESS REVIEW:

Chairwoman Watson announced to the audience at the beginning of the meeting that the attorney for Brandywine Operating Partnership, L.P., David Serlin, requested that the applications be continued until the 9/11/18 planning board meeting to allow for a review of the letters from the Board’s professionals. Mr. Serlin also stated that the review for completeness within 45 days shall also be waived. Ms. Watson also stated that notices will not be resent.

1. Applicant/Owner: Brandywine Operating Partnership, L.P.
Representative: David M. Serlin, Esq.
Project: Major Subdivision – Block 8.01, Lots 3.01, 3.03-3.06, 4 & 5
Block 10, Lot 2
Taxes: Current
Escrow: \$6,512.00

Review letter from Planner Brian Slauch dated 7/31/18
Review letter from Engineer Greg Fusco dated 8/9/18

2. Applicant/Owner: Brandywine Operating Partnership, L.P.
Representative: David M. Serlin, Esq.

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Project: Preliminary and Final Major Site Plan – Block 7.04, Lots 16.01, 16.05, 16.06, 16.08, 19.01, 19.03 and 18.05
Block 8.01, Lots 3.01, 3.03-3.06, 4 & 5
Taxes: Current
Escrow: \$6,512.00

Review letter from Planner Brian Slauch dated 7/31/18
Review letter from Engineer Greg Fusco dated 8/9/18

MINUTES:

Motion to dispense reading and approve the minutes of 7/19/2018 Councilman Bonsall, Second Mayor Campbell

Voice Vote:	Chairwoman Watson	Aye	Mr. Hartmann	Absent
	Mayor Campbell	Aye	Councilman Bonsall	Aye
	Ms. Gellura	Aye	Mrs. Croll	Aye
	Mr. Kelly	Abstain	Mrs. Croghan	Abstain

CORRESPONDENCE

TO: Ray Klimcsak & Rich Puvogel, USEPA dated 7/31/18
FROM: Mayor Edward G. Campbell, III
RE: Sherwin Williams Former Manufacturing Plant (FMP)
ACTION: Mayor Campbell commented that the letter memorializes and codifies the planning board and council’s desires to EPA on the ultimate clean-up of the former manufacturing plant.

TO: Borough of Gibbsboro – Received 7/30/18
FROM: Voorhees Township Zoning Board
RE: Hearing on 8/9/18 Development of phased construction for a worship/temple
ACTION: FYI

OLD BUSINESS: None

NEW BUSINESS:

1. CONCEPT DESIGN PLAN

Project: J&J Development Group, LLC – aka Super Jet
Lakeview Drive & Clementon Road – Block 7.04, Lots 16.09, 19.06, 19.08, 19.10, 19.11 and 19.15
Representative: Timothy M. Prime, Esq.

Mr. Timothy Prime, Esq., attorney for applicant, and Cliff Quay, Engineer, was present for the concept plan to place a Wawa at Route 561 (Lakeview Drive) and Clementon Road.

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Mr. Prime commented that they were before the board on April 10th with a proposed Wawa at the corner to replace the existing small service station. They are still proposing a new Wawa convenience store with fueling station. The applicant has further secured agreements with the adjacent residential land owners to the rear of the site and expand the area. It is now 2.4 acres over twice what it was previously to provide additional buffering. It will be a 5,500SF Wawa with 6 fueling positions. It is basically the same proposed use, but they have been able to achieve a much more desirable plan for circulation and other purposes by expanding the area of the project. The site being a mixed use on the C-2 Highway Commercial zone and the office residential zone. This would require a use variance by the board. They are also aware that the area is in the historic district and they have taken the time to review the plan and Wawa does have some prototypes that the Board will feel comfortable with. They are prepared to move forward with the development on the site.

Cliff Quay explained the concept plan to the Board. With the addition of the parcel that fronts on Troth Avenue, attention was paid to the traffic movements around the site. They are proposing from a traffic circulation standpoint a right-in, right-out from Haddonfield-Berlin Road, a right-in off of Clementon and a full movement driveway at the south end of the site onto Clementon Road and a access point out to Troth Avenue to allow entrance and exist from that point. The function would be to allow movements and make a left onto Route 561 as part of the circulation. The building will face Haddonfield-Berlin Road and parking will be in the front. There will be an excess of 25 foot buffer area between the property line and the curb line along the south site of the property. Troth Avenue would deal with the drainage on the site.

Mayor Campbell commented that he is not for opening Troth Avenue. The reason is there is a Little League Field there and the kids are traveling back and forth to Masso's. If you include Troth Avenue, the kids will be back and forth to Wawa. I don't believe you need that. If the town looked favorably on this project, vacating Troth Avenue would be much better and make the Cricket Field much safer. We would also request that Wawa contribute their 25 feet to the town. Board members agreed that more of a buffer would be needed to the athletic complex.

Mayor Campbell commented that he is sure many people don't want a super Wawa. Frankly, people felt the same way for the CVS and Dunkin Donuts. The reality is they came in and they function pretty well. There is a Wawa strip plaza in town and for those who frequent that facility, traffic doesn't flow very well. The parking lot is too small and undersized for a Wawa. The super Wawa would remedy that problem. The Mayor is convinced there is going to be a super Wawa on Route 561 somewhere and it's probably going to be between Clementon Road and White Horse Road. It may be in Gibbsboro or it may be in Voorhees. When it happens the Wawa in Gibbsboro will close. Everyone has seen what the superfund site has done to Gibbsboro. Brandywine is trying to get out of southern New Jersey and moving back to Philadelphia. They've been knocking down office buildings. The Borough is losing tax base. The ramification is the taxes go up. The other issue that this addresses is there are a number of small lots including residential and they are an island. There is a lot of vacant retail space in southern New Jersey. It's not getting better. The reality is the economy is changing. We are witnessing a massive technological impact on how we live. The need for office has been diminishing. There is less housing being absorbed by the millennials. The owner of the Wawa strip stated that he is limited as to who he can bring in because the Wawa is so busy and they take up all the parking spaces. For all the reasons stated, the Mayor thinks serious consideration should be given to this project.

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Gibbsboro will be adversely impacted if it is not in Gibbsboro. The Borough needs non-residential retail.

Planner Brian Slaugh commented that the amount of traffic on Route 561 is still directional. In the morning it's going north and in the evening it's going south. When motorists get gas they don't want to cross over a street.

The board discussed the concept and expressed concerns about traffic. However, the applicant would have to apply to the County.

OPEN TO THE PUBLIC ON THIS SUBJECT:

Rita Procopio, 19 Winding Way, Kelly Sommeling, 16 Troth, Dennis Deichert, 54 W. Clementon Road and Al Belvedere, 53 Kirkwood Road, all spoke in favor of the project.

CLOSED TO THE PUBLIC.

INFORMATIONAL:

1. Next Regular Planning Board meeting is 9/11/18
2. The New Jersey Planner – May/June 2018

MEETING OPEN TO THE PUBLIC:

Barbara Headley, 6 Henry Road, asked if the Borough purchased Apple Auto on Route 561. The Mayor replied the Borough did not purchase the property.

Rita Procopio, 19 Winding Way, asked for an update on Project Freedom and what is the impact to the schools.

MEETING CLOSED TO THE PUBLIC:

MEETING ADJOURNED AT 8:05 PM COUNCILMAN BONSALL, SECOND MAYOR CAMPBELL

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