

SEPTEMBER 12, 2017

PLANNING/ZONING BOARD AGENDA SEPTEMBER 12, 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 - Donald Ryan

RESOLUTIONS:

**2017PB-9-13 RESOLUTION OF BOROUGH OF GIBBSBORO PLANNING BOARD
ADOPTING THE 2017 MASTER PLAN RE-EXAMINATION REPORT**

On August 8, 2017, 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
Barbara Gellura

The following were also present at the meeting:

Peter R. Thorndike, Esquire, Substitute Planning Board Attorney
Anne Levy, Planning Board Secretary
Greg Fusco, Planning Board Engineer
Brian Slaugh, Planning Board Planner

SUBJECT

The Board considered the 2017 Master Plan Re-Examination Report prepared by Brian Slaugh, P.P., A.I.C.P., of the firm of Clarke Caton Hintz, P.C. dated August 2, 2017;

The New Jersey Municipal Land Use Law N.J.S.A. 40:55D-89 provides that the Planning Board shall, at least every ten years, provide for a general re-examination of its Master Plan and Development Regulations. The last Master Plan Re-Examination Report was adopted in 2013. However, changed circumstances since that last report was adopted prompt a re-examination of the Master Plan at this time.

FINDINGS AND CONCLUSIONS:

The Planning Board having duly provided for notice pursuant to N.J.S.A. 40:55D-13 for public hearing on the re-examination of the Master Plan finds as follows:

1. The provisions of N.J.S.A. 40:55D-89 require all municipalities to re-examine a Master Plan at least every ten years.

2. The Planning Board of the Borough of Gibbsboro adopted a Development Plan in 1975. Constituting its first Master Plan and re-examined it in 1982 and periodically thereafter, with the adoption of various elements of same including the Conservation Element and National Resource Inventory in 1985, the Housing Element and Fair Share Plan in 1987 (First Round), the Re-Examination Report with Goals and Objectives and Land Use Element in 1990, Historic Preservation Element in 1994, Housing Element and Fair Share Plan in 1995 (Second Round), Redevelopment Plan in 1995, Recreation and Open Space Element in 1995, Re-Examination Report with Goals and Objectives, Land Use Element and Statement of Consistency in 1996, Amended Recreation and Open Space Element in 2001, Amended Recreation and Open Space Element in 2002, Re-Examination Report in 2002, Amended Historic Preservation Element in 2003, Amended Recreation and Open Space Element in 2004, Amended Land Use Element in 2005, Amended Housing Element and Fair Share Plan in 2006 (Second Round), Housing Element and Fair Share Plan in 2006 (Third Round), Natural Resource Inventory in 2007, Re-Examination Report in 2008, Amended Housing Element and Fair Share Plan in 2008 (Third Round) and Re-Examination Report in 2013.

3. The final Master Plan Re-Examination Report prepared by Brian Slaugh, dated August 2, 2017, was submitted to the Planning Board for a public hearing to be held on August 8, 2017. The Planning Board provided for notice to the public in accordance with the Municipal Land Use Law, at which time the public was given the opportunity for public comment.

4. The Planning Board further finds that a notice of the Master Plan Re-Examination was sent to neighboring communities and to the Camden County Planning Board in accordance with the Municipal Land Use Law.

5. The Planning Board finds that the Re-Examination Report was prepared in accordance with the requirements of N.J.S.A. 40:55D-89. Said Master Plan Re-Examination Report provides for updates and evaluation of the Borough's 2013 Re-Examination Report and the reaffirmation of the set of primary goals for land development and re-development adopted by the Planning Board in its 1996 Goals and Objectives Statement.

6. A copy of the draft of the Master Plan Re-Examination has been on file with the office of the Borough Clerk in accordance with the Municipal Land Use Law.

7. 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

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and the Borough’s Land Development Regulations were consistent with the purposes and objectives of the Master Plan. A copy of said Re-Examination of the Master Plan is incorporated herein by reference and attached hereto as Exhibit A.

8. 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.

Motion to approve Resolution Councilman Bonsall, Second Mrs. Croghan

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

MINUTES:

Motion to dispense and approve minutes of 8/8/17 Councilman Bonsall, Second Mrs. Croll

Voice Vote:	Chairman Miller	Absent	Mr. Hartmann	Aye
	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. REVIEW OF DEVELOPER’S AGREEMENT WITH BRANDYWINE OPERATING

The Board was given the developer’s agreement with Brandywine Operating. This will be reviewed by the Board and acted on at the October 10th meeting.

2. DRAFT COMMENTS ON US AVENUE CLEAN-UP PLAN

Mayor Campbell submitted a proposed letter to Julie Nace, Remedial Project Manager for the US EPA regarding public comments on the proposed plan for the United States Burn Center. He asked the board to review the letter and submit comments so the letter may be finalized before the end of the 30 day comment period.

APPLICATIONS SUBMITTED BUT NOT APPROVED:

1. Super Jet

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INFORMATIONAL:

1. Next regular meeting of the Planning Board is 10/10/17

MEETING OPEN TO THE PUBLIC:

No comment from the public.

MEETING CLOSED TO THE PUBLIC:

MEETING ADJOURNED AT 7:55 PM MAYOR CAMPBELL, SECOND COUNCILMAN BONSALL

Voice Vote:	Chairman Miller	Absent	Mr. Hartmann	Aye
	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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