

OCTOBER 13, 2015

**PLANNING/ZONING BOARD MINUTES OCTOBER 13, 2015**

Meeting called to order at 7:00 p.m. by Chairman Miller

Deputy Clerk Carrington read the Opening Statement: "All the notice requirements of the Open Public Meeting Act have been complied with in full".

**ROLL CALL:**

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

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

**RESOLUTIONS:** None

**APPLICATION COMPLETENESS REVIEW:**

1. MINOR SITE PLAN  
BLOCK 18.05, LOT 1 – OLD EGG HARBOR ROAD

Applicant/Owner: Hristos Kolovos  
 Representative: Jeffrey M. Brennan, Esq.  
 Taxes: N/A as property in Voorhees  
 Escrow: \$1,980.16

1. Review letter from Planner Brian Slaugh dated 9/25/15 and 6/3/15
  2. Review letter from Engineer Greg Fusco dated 6/2/15 Revised 10/8/15
- A. Motion to declare application complete per the comments from the last meeting and incorporated in the revised drawings dated 9/18/15- Chairman Miller Second Mr. Hartmann

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

2. SUBDIVISION, VARIANCE AND CERTIFICATE OF APPROPRIATENESS  
– BLOCK 18.07, LOTS 3, 4 AND 5 – 32 KRESSON ROAD

OCTOBER 13, 2015

OWNER: Michael Holwell  
REPRESENTATIVE: Beth L. Marlin, Esq.  
TAXES & SEWER: Current  
ESCROW: \$595.31

- a. Review letter dated 9/14/15 from Planner Brian Slaugh
- b. Review letter dated 9/21/15 from Engineer Greg Fusco

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	Absent	Ms. Watson	Aye
	Mrs. Croll	Absent	Mrs. Croghan	Aye

PLANNER BRIAN SLAUGH ARRIVED 7:05 P.M.

3. MINOR SITE PLAN AND VARIANCES, BLOCK 8.01, LOTS 1 AND 3.02 – 20 AND 40 EAST CLEMENTON

OWNER: Clementon LLC  
REPRESENTATIVE: James W. Burns, Esq.  
TAXES & SEWER: Current  
ESCROW: \$200.38

- a. Review letter dated 10/2/15 from Planner Brian Slaugh
- b. Letter dated 10/2/15 from Camden County Planning Board granting approval
- c. Certification Corporate/Partnership from Brandywine Realty

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	Absent	Ms. Watson	Aye
	Mrs. Croll	Absent	Mrs. Croghan	Aye

4. VARIANCE & CERTIFICATE OF APPROPRIATENESS – BLOCK 7.05, LOT 29 38 HADDON AVENUE

OWNER: Robert and Carol Ann McIntyre  
PROJECT: SHED AND FENCE  
TAXES & SEWER: Current  
ESCROW: \$759.51

- 1. Review letter dated 9/21/15 from Planner Brian Slaugh

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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	Absent	Ms. Watson	Aye
	Mrs. Croll	Absent	Mrs. Croghan	Aye

**MINUTES:**

Motion to dispense reading and approve Minutes of 9/8/2015 Councilman Bonsall, Second Mrs. Croghan

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

**CORRESPONDENCE**

TO: Letter to Patrick McAndrew, Esq. dated 9/16/15  
 FROM: Donald S. Ryan, Esq.  
 RE: Gibbsboro Super Jet Reconstruction - Canopy  
 ACTION: It was recommended that the canopy vendor speak with Mr. Slaugh. Mr. Slaugh commented that he spoke with the manufacturer’s representative regarding the canopy who indicated that the manufacturer is examining whether he could build an I-beam as a support column. The design will be presented to the applicant.

**CERTIFICATES OF APPROPRIATENESS:**

1. CERTIFICATE OF APPROPRIATENESS FOR BLOCK 8.01, LOT 3.05  
2 FOSTER AVENUE

Applicant/Owner: Brandywine Realty Trust  
 Representative: Rhonda Feld, Esq.  
 Proposed Work: Window Replacement  
 Taxes/Sewer: Taxes current – Sewer not installed  
 Escrow: \$800.00

1. Review letter dated 10/1/15 from Planner Brian Slaugh

Applicant requested the application carried to the November meeting.

**NEW BUSINESS:**

OCTOBER 13, 2015

1. MINOR SUBDIVISION & VARIANCES, BLOCK 8.01, LOTS 1 AND 3.02 – 20 AND 40 EAST CLEMENTON

OWNER: Clementon LLC  
REPRESENTATIVE: James W. Burns, Esq.  
TAXES & SEWER: Current  
ESCROW: \$200.38

- d. Review letter dated 10/2/15 from Planner Brian Slaugh
- e. Letter dated 10/2/15 from Camden County Planning Board granting approval
- f. Certification Corporate/Partnership from Brandywine Realty

Mr. Leon Dembo, Esq., attorney for applicant was present. Mr. Ryan commented that all notice requirements have been satisfied and the Board has jurisdiction.

Clifford Quay, Engineer for applicant, and Brian Friedman, manager for Clementon, LLC were sworn in and testified in support of the application.

The application is for a minor subdivision and required associated bulk variances. It is a lot line adjustment. The owner purchased the property in 2008 from Brandywine Operating and in approximately 6 to 6 ½ years into the ownership realized that the underground irrigation system for the landscaping and the outdoor lighting was all tied to Mr. Friedman’s building. He has been paying the utilities and in order to work out an arrangement with Brandywine it was decided to move the lot line to reflect where the irrigation system and utility poles are. The parking spaces in that section are what Mr. Friedman is purchasing to accomplish this. There are preexisting non-conforming issues with both properties. This is an affirmation of the variances that were required because the property was previously non-conforming. The Chop House has an existing easement on the side of Mr. Friedman’s property and WILL NOT be affected. The access and parking remains the same for Chop House use. Mr. Friedman is prepared to provide a cross access easement for Brandywine to enter from lot 3.02 to lot 1.

Mr. Quay testified that the application is a lot line relocation. The lot line will be moved on the southwest side of lot 1 approximately 85 feet to the south to align it with the natural junction between the two properties. The following variances are also required:

- a. Proposed Lot 3.02 will be 1.26 acres in size after the subdivision takes place, where two acres are required and requires a variance from Section 400-21E(1).
- b. A variance is required under Section 400-7E(1)(b) to provide 177 parking spaces for Lot 3.02, where 216 parking spaces are required.
- c. The proposed subdivision line would occur between existing landscape parking islands. Therefore, a variance would be required with respect to Section 421E(8) to permit a 1.54 setback to existing parking spaces on lot 1 and 2.3 feet on lot 3.02, where 30 feet is required.

OPEN TO THE PUBLIC:

- 1. William Coolahan also commented that parking for the Chop House is a problem. Closed to the public.

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Motion to grant minor subdivision and variances based on testimony and review letters – and compliance with cross easements Chairman Miller, Second Mr. Hartmann

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

2. VARIANCE & CERTIFICATE OF APPROPRIATENESS – BLOCK 7.05, LOT 29  
38 HADDON AVENUE

OWNER: Robert and Carol Ann McIntyre  
PROJECT: SHED AND FENCE  
TAXES & SEWER: Current  
ESCROW: \$759.51

2. Review letter dated 9/21/15 from Planner Brian Slaugh

Robert and Carol Ann McIntyre were present and gave sworn testimony regarding a Certificate of Appropriateness and variance to construct a six foot high fence on the East corner of their property for a distance of 30 feet. The remaining 45 feet of fence to the North corner would be four feet high. The applicants also propose a short section of fencing from the North corner to the side of their house. They also propose to install a garden shed which will be 8;x12x9 foot high.

Mr. Slaugh, Borough Planner, was sworn in and testified that the applicants have 3 rights-of-way on their property. The house faces Haddon Avenue on the side of Lucas Boulevard and the rear is also on Lucas Boulevard in terms of a paper street. Technically, while the shed is proposed for the rear yard, it is actually the front yard. The proposed fence will be tan vinyl fence.

OPEN TO THE PUBLIC: No comment from the public. Closed to the public.

Motion made by Chairman Miller and seconded by Mr. Hartmann granting a certificate of appropriateness and variance based on testimony and Mr. Slaugh’s review letter.

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

3 MINOR SITE PLAN - BLOCK 18.05, LOT 1 – OLD EGG HARBOR ROAD

Applicant/Owner: Hristos Kolovos  
Representative: Jeffrey M. Brennan, Esq.  
Taxes: N/A as property in Voorhees

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Escrow: \$1,980.16

Jeffrey Brennan, Attorney for applicant was present along with John Pettit, Planner, and Hristos Kolovos, owner, who were sworn in and testified in support of the application for a minor site plan for the property known as Block 18.05, Lot 1 on the Gibbsboro tax map. Mr. Kolovos owns the adjoining properties in Voorhees known as Block 226.02, Lots 18.01 and 19. A subdivision approval was obtained from the Voorhees Township Planning Board that will permit the two properties to be subdivided into three properties which are landlocked. . Mr. Kolovos is requesting an access by way of a cross easement over the subject properties.

Mr. Pettit testified that the vacated portion of Old Egg Harbor Road which is Block 18.05, Lot 1 in the Borough of Gibbsboro and as indicated on site plan the shaded area is the extension of the roadway from the end of Eastwick Drive to the roadway in Voorhees. The roadway is 28 feet wide. It has been agreed that there will be a 50' access easement to accommodate the roadway extension. The other improvements are extensions to the south of the paved roadway, and sanitary sewer to the end of the property. Clearing will be limited. There will be a 50' wide buffer on the Voorhees side of the municipal boundary. The buffer will not be cleared and supplemented during construction and bare areas would be supplemented with new vegetation.

Borough Engineer Greg Fusco was sworn in and testified regarding Gibbsboro sedimentation basin. Mr. Fusco recommends either curbing on the southerly and westerly side or another appropriate improvement to minimize erosion. The applicant agreed that it will comply with the recommendations of the engineer. The applicant also agreed to change the street lighting to comply with the existing lighting style on Eastwick Drive and to supplement the landscaping in the 50 foot wide bumper strip in accordance with the recommendations of the Gibbsboro Planner.

The applicant also agreed to provide an intergovernmental service agreement between the applicant, Gibbsboro and Voorhees relative to the maintenance of the easement area, collection of leaves, snow plowing, sanitary sewer fees and sewer connection fees.

OPEN TO THE PUBLIC. Samuel Parry was sworn in and asked about the pink markings on the trees on the northside of Eastwick Drive. Mr. Fusco indicated that he believes it is bikeway extension work by Voorhees Township. Closed to the public.

Motion made by Chairman Miller, seconded by Mr. Hartmann to grant preliminary and minor site approval for the extension of Eastwick Drive into Block 18.05, Lot 1 over Old Egg Harbor Road, subject to the conditions set forth in the findings of fact 6-10 as well as the recommendations of the Gibbsboro Planner and Engineer.

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

3. SUBDIVISION, VARIANCE AND CERTIFICATE OF APPROPRIATENESS  
– BLOCK 18.07, LOTS 3, 4 AND 5 – 32 KRESSON ROAD

OCTOBER 13, 2015

OWNER:	Michael Holwell
REPRESENTATIVE:	Beth L. Marlin, Esq.
TAXES & SEWER:	Current
ESCROW:	\$595.31

4. Review letter dated 9/14/15 from Planner Brian Slaugh
5. Review letter dated 9/21/15 from Engineer Greg Fusco

Beth Marlin, Esq., attorney for applicant was present. Ray Holwell, Brian Peterman, Engineer and Alan Blair, Architect were sworn in and testified in support of a minor subdivision and variances, to subdivide Block 18.07, Lots 2, 3 and 5 to construct a house. They also seek a Certificate of Appropriateness for the demolition of the existing structures and new house construction.

Based on the sworn testimony of the applicant's planner, as well as the Planning Board Planner it concludes that the granting of the variances in this case will not be detrimental to the public good and will not impair the intent and purpose of the Gibbsboro zoning plan and zoning ordinance.

OPEN TO THE PUBLIC. No voice from the public. Closed to the public.

Motion made by Chairman Miller, seconded by Mr. Hartmann, approval was granted for a minor subdivision and bulk variances, as well as a Certificate of Appropriateness for the demolition of the existing structures and the construction of the new dwelling.

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

**INFORMATIONAL:**

1. Next Planning Board meeting is November 10, 2015
2. The New Jersey Planner July/August 2015

**MEETING OPEN TO THE PUBLIC:**

Michael Hauber, 109 United States Avenue was sworn in and expressed concerns about endangered species on the proposed redevelopment site behind Kresson News, and asked why minutes have not been posted on the web site from January through July. Also, Project Freedom is accomplished through a lottery system and not limited to disabled persons and he is concerned about an influx of children into the school system.

Anita Mancini, 110 Berlin Road, was sworn in and asked about Project Freedom and Eminent Domain and specifically the land proposed to be taken at 65 United States Avenue.

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Debbie DeRocco, 9 Chatham Road, was sworn in asked if Eminent Domain has ever been done before.

Rita Procopio, Daniel Prosser, Rosemary Spohn, were sworn in and all expressed concerns about the impact on the schools, the police, and transparency.

**MEETING CLOSED TO THE PUBLIC:**

**MEETING ADJOURNED AT 9:48 PM MR. HARTMANN, SECOND**

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

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Anne D. Levy  
Secretary

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