

BOROUGH OF GIBBSBORO
PLANNING BOARD REORGANIZATION MINUTES
January 14, 2020
7:00 P.M.

Meeting called to order

Secretary Troxel 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
Mayor Edward G. Campbell
Councilman Jack Flynn
Mr. Dennis Deichert
Mr. Mike Kelly
Mrs. Susan Croll
Mr. Barry Rothberg
Mr. John Ritz

Absent:

Barbara Gellura

Professionals: Solicitor, Donald S. Ryan
Engineer, Gregory Fusco
Planner, Brian Slaugh

REORGANIZATION

Nominations for Chairperson:

Motion to nominate LuAnn Watson as Chairperson Mayor Campbell, Second Mrs. Croll

Motion to close nominations Mayor Campbell, Second Councilman Flynn

Nominations for Vice Chairperson:

Motion to nominate Jack Flynn as Vice Chairperson Mrs. Croll, Second Mayor Campbell

Motion to close nominations Mayor Campbell, Second Mrs. Croll

Motion to approve nominations Mayor Campbell, Second Mrs. Croll

Vote: E.C. Aye S.C. Aye D.D. Aye J.F. Aye B.G. Absent M.K. Aye L.W. Aye
B. R. (alt. 1) Aye

JANUARY 14, 2020

RESOLUTIONS

- PB2020-1-01 RESOLUTION NAMING LUANN WATSON CHAIRPERSON TO THE GIBBSBORO PLANNING BOARD
- PB2020-1-02 RESOLUTION NAMING COUNCILMAN JACK FLYNN VICE CHAIRPERSON TO THE GIBBSBORO PLANNING BOARD
- PB2020-1-03 RESOLUTION APPOINTING SOLICITOR DONALD S. RYAN TO THE GIBBSBORO PLANNING BOARD
- PB2020-1-04 RESOLUTION APPOINTING ENGINEER GREGORY FUSCO TO THE GIBBSBORO PLANNING BOARD
- PB2020-1-05 RESOLUTION APPOINTING PLANNER BRIAN SLAUGH TO THE GIBBSBORO PLANNING BOARD
- PB2020-1-06 RESOLUTION APPOINTING AMY C. TROXEL AS SECRETARY TO THE GIBBSBORO PLANNING BOARD
- PB2020-1-07 RESOLUTION AUTHORIZING MEETING DATES FOR 2020
- PB2020-1-08 RESOLUTION DESIGNATING OFFICIAL NEWSPAPERS FOR PUBLICATION FOR THE GIBBSBORO PLANNING BOARD

Motion to approve Resolutions Mr. Deichert Second Councilman Flynn

Vote: E.C. Aye S.C. Aye D.D. Aye J.F. Aye B.G. Absent M.K. Aye L.W. Aye
B. R. (alt. 1) Aye

NEW BUSINESS

- 1. Applicant/Owner: Parisi Enterprises, LLC
Representative: Robert T. Cohen, Esq.
Project: Minor Site Plan
Completeness Review
Taxes: Current
Escrow: \$1500.00

Review letter from Planner Brian Slaugh dated 1/13/2020
Review letter from Engineer Greg Fusco dated 1/6/2020

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The applicant, Parisi Enterprises, LLC is taking advantage of the planned disturbance associated with Sherwin-Williams' remediation of the adjoining lot. The submitted plans indicate that an additional eight parking spaces will be constructed to improve parking availability for the Wawa shopping center, increasing the total number of spaces from 63 to 71.

Mr. Slaugh concurred with Mr. Fusco's comments regarding completeness, as addressed in his report:

1. Drainage calculations must be provided (#11)
2. Streetscape easements are required by Ordinance across the entire frontage of the property for bikeway and streetscape improvements (#15)
3. Copies of wetland mappings performed for Sherwin-Williams should be obtained to determine the final elevation of the adjoining plot (#34)
4. Signage must be included in plans (#37)
5. More information is needed on drainage calculations (#53, similar to #11)
6. Plans for the bikeway must be added to the engineer's plans (#60)
7. A study of the existing lighting is required to demonstrate that public safety is being properly addressed (#77)
8. Landscaping plans are required for the southern end of the property (#83)

Mr. Fusco also suggested that the applicant extend the parking on the north side of the property to promote maneuverability.

It was agreed that revised plans would be submitted 10 days prior to the February 11, 2020 Planning Board Meeting to address concerns regarding (1) drainage calculations, (2) bikeway and streetscape easements, (3) existing light study, and (4) minor landscaping plans.

Motion to declare complete with conditions and refer to a Site Plan Committee Mayor Campbell, Second Mr. Deichert

Poll: E.C. Aye S.C. Aye D.D. Aye J.F. Aye B.G. Absent M.K. Aye L.W. Aye
B. R. (alt. 1) Aye

OLD BUSINESS

1. Applicant/Owner: Gibbsboro Development Group, LLC
Representative: Timothy Prime, Esq.
Project: Preliminary and Final Site Plan
Certificate of Appropriateness
Taxes: Current
Escrow: \$7,545.59

Review letter from Planner Brian Slaugh dated 1/3/2020
Review letter from Engineer Greg Fusco dated 1/3/2020

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Mr. Ryan swore in Brian Slauch, Borough Planner and Gregory Fusco, Borough Engineer
Mr. Ryan swore in Elizabeth Dolan, Traffic Engineer and Clifford Quay, Planner and Engineer

- Exhibits: A1- Arch Elevation
 A2- Canopy
 A3- Color Site Plan
 A4- 4-page Architectural Perspectives
 A5- Use & Operations Statement

Mr. Prime stated that the variances requested for signage were based on New Jersey State Laws regarding fuel signs. The store will have an entrance on both the front and back to assist with traffic and internal operations. Food and dairy deliveries will be made in the rear of the building, while fuel will be delivered in the front. Trash will be collected three times each week. There will be 40-50 employees, both part- and full-time, to enable 24/7 hours of operation.

Mr. Quay specified that all improvements to the property (the current gas station and several residences) will be demolished. The new facility will have three access points, 88 parking spaces, and the required streetscape improvements. Drainage will be addressed with a surface detention basin and by tying into the existing stormwater drainage system.

Mr. Fusco asked that lighting be added near the basin and dumpsters to address a possible black spot. Chairwoman Watson asked that delivery times for the store be restricted during the overnight hours, 12AM-6AM, to avoid disturbing nearby residences – this would exclude fuel delivery.

Ms. Dolan was accepted as an expert and testified that the facility was designed to accommodate the observed level of activity with ease. The facility is expected to serve mostly pass-by travelers (people who are already on the road), and it is expected that drivers will make mostly right turns. Left turn activity was designed not to have a negative effect of the flow of traffic on Clementon Road.

Mr. Fusco pointed out that streetscape easements were still needed. A dedicated additional right-of-way for Troth Avenue was agreed upon.

Mr. Slauch stated that the architect did a good job with the design, and that combined with the streetscape, it would be an asset for the Borough.

MEETING OPEN TO PUBLIC.

No comments.

MEETING CLOSED TO PUBLIC.

Motion to grant a Preliminary and Final Site Plan with conditions Mayor Campbell, Second Mrs. Croll

Poll: E.C. Aye S.C. Aye D.D. Aye J.F. Aye B.G. Absent M.K. Aye L.W. Aye
 B. R. (alt. 1) Aye

JANUARY 14, 2020

CORRESPONDENCE

To: Secretary Troxel, received 1/13/20
From: Mark A. Rinaldi, Esq. for Rigge Blixt-Pluck
Re: Request for Continuance
Variance – Block 18.07, Lots 10 & 11 – 103 South Lakeview Drive
Action: No action needed

INFORMATIONAL

1. Next Planning Board meeting is Tuesday, February 11, 2020 at 7:00 P.M.
2. The comment period for the EPA’s remediation plans has been extended until the end of February.
3. Freedom Village will be hosting an open house on January 31, 2020 at 10:00 A.M. Members of Planning Board are welcome to attend.

PUBLIC COMMENTS

No comments.

ADJOURNMENT

Motion to adjourn at 9:22 P.M. Mayor Campbell, Second Mr. Deichert

Vote: E.C. Aye S.C. Aye D.D. Aye J.F. Aye B.G. Absent M.K. Aye L.W. Aye
B. R. (alt. 1) Aye

AMY C. TROXEL, Secretary