

**BOROUGH OF GIBBSBORO
PLANNING/ZONING BOARD MEETING
March 10, 2020
7:00 P.M.**

Meeting called to order at 7:00 P.M.

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
Vice Chairman Councilman Jack Flynn
Mayor Edward G. Campbell
Ms. Barbara Gellura
Mrs. Susan Croll
Mr. Barry Rothberg
Mr. John Ritz (arrived after roll call at 7:05 P.M.)

Absent:

Mr. Dennis Deichert
Mr. Michael Kelly

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

RESOLUTIONS None

OLD BUSINESS None

NEW BUSINESS

1. **VARIANCE, BLOCK18.03, LOT 7 – 25 NORTH TANGLEWOOD DRIVE**

Applicant/Owner: Oscar Hernandez
Representative: NA
Taxes: Current
Fee/Escrow: \$150/\$0

Planner, Brian Slaugh – Review Letter, dated 3/5/20

Solicitor Donald Ryan swore in Mr. Hernandez as well as Planner Brian Slaugh and Engineer Gregory Fusco.

Mr. Hernandez was previously granted a variance to install a pool (2018-7-11). He is currently requesting a variance to build a cabana which would contain a seating area, a cooking area, a storage area, and a lavatory.

Mr. Slaugh inquired about the tree planning requirements contained in the earlier variance, and Mr. Hernandez affirmed that those requirements were being met. Mayor Campbell commented on the property’s proximity to the bike path, and that it would be beneficial for both the Hernandez

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family as well as residents using the trail to plant additional trees to provide for privacy. Mr. Slauch agreed that there was a need for additional landscaping. Mr. Hernandez stated that he had already ordered some pines to plant two rows of trees. Chairwoman Watson noted that the construction of the cabana would require the removal of an existing tree which would need to be replaced on another part of the property.

The construction of the cabana will also increase the amount of impervious surface on the property which could require an additional plan to address stormwater drainage. Mr. Fusco remarked that he was satisfied with the steps Mr. Hernandez had taken to address this issue, noting that they were more than what was required.

There is also a requirement that the area be fenced in and that the fence must meet building code requirements. The fence will be inspected by the building code official.

Public Comments:

Mr. Don Newby, 17 North Tanglewood was sworn in by Mr. Ryan. Mr. Newby expressed his strong support for the improvements that Mr. Hernandez has made to the property as well as the quality of his work.

Motion to approve the lot coverage variance, rear yard variance, and building coverage variance subject to the condition that screening be provided along the bike path as well as additional landscaping in accordance with the recommendations of the Planning Board Planner Mayor Campbell, second Ms. Gellura

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

2. CONCEPTUAL SITE PLAN, BLOCK 18.02, LOT 2.11 – 140 SOUTH LAKEVIEW DRIVE

Applicant: Kazajian Properties, LLC
Representative: Jeffrey M. Brennan, Esq.
Taxes: NA
Escrow: \$500

Mr. Sarkis Kazajian and Mr. Azad Kazajian are brothers who run a second generation business that sells and services area rugs, many of them antique or semi-antique. They have a store location in Villanova that serves customers on the Main Line and are interested in expanding their business.

Their anticipated hours of operation would be 9:00 AM to 5:00 PM and by appointment until 8 P.M. They do not anticipate more than 3-4 customers at a time.

The building is 12,000 square feet, and the Kazajains envision using 3000 square feet for a showroom and the rest of the building to house inventory and perform cleaning and repairs. The cleaning products they use are environmentally friendly. They also require a number of large washing machines.

In their existing store they provide the customer service of picking up rugs that need cleaning and repair, although some customers do prefer to drop the rugs off themselves. They plan

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to keep two vans on location to provide this service. Deliveries of rugs that are being purchased or traded would be made from time to time, generally not in any vehicle larger than a box truck.

No structural changes were proposed to the building, but some cleanup to the parking lot was mentioned, particularly striping and seal coating. The board noted that the existing parking lot would need to be modified to avoid cars backing out onto a busy County road.

The board recommended that the Kazajians meet with the professionals to discuss details if they wish to proceed.

3. CONCEPTUAL SITE PLAN, BLOCK 18.02, LOT 2.11 – 140 SOUTH LAKEVIEW DRIVE

Applicant:	Heartstone Brewing Company Shane Nelson & Chris Vaughn
Representative:	NA
Taxes:	NA
Escrow:	\$500

Mr. Nelson and Mr. Vaughn are both Voorhees residents. They currently have a business plan and have been working with investors in hopes of opening a micro-brewery.

A micro-brewery does not serve food, but it does allow patrons to bring their own food with them.

The building is 12,000 square feet, and Mr. Nelson and Mr. Vaughn envision using 6000 square feet to serve patrons at an L-shaped bar with a 30-40 seat capacity. They plan to use the other 6000 square feet for the actual brewery of 7-15 barrels.

Their proposed hours of operation are Wednesday and Thursday, 3:00-9:00 PM; Friday, 3:00-10:00 P; Saturday, 11:00 AM-10:00 PM; Sunday, 11:00 AM-3:00 or 9:00 PM; Monday and Tuesday, closed. They noted that the biggest obstacle to the business is the current parking limitations, and they are open to purchasing the adjoining lot in order to offer expanded parking. The building’s proximity to the Gibbsboro trail system is an advantage because it increases walkability.

Mr. Slaugh noted that a brewery is considered an industrial property, and that the zoning ordinances would not allow for a brewery at that location. A use variance would be required in order to proceed, or a request could be made to adjust the zoning requirements.

MINUTES

Motion to dispense reading and approve the minutes of 2/10/20 Mrs. Croll, Second Councilman Flynn

Vote: E.C Aye S.C Aye D.D. Absent J.F. Aye B.G. Abstain* M.K. Absent L.W. Aye
B.R. Aye J.R. Aye

* Ms. Gellura was absent from the 2/10/20 Panning Board Meeting

CORRESPONDENCE

To: Camden County Municipal Clerks & Planning Board Secretaries,
dated 2/26/20

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From: Andrew Levecchia, Planning Director
Re: Camden County Development Regulations Update February 2020
Action: No action needed

To: Secretary Troxel, dated 3/9/20
From: Mark Rinaldi, Esq.
Re: Rigge Blixt-Pluck, Variance Application Withdrawal
Action: Motion to dismiss without prejudice Mayor Campbell, second Mrs. Croll

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

PENDING APPLICATIONS

1. VARIANCE, BLOCK 18.07, LOTS 10 & 11 – 103 SOUTH LAKEVIEW DRIVE

Applicant/Owner: Rigge Blixt-Pluck
Representative: Mark A. Rinaldi, Esq.
Taxes: Current
Escrow: \$0

INFORMATIONAL

1. Next regular Planning Board meeting is Tuesday, April 14, 2020 at 7:00 P.M.

PUBLIC COMMENTS

No comment

ADJOURNMENT

Motion to adjourn at 8:37 Chairwoman Watson, second Mayor Campbell

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

AMY C. TROXEL, Secretary