

PLANNING/ZONING BOARD MINUTES SEPTEMBER 10, 2019

Meeting called to order at 7:00 PM

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:

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

Absent:

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

RESOLUTIONS:

2019-9-13 RESOLUTION APPOINTING AMY C. TROXEL, SECRETARY TO THE GIBBSBORO PLANNING BOARD EFFECTIVE OCTOBER 1, 2019

WHEREAS, the laws of the State of New Jersey require the position of Secretary for municipal planning boards; and

NOW, THEREFORE, BE IT RESOLVED by the Gibbsboro Planning Board that Amy C. Troxel will serve as Secretary commencing October 1, 2019.

Motion to approve Resolution Councilman Bonsall, Second Mrs. Croll

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

CERTIFICATES OF APPROPRIATENESS: None

APPLICATION COMPLETENESS REVIEW:

1. SITE PLAN WAIVER – BLOCK 42, LOT 13.01, HADDONFIELD-BERLIN ROAD

Applicant/Owner: Eureka Stone Quarry, Inc.
 Representative: Alice Meehan, Esq.
 Taxes: Current
 Escrow: \$500

Motion to declare application complete Mayor Campbell, Second Mrs. Croll

Poll Vote:	Chairwoman Watson	Aye	Mr. Deichert	Aye
	Mayor Campbell	Aye	Councilman Bonsall	Aye
	Ms. Gellura	Aye	Mrs. Croll	Aye
	Mr. Kelly	Aye		

Tri-boro is requesting a Site Plan Waiver for temporary relocation of Type B and C recycling centers from Voorhees into Gibbsboro. Jim Furey, environmental and safety director for Tri-boro was sworn in by Solicitor Don Ryan.

Mr. Ryan gave some background information on Gibbsboro’s relationship with Tri-boro. In 1993 there was a dispute between Gibbsboro and Tri-boro, Tri-boro obtained a certificate of non-conforming use with conditions in order for them to continue their operations. The Zoning Board adopted a Resolution accepting these conditions. In July 2019 Tri-boro approached Gibbsboro regarding the relocation of their leaf composting site. Their appearance is to determine whether this requires a site plan or meets the criteria for a site plan waiver.

Mayor Campbell commented on the 1993 agreement. The Borough was leD to believe that Tri-boro would have an ongoing cycle of mining and restoration where the number of acres being affected at any one time would be limited to 30. In fact, the entire area has been cleared down to some elevation and only the ledge has been restored. Their current methods are not in accordance to what was laid out in the consent agreement. Furthermore, there are public safety concerns because there is no fencing and portions of the edge are beginning to collapse. Mayor Campbell presented photographs he had taken of one such area – Mr. Ryan moved these into the record as PB-1.

Engineer Greg Fusco pointed out that based on the information Tri-boro submitted for their hearing, there are parts of the facility in Gibbsboro that can begin to be restored. He inquired as to whether they had a timeline for doing so and addressing the safety concerns mentioned by Mayor Campbell.

Mr. Furey pointed out that he had only received Mr. Fusco’s letter outlining these questions and concerns today, and that he had not had a chance to discuss them with his superiors or investigate the matter himself. The seven points outlined in Mr. Fusco’s letter will be referred to as A1-A7.

Mr. Furey continued with his presentation of the current plan to relocate the leaf composting site. The application submitted includes a process narrative, and photographs show the current location of the composting site as well as where it will be moved. Tri-boro plans to continue to mine through Voorhees and Gibbsboro, and the composting site will be the last area to be mined.

Mr. Ryan submitted to the board whether the site plan as far as leaf composting was appropriate. He pointed out that conditions may be included. Planner Brian Slauch also pointed out that most of the concerns identified by members of the board did not have bearing on this particular question. Chairwoman Watson noted that the aforementioned conditions might need to be laid out before the board voted. Due to deadline concerns, Mayor Campbell suggested that approval be given for one year. In the meantime, the engineer would conduct an inspection of the facility, a current certificate of insurance is to be provided by Tri-boro, as well as a restoration bond (which was part of

the original agreement), and that the safety concerns be addressed on an urgent timeline. Mrs. Croll pointed out that an update on Tri-boro's progress in following through in these areas should be made before the 1-year period has ended

Motion to grant a site plan waiver to Tri-boro for the compost operation described in their application for a 1-year period, subject to compliance with the engineer's letter of 9/10/19 and subject to various compliance with conditions of the consent judgement entered into in 1993 Mayor Campbell, Second Mr. Deichert

Poll Vote:	Chairwoman Watson	Aye	Mr. Deichert	Aye
	Mayor Campbell	Aye	Councilman Bonsall	Aye
	Ms. Gellura	Aye	Mrs. Croll	Aye
	Mr. Kelly	Aye		

MINUTES: None

CORRESPONDENCE

TO: NJDEP dated 8/16/19
FROM: Michael C. Dupras, Senior Environmental Specialist – Consulting Engineer
RE: NJDEP Letter of Interpretation – Wetland Boundary Verification – Block 84, Lot 1.03 – 40 Holly Road
ACTION: No action needed

TO: Honorable Edward G. Campbell, III dated 8/26/19
FROM: Jeffrey I. Baron, Esq.
RE: Lakes Appliance – Route 561 – Car Dealership
ACTION: Solicitor Don Ryan suggested they make application to the Planning Board

OLD BUSINESS:

1. PRELIMINARY AND FINAL MAJOR SITE PLAN AND HISTORIC PRESERVATION FOR BLOCK 7.04, LOTS 16.09, 19.06, 19.07, 19.08, 19.09, 19.10, 19.11 AND 19.15

Applicant/Owner: JJ Development Group (Wawa)
Representative: Timothy Prime, Esq.
Taxes: Current
Escrow: \$7,868.93

- a. Review letter from Planner Brian Slaugh dated 8/9/19
- b. Review letter from Engineer Greg Fusco dated 8/9/19
- c. Review letter from Fire Marshal received 8/26/19
- d. Letter from Solicitor Donald Ryan dated 8/20/19

Wawa and members of the Site Review Committee held the site review meeting on 8/26/19. Solicitor Don Ryan should determine if notices should be sent when revised plans are received.

NEW BUSINESS:

1. SITE PLAN WAIVER – BLOCK 42, LOT 13.01, HADDONFIELD-BERLIN ROAD

Applicant/Owner: Eureka Stone Quarry, Inc.
Representative: Alice Meehan, Esq.
Taxes: Current
Escrow: \$500

See above.

APPLICATIONS SUBMITTED BUT NOT APPROVED:

1. USE AND BULK VARIANCE – RIGGE BLIXT-PLUCK – BLOCK 18.07, LOTS 10 AND 11
– 103 SOUTH LAKEVIEW DRIVE

Attorney Mark Rinaldi sent a letter agreeing to waive time line restrictions. A copy of this letter was also given to the municipal court.

INFORMATIONAL:

1. Next Regular Planning Board meeting is 10/8/19

MEETING OPEN TO THE PUBLIC:

No comment.

MEETING CLOSED TO THE PUBLIC:

MEETING ADJOURNED AT 8:12 PM COUNCILMAN BONSALL SECOND MAYOR CAMPBELL

Poll Vote:	Chairwoman Watson	Aye	Mr. Deichert	Aye
	Mayor Campbell	Aye	Councilman Bonsall	Aye
	Ms. Gellura	Aye	Mrs. Croll	Aye
	Mr. Kelly	Aye		