

**BOROUGH OF GIBBSBORO
PLANNING/ZONING BOARD MINUTES**

June 9, 2020

7:00 P.M.

Meeting called to order at 7:03 P.M.

Moment of Silence for Ellen Egan

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
Mr. Dennis Deichert
Ms. Barbara Gellura
Mr. Michael Kelly
Mrs. Susan Croll
Mr. John Ritz

Absent:

Mr. Barry Rothberg

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

Solicitor Donald Ryan swears in Borough Planner Brian Slaugh and Planning Board Engineer Gregory Fusco

RESOLUTIONS None

OLD BUSINESS None

NEW BUSINESS

1. HISTORIC PRESERVATION – DEMOLITION REQUEST

Applicant: Severson Environmental Services
Owner: Frederick & Beatrice Deichert
Address: Block 58.01, Lot 8.02
 60 West Clementon Road

Mr. Dennis Deichert, executor of the property, explained that the Sherwin-Williams remediation required that this structure be demolished. It was built in 1960 as a luncheonette when the lake (unnamed) was open to the public for swimming (Meadowbrook Swim Club). The lake also functioned as an irrigation pond for the Deichert Farm.

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Solicitor Donald Ryan swore in Elaine Richardson, representing Sherwin-Williams. Ms. Richardson clarified the exact block and lot where the structure in question is located and that it also includes another structure known as 52 West Clementon Road.

Mr. Ryan observed that the demolition was appropriate if the architecture is not significant to the landscape or streetscape. Mr. Slaugh’s opinion was that the structure was not significant. Mayor Campbell requested that Mr. Deichert provide some photographs, if possible, from when the lake was active for the Borough archive.

Motion to approve demolition Mayor Campbell, second Mrs. Croll

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

* Mr. Deichert is the executor of the property.

2. HISTORIC PRESERVATION – SIGN APPLICATION

Applicant: Intelligence Hardware (ISign)
Owner: Mount Corporation
Address: 13 South Lakeview Drive
Block 8.02, Lot 3.02

Based on the recommendations of Mr. Slaugh, the owner has chosen to withdraw their application and leave the existing sign in place. Mr. Slaugh’s recommendations were provided to Secretary Troxel in an email. Secretary Troxel passed them on to the applicant, who, in turn, communicated them to the owner.

MINUTES

Motion to dispense reading and approve the minutes of 4/14/2020 Mrs. Croll, second Mr. Deichert

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

CORRESPONDENCE None

PENDING APPLICATIONS

Applicant: Kazanjian Properties, LLC
Representative: Jeffrey M. Brennan, Esq.
Project: Minor Site Plan
Address: Block 18.02, Lot 2.11
140 South Lakeview Drive
Taxes: Current
Fee/Escrow: \$100.00/\$1873.32

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The deadline for the applicant to submit revised plans to be heard at the 7/14/20 Planning Board Meeting is 6/26/20.

INFORMATIONAL

1. A subcommittee meeting was held on 6/2/20 with the applicant Kazanjian Properties, LLC.
2. Next regular Planning Board meeting is Tuesday, July 14, 2020 at 7:00 P.M.

PUBLIC COMMENTS No comment.

ADJOURNMENT

Motion to adjourn the meeting at 7:29 P.M. Chairwoman Watson, second Mrs. Croll

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

AMY C. TROXEL, Secretary

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