

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

July 14, 2020

7:00 P.M.

Meeting called to order at 7:03 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
Mr. Dennis Deichert
Ms. Barbara Gellura
Mr. Michael Kelly
Mrs. Susan Croll
Mr. Barry Rothberg
Mr. John Ritz

Absent:

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

RESOLUTIONS

PB2020-7-13 RESOLUTION OF THE BOROUGH OF GIBBSBORO PLANNING BOARD GRANTING A CERTIFICATE OF APPROPRIATENESS TO FREDERICK AND BEATRICE DEICHERT FOR DEMOLITION OF A STRUCTURE LOCATED AT 60 WEST CLEMENTON ROAD, GIBBSBORO, NEW JERSEY

On June 9, 2020, the Borough of Gibbsboro Planning Board held a public hearing at which time the following members were present:

LuAnn Watson, Chairperson
Edward Campbell, Mayor
Jack Flynn, Councilman
Susan Croll
Barbara Gellura
Barry Rothberg
John Ritz
Michael Kelly
Dennis Deichert (recused)

July 14, 2020

The following were also present at the meeting:

Donald S. Ryan, Planning Board Attorney
Amy C. Troxel, Planning Board Secretary
Greg Fusco, Planning Board Engineer
Brian Slaugh, Planning Board Planner

SUBJECT

The Board considered the application of Stevenson Environmental Services, demolition contractor, to demolish a structure located in the Historic District. The property is designated as 60 West Clementon Road and is also known as part of Block 58.01, Lot 8.02 on the Gibbsboro Tax Map.

The property is located in the Historic District and therefore requires a Certificate of Appropriateness in accordance with Section 222-9 of the Gibbsboro Historic Preservation Ordinance and the New Jersey Municipal Land Use Law N.J.S.A 40:55D-110.

Dennis Deichert, owner and Eileen Richardson, a Sherwin Williams environmental specialist, appeared, were sworn and testified in support of the applicant.

Brian Slaugh, Borough Planner, appeared, was sworn and testified in connection with the application.

The following exhibits were also included as part of the record:

- A-1 Application of Historic District Certificate of Appropriateness
- A-2 Google Earth–Sherwin Williams Hilliards Creek C-18 Demolition Plan
- A-3 Three photographs of existing structure

No one appeared during the public portion of the hearing to testify.

FINDINGS OF FACT

The Planning Board, having determined that the Application was in proper form and having examined the Exhibits and considered the testimony, finds as follows:

1. The Gibbsboro Planning Board has jurisdiction to approve the application for the Historic Certification of Appropriateness in accordance with N.J.S.A 40:55D-110 and Section 222-9 of the Gibbsboro Historic Preservation Ordinance.

2. Dennis Deichert is the Executor of the Estate of the title owner, Frederick Deichert. He testified that the subject property is part of a Super Fund remediation Plan supervised by the Environmental Protection Agency and implemented by Sherwin Williams. The remediation plan requires that this property be demolished.

3. Eileen Richardson, a representative of Sherwin Williams testified and confirmed the representations of Dennis Deichert.

4. The structure was built in the 1960's as a luncheonette and was open to the public for swimming for a nearby lake.

5. Brian Slaugh, Borough Planner testified that the property has no historic or architectural significance.

CONCLUSIONS

6. The Planning Board concludes that the demolition of the structure is warranted based upon the evidence presented, which complies with the criteria for demolition under Section 222-9 of the Borough Ordinance.

July 14, 2020

RESOLUTION

On the motion of Mayor Edward Campbell, seconded by Susan Croll, the Planning Board 7-0 to approve the Certificate of Appropriateness in accordance with the recommendations of the Planning Board Planner with the request by the Planning Board that photographs of the existing structure be provided to the Borough for its records.

ROLL CALL VOTE

| | |
|-----------------|-----|
| LuAnn Watson | Yes |
| Ed Campbell | Yes |
| Jack Flynn | Yes |
| Barbara Gellura | Yes |
| Michael Kelly | Yes |
| Susan Croll | Yes |
| John Ritz | Yes |

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

* Mr. Deichert is the executor of the property.

OLD BUSINESS None

NEW BUSINESS

1. MINOR SITE PLAN

| | |
|-----------------|---|
| 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 (paid)/\$840.82 (remaining) |

Brian Slaugh, Borough Planner – review letter, dated 7/7/20
Gregory Fusco, Planning Board Engineer – review letter, dated 7/9/20

Applicant Exhibits:
A1 – Site Plan
A2 – Colored Elevations
A3 – Front View Photo
A4 – Side View Photo
A5 – Thin Brick Color Sample

The applicants, Sarkis and Azad Kazanjian, were represented by their attorney, Jeffrey Brennan, with the assistance of Joseph Mancini, Licensed Engineer and Professional Planner, and Daniel Jost, Licensed Architect.

July 14, 2020

Mr. Ryan, Planning Board Solicitor, swore in Mr. Sarkis Kazanjian, Mr. Joseph Mancini, and Mr. Daniel Jost in preparation for their testimony.

Mr. Mancini provided his credentials and described the proposed location of 140 South Lakeview Drive, the intended improvements and repairs to be made to the building facade, parking lot, and streetscape, as well as the requested variances and exceptions.

Mr. Jost provided his credentials and discussed the removal of the existing canopy from the building facade, the proposed repairs to existing brick and stucco, and the use of two building signs as opposed to the typical monument sign.

Mr. Sarkis Kazanjian described his business of selling rugs, new and vintage, as well as repairing, restoring, cleaning, and appraising rugs. His family owns a similar business in Pennsylvania. The front of the building will be used as a display room (approximately 3500 square feet) while the back of the building will be used to house inventory and perform repairs and cleaning. Cleaning of rugs includes dusting, vacuuming, machine washing, and hand washing, and the cleaning solutions used are all-natural. The proposed hours of operation are Monday-Saturday, 9:00 AM-5:00 PM with additional evening hours by appointment. Deliveries would be made by small box trucks, not tractor trailers, and would be limited to normal hours of operation. One or two cargo vans will be housed on the property to facilitate the business's delivery service. The trash generated will be minimal and will be collected bi-weekly or monthly.

The meeting was opened to the public for comment. No comments were made. The meeting was closed to the public.

Mr. Ryan swore in Borough Planner, Mr. Brian Slaugh, and Planning Board Engineer, Mr. Gregory Fusco.

Mr. Slaugh discussed the application for a Certificate of Appropriateness in light of the Historic Preservation Commission guidelines. The removal of the canopy will return the building more to its original appearance, and the materials proposed are consistent with the streetscape design. He expressed concern that the old and new bricks would be complementary and offered to work with applicant's architect to ensure that they would be. Mr. Slaugh acknowledged that the applicant had listened to the suggestions made at the subcommittee meeting and stated that he believed the design would work well for the site. Mr. Slaugh deferred to Mr. Fusco on the lighting variances requested, but agreed to the other variances and deemed that the project was one that the Board could look favorably on.

Mr. Fusco stated that the parking lot variances were appropriate but requested more detail as to the repair of the pavement. Mr. Mancini offered that the repairs would be as needed with regard to cleaning and creating a consistent surface. Mr. Fusco asked that there be a seal coat prior to restriping. He also referenced the six concrete wheel stops and expressed his belief that these did not offer as much protection as the bollards used at many other businesses. Mr. Brennan respectfully disagreed and stated the applicants desire to keep the wheel stops, noting that the curbing along that portion of the parking lot offered additional protection. Mr. Fusco noted that the request for LED lighting to illuminate the six parking spaces along the building was not in keeping with the Borough's lighting. He offered to work with Mr. Mancini to reach an alternative that was agreeable to the applicant and in keeping with the Borough's regulations. Mr. Fusco also noted that the applicant must also provide at least one decorative lamp post along the avenue, and Mr. Brennan stated that the applicant would comply.

The following conditions were agreed to:

1. Parking lot restoration as necessary

July 14, 2020

2. Installation of six concrete wheel stops and a protective bollard in the parking area
3. Installation of 8-foot wide bikepath
4. Installation of goose neck lighting based on recommendations of Planning Board Engineer
5. Installation of one streetscape lamp along CR-561 based on requirements of Atlantic City Electric

Motion to grant a Certificate of Appropriateness Mayor Campbell, second Mr. Kelly

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

Motion to approve Minor Site Plan and grant the aforementioned variances and exceptions Mrs. Croll, second Mayor Campbell

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

The Board welcomed Mr. Sarkis Kazanjian and Mr. Azad Kazanjian to the Borough of Gibbsboro and wished them well.

MINUTES

Motion to dispense reading and approve the minutes of 6/9/2020 Mrs. Croll, second Mayor Campbell

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 None

INFORMATIONAL

1. Next regular Planning Board meeting is Tuesday, August 11, 2020 at 7:00 P.M.

PUBLIC COMMENTS No comment

ADJOURNMENT

Motion to adjourn the meeting at 8:18 P.M. Charwoman Watson, second Mrs. Croll

Poll: 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