

BOROUGH OF GIBBSBORO
PLANNING/ZONING BOARD MINUTES
October 20, 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 None

OLD BUSINESS None

NEW BUSINESS

1. **HISTORIC PRESERVATION APPLICATION (PB2020-21)**

Applicant: Caryn and Evan Polin
Project: Certificate of Appropriateness – Fence
Address: Block 18.08, Lot 2
 21 Yarmouth Way
Taxes: Current
Fee/Escrow: NA

Brian Slaugh, Borough Planner – review letter, dated 10/15/20

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

Mr. recommended that the application be approved.

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Mrs. Croll was sworn in by Mr. Ryan and testified that her property backed up to the Polin's property. There is a dense line of woods between the two properties, and Mrs. Croll did not believe the fence would be visible from her home. Mrs. Croll also recused herself from voting on this application.

Public Comment: None

Motion to grant a Certificate of Appropriateness to Caryn and Evan Polin for the installation of a fence Mayor Campbell, second Councilman Flynn

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

2. PERFECT FITNESS, LLC (PB2020-20)

Applicant:	Larry Steller and Tammy Peters
Owner:	Tahmed, LLC c/o Stars Property Management
Project:	Site Plan Waiver
Address:	Block 42, Lot 12.04 250 Haddonfield Berlin Road
Taxes:	\$71,178.71
Fee/Escrow:	\$100/\$500

Mr. Ryan swore in the prospective tenant, Mr. Larry Steller.

Mr. Steller testified that he and Tammy Peters have an existing business in Gibbsboro at 7 Foster Avenue, where they have been in operation for 17 years. Their plan for Perfect Fitness is to offer classes in yoga, spin, golf, and dance, health and wellness seminars, and meditation. The goal is to provide a health center for families with child care and a child fitness area. The space would also be used for fundraisers and charity events. The fitness center would also be available to the staff who work at 7 Foster Avenue.

Mr. Ryan stated that in order for a Site Plan Waiver to be granted, the use must be consistent with the existing Site Plans.

Mr. Ryan swore in Mr. John Cairo, Property Manager with SFA.

Mr. Cairo testified that the building once housed an ice rink and has since been converted to office space, including medical practices and a yoga studio. It has been vacant for a number of years, and is suitable for multi-tenant occupancy. There are 120 parking spaces and multiple points of egress. Perfect Fitness would account for approximately 25% of the building's occupancy.

Mr. Slauch inquired about possible hours of operation and expected occupancy based on class offerings. Although tentative, Mr. Steller testified that the hours of operation during the week would be 5:30 AM-9:00 PM, with the possibility of being closed in the afternoon during off-peak hours. Weekend hours would be similar. Senior groups and school groups would likely arrive by bus, reducing the need for individual parking, and many other members would be arriving as families. Class sizes are expected to range from 8-35, with at least 6 different class offerings. However, not all classes will run at the same time. The fitness center is designed for group instruction and participation only, not independent exercise.

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Mr. Cairo testified that there are other interested tenants, including a dental practice that would account for 10-15% occupancy.

Chairwoman Watson addressed the fact that the 2020 taxes on this property have not been paid. Mr. Cairo testified that the intent is to make the taxes current and that the financing is in place to make the appropriate renovations for Perfect Fitness. He requested that the Board allow for gradual repayment of the outstanding taxes. Mr. Cairo was agreeable to repayment of the taxes being a condition for receiving a Certificate of Occupancy.

Mr. Fusco noted that the brick sign base has an SFA sign drilled in, which is not permitted. Mr. Cairo agreed to address this as well as submit any new signs for approval.

Public Comment: None

Motion to grant a Site Plan Waiver to Larry Steller and Tammy Peters along with Stars Property Management on the condition that outstanding taxes be paid by 12/31/20 Mayor Campbell, 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

The Board deemed it appropriate to deliberate on the following two pending applications for a Certificate of Appropriateness:

3. HISTORIC PRESERVATION (PB2020-22)

Applicant:	Kevin and Megan Doherty
Project:	Certificate of Appropriateness – Paver Patio & Pavilion
Address:	Block 18.06, Lot 3 6 Bedford Court
Taxes:	Current
Fee/Escrow:	NA

Mr. Ryan swore in Mr. Kevin Doherty.

Mr. Slaugh summarized the application to remove an existing deck and shed and to install a paver patio and a 14'x14' pavilion on the patio. Mr. Slaugh testified that the only thing that was visible from the street was the shed, which was being removed. In addition, the back of the property abuts a heavily wooded lot. It was Mr. Slaugh's recommendation that, based on these facts, a Certificate of Appropriateness was not required.

Motion to accept the Borough Planner's recommendation that a Certificate of Appropriate is not required Mr. Kelly, 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

4. HISTORIC PRESERVATION (PB2020-24)

Applicant:	Mike and Delia Mahadas
Project:	Certificate of Appropriateness – Fence

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Address: Block 18.05, Lot 36
31 Eastwick Drive
Taxes: Current
Fee/Escrow: NA

Mr. Slaugh testified that the development was built in the 1990's and that the houses are modern in style. The fence will be visible because the area is more cleared. Mr. Slaugh recommended that no trees be removed in order to install the fence as the trees protect the water the flows into Clement Lake and add to the bikeway experience. It was Mr. Slaugh's opinion that the intended fence is consistent with a modern house.

Chairwoman Watson noted that on the survey, the proposed fence intruded into a portion of the Freshwater Wetland buffer zone.

Mrs. Croll testified that she lives across the street from the applicant and would recuse herself.

Public Comment: None

Motion to grant a Certificate of Appropriateness for a 6-foot khaki fence with the conditions that no trees be removed and that the fence be moved out of the buffer zone Mayor Campbell, second Councilman Flynn

Motion amended to grant a Certificate of Appropriateness for a 6-foot khaki fence with the above-mentioned conditions and the option to completely enclose the yard Mayor Campbell, second Mr. Deichert

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

5. HISTORIC PRESERVATION EMERGENCY REPAIR (PB2020-25)

Owner: Michael MacFerren
Project: Emergency Repair – Replace Front Steps
Address: Block 3, Lot 3.02
3 Haddon Avenue
Taxes: Current
Fee/Escrow: NA

Mr. Ryan swore in Mr. Michael MacFerren.

Mr. MacFerren testified that his front steps were badly damaged in a motor vehicle accident in which a car drove onto his lawn and into his steps. The house was built in 1898, but the existing steps are not original to the house. The existing steps are made of red brick, and the proposed replacement steps are stone pavers.

Mr. Slaugh testified that although the curved design of the steps and the materials are not consistent with the age of the house, they are not a significant change from the existing steps. Therefore they would not detract from the aesthetic contribution Mr. MacFerren's property makes to the streetscape.

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Public Comment: None

Motion to grant a Certificate of Appropriateness for the emergency replacement of front steps in accordance with the application Mayor Campbell, second Mr. Deichert

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

* Ms. Gellura and Ms. Watson also live on Haddon Avenue.

6. OPEN SPACE AND RECREATION ELEMENT OF THE MASTER PLAN

Mr. Slaugh testified that as part of the Borough's vision for the greenway, the Borough wishes to apply to Green Acres for additional land. One of the requirements is that the Open Space and Recreation Element of the Master Plan be updated. A Public Hearing on the proposed updates was in July in conjunction with the streetscape plan.

The Borough's emphasis in the greenway vision is on conservation of the stream corridor, which are the headwater of the Cooper River, and on passive recreation. Gibbsboro has seven man-made lakes, and is approximately one-third Freshwater Wetlands. The goal of the plan is to bring more land into the greenway network in order to strengthen the existing appeal of the trails and bikeway.

Mr. Slaugh noted that there were a few minor edits that needed to be made to the written report.

PB2020-10-19 RESOLUTION ADOPTING AN OPEN SPACE AND RECREATION PLAN ELEMENT OF THE BOROUGH OF GIBBSBORO MASTER PLAN

WHEREAS, the Borough of Gibbsboro, pursuant to N.J.S.A. 40:55D-28 (7), adopted an Open Space and Recreation Plan Element of the Master Plan on May 14, 2002, revised on March 9, 2004; and

WHEREAS, the Borough has received Bronze-level certification in the Sustainable Jersey program; and

WHEREAS, participation in the New Jersey Green Acres Planning Incentive Grant Program, and the ability to achieve higher-level certification in the Sustainable Jersey program, require participating municipalities to submit Open Space and Recreation Plans that have been adopted within 10 years of submission; and

WHEREAS, the Borough wishes to update its Open Space and Recreation Plan, in order to provide ongoing support for the Gibbsboro Greenway Network and to satisfy the requirements for participation in the New Jersey Green Acres Planning Incentive Grant Program and for continued participation in the Sustainable Jersey program; and

WHEREAS, the Borough's Planner, Brian Slaugh, PP, AICP, has prepared an Open Space and Recreation Element of the Borough's Master Plan; and

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WHEREAS, upon notice duly provided pursuant to N.J.A.C. 7:36, the Borough conducted a public information session on July 27, 2020 to gather input into the Open Space and Recreation Plan Element of the Master Plan; and

WHEREAS, upon notice duly provided pursuant to N.J.S.A. 40:55D-13, the Planning Board of the Borough of Gibbsboro, County of Camden, State of New Jersey (“Board”), held a public hearing on October 20, 2020 on the proposed Open Space and Recreation Element of the Master Plan; and

WHEREAS, upon the conclusion of the public hearing, the Board determined that the proposed Open Space and Recreation Element of the Borough of Gibbsboro’s Master Plan is consistent with the goals and objectives of the Master Plan, will guide the use of lands in the municipality in a manner which protects public health and safety and promotes the general welfare in accordance with N.J.S.A. 40:55D-28, and will enable the Borough to participate in the New Jersey Green Acres Planning Incentive Grant Program and to continue to participate in the Sustainable Jersey program.

NOW, THEREFORE, BE IT RESOLVED, by the Borough of Gibbsboro Planning Board, as follows:

1. The Borough of Gibbsboro Master Plan, Open Space and Recreation Plan is hereby amended to include in the Master Plan a plan entitled: Master Plan: Open Space and Recreation Plan Element, Borough of Gibbsboro, Camden County, New Jersey, Planning Board, Borough of Gibbsboro, October 20, 2020, and prepared by Clarke Caton Hintz, P.C. This plan supersedes the Open Space and Recreation Plan adopted May 14, 2002 and updated on March 9, 2004.
2. A certified true copy of this Resolution together with the above-referenced OSRP shall be filed by the Board Secretary with the Camden County Planning Board and the State Office of Planning Advocacy, as required by law.

Public Comment:

Barbara Shelton Gerace, 4 Farwood Road. Ms. Gerace expressed her support for the plan.

Motion to approve the resolution and allow for the aforementioned edits to the report 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

MINUTES

Motion to dispense reading and approve the minutes of 9/8/20 Mayor Campbell, second Mr. Deichert

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

* Mrs. Croll, Ms. Gellura, and Ms. Watson were absent from the September meeting.

CORRESPONDENCE None

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PENDING APPLICATIONS

1. BRANDYWINE REALTY TRUST (PB2020-23) –November

Applicant: Brandywine Operating Partnership, L.P.
Silver Lake Townhomes
Project: Amended Preliminary Major Site Plan & Final Major Subdivision
Address: Block 7.04, Lots 16.01, 16.05, 16.06, 16.08, 19.01, 19.03 & 19.05;
Block 8.01, Lots 3.01, 3.03, 4 & 5; Block 10, Lot 2
Taxes: Current
Fee/Escrow: \$200/\$1700

INFORMATIONAL

1. Next regular Planning Board meeting is scheduled for Tuesday, November 10, 2020 at 7:00 P.M.

PUBLIC COMMENTS

None

ADJOURNMENT

Motion to adjourn at 8:41 P.M. Chairwoman Watson, 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

AMY C. TROXEL, Secretary

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