BOROUGH OF GIBBSBORO PLANNING BOARD AGENDA

January 25, 2023 7:00 P.M.

Meeting called to order

Opening Statement: "All the notice requirements of the Open Public Meeting Act have been complied with in full".

ROLL CALL

Chairwoman LuAnn Watson Vice Chairman Michael Kelly Mayor Edward G. Campbell Councilman Michael MacFerren

Mrs. Susan Croll Ms. Barbara Gellura Mr. Barry Rothberg Mr. Dennis Deichert Mr. John Ritz

RESOLUTIONS None

MINUTES

Motion to dispense reading and approve the minutes of 12/13/22 and 1/10/23

OLD BUSINESS None

COMPLETENESS None

NEW BUSINESS

1. MINOR SUBDIVISION (Docket #23-01)

Applicant: Borough of Gibbsboro

Owner: Brian Cavanagh

Project: Lakeview North Redevelopment Area – subdivision of lot 4 and

eventual consolidation with adjacent lots

Address: 96 Haddon Avenue

Block 7.01, Lot 4

PENDING BUSINESS

2. BULK VARIANCES (Docket #23-02)

Applicant: Creekview Development Company LLC

Owner: Donald Pollack/Fidelity Asset Management LLC

Project: Construction of new residential structure

Address: 74 West Clementon Road

Block 58.01, Lot 9.05

3. USE VARIANCE, PRELIMINARY & FINAL MAJOR SITE PLAN, CERTIFICATE OF APPROPRIATENESS (Docket #22-13)

Applicant: Gibbsboro Car Wash LLC/Ed Henry

Owner: Vella Group LLC

Project: Installation of a car wash Address: 11 North Lakeview Drive

Block 7.04, Lots 19.12, 19.13 & 19.14

Fee/Escrow: Paid

Application deemed complete 1/10/23

4. PRELIMINARY & FINAL MAJOR SITE PLAN, CERTIFICATE OF APPROPRIATENESS (Docket #22-20)

Applicant/Owner: Sonraj, LLC

Project: Demolition of two existing structures at 101 & 103 North Lakeview,

renovation of existing bank structure at 95 North Lakeview,

consolidation of lots

Address: 95, 101 & 103 North Lakeview Drive

Block 7.01, Lots 1.02, 1.03, 1.05, 1.09, 1.10 &3

Block 7.02, Lots 2, 3.02, 3.03 & 4

Fee/Escrow: Paid

Application deemed complete 1/10/23

EXEMPTIONS GRANTED None

CORRESPONDENCE None

INFORMATIONAL

1. Next regular Planning Board meeting is scheduled for Wednesday, February 22, 2023 at 7:00 p.m. at the Senior Recreation Center.

PUBLIC COMMENTS

ADJOURNMENT