

**BOROUGH OF GIBBSBORO
PLANNING BOARD AGENDA
February 22, 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

PB2023-2-09 RESOLUTION GRANTING MINOR SUBDIVISION APPROVAL WITH VARIANCES TO THE BOROUGH OF GIBBSBORO REGARDING THE PREMISES KNOWN AS BLOCK 7.01, LOT 4, ALSO KNOWN AS 96 HADDON AVENUE, GIBBSBORO, NEW JERSEY

MINUTES

Motion to dispense reading and approve the minutes of 1/25/23

OLD BUSINESS None

COMPLETENESS None

NEW BUSINESS

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

Applicant: Gibbsboro Car Wash LLC/Ed Henry
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

Revised application and applicant response letter received 1/25/23

Planner's Report, dated 2/13/23
Engineer's Report, dated 2/15/23

2. 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

Revised application and applicant response letter received 1/30/23

PENDING BUSINESS

3. 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
Fee/Escrow: Paid

4. USE VARIANCE (Docket #23-03)

Applicant: Anne-Marie & Cory Bailey
Project: In-law suite
Address: 77 Winding Way
Block 114, Lot 1
Fee/Escrow: Paid

5. CERTIFICATE OF APPROPRIATENESS (Docket #23-04)

Applicant: Yasel Corporan/Rim Haidar
Project: Installation of solar panels by Fusion Solar Energy
Address: 25 West Clementon Road
Block 19.01, Lot 7
Fee/Escrow: Paid

EXEMPTIONS GRANTED None

CORRESPONDENCE

From: Emily V. Esche, Licensed Site Remediation, dated 2/1/23
To: Bill Lepper, Scioto Senior Construction Manager
Re: Response Action Outcome
Action:

From: Cornerstone Development of Gibbsboro LLC
To: Borough of Gibbsboro
Re: Notice of Public Hearing (Voorhees Planning Board)
1202 Berlin Road, Voorhees (Block 262, Lot 2)
Nature of Relief: Variance or Conditional Use
Action:

From: Christopher McAuliffe, Morgan Lewis, dated 2/15/23
To: Secretary Troxel
Re: Minor Subdivision at 185 Kirkwood Road (Block 59.01, Lots 5.01, 5.02,
5.03)
Recorded subdivision deeds, fully executed plat, and recorded roadway
easement
Re:

INFORMATIONAL

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

PUBLIC COMMENTS

ADJOURNMENT