

**BOROUGH OF GIBBSBORO  
PLANNING BOARD AGENDA  
March 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

**Professionals:**

Solicitor, Kathleen McGill Gaskill  
Engineer, Gregory Fusco  
Planner, Brian Slaugh

**RESOLUTIONS**

PB2023-3-10 RESOLUTION GRANTING A USE VARIANCE TO GIBBSBORO CAR WASH, LLC TO OPERATE A CAR WASH AND PRELIMINARY AND FINAL SITE PLAN APPROVAL WITH VARIANCES FOR SIGNAGE AND DESIGN AND SUBMISSION WAIVERS AND A CERTIFICATE OF APPROPRIATENESS WITH RESPECT TO THE PREMISES KNOWN AS BLOCK 7.04, LOTS 19.12, 19.13 AND 19.14 AND INCLUSIVE OF THE VACATED PORTION OF TROTH AVENUE, COLLECTIVELY TO BE KNOWN AS 11 NORTH LAKEVIEW DRIVE, GIBBSBORO, NEW JERSEY

**OLD BUSINESS**

1. 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

**NEW BUSINESS**

1. 250 HADDONFIELD-BERLIN ROAD

Council Resolution 2023-3-58 authorized the Planning Board to conduct a preliminary investigation to establish an area in need of redevelopment at 250 Haddonfield-Berlin Road.

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  
Fee/Escrow: Paid

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

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

Motion to deem application complete

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

Planner's Review Letter, dated 3/15/23

Motion to deem application complete

**PENDING BUSINESS – APRIL 26, 2023**

1. CERTIFICATE OF APPROPRIATENESS (Docket #23-05)

Applicant: Adam Campbell  
Project: Installation of solar panels by SunnyMac LLC  
Address: 18 Yarmouth Way  
Block 18.06, Lot 12  
Fee/Escrow: Paid

2. CERTIFICATE OF APPROPRIATENESS (Docket #23-06)

Applicant: Alyssa DiSanto  
Project: Installation of shed  
Address: 6 Yarmouth Way  
Block 18.06, Lot 9  
Fee/Escrow:

**INFORMATIONAL**

1. Next regular Planning Board meeting is scheduled for Wednesday, April 26, 2023 at 7:00 p.m. at the Senior Recreation Center.

**PUBLIC COMMENTS**

**ADJOURNMENT**