

**BOROUGH OF GIBBSBORO  
PLANNING BOARD AGENDA  
April 26, 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**

- PB2023-4-11 RESOLUTION GRANTING PRELIMINARY AND FINAL MAJOR SITE PLAN APPROVAL WITH VARIANCES AND DESIGN AND SUBMISSION WAIVERS AND A CERTIFICATE OF APPROPRIATENESS WITH RESPECT TO THE PREMISES OWNED BY SONRAJ, LLC AND CONSISTING OF TEN (10) TAX LOTS KNOWN AS BLOCK 7.01, LOTS 1.02, 1.03, 1.05, 1.09, 1.10 AND 3 AND BLOCK 7.02, LOTS 2, 3.02, 3.03 AND 4, AND COLLECTIVELY KNOWN AS 95, 101 AND 103 NORTH LAKEVIEW DRIVE, GIBBSBORO, NEW JERSEY
- PB2023-4-12 RESOLUTION GRANTING A CERTIFICATE OF APPROPRIATENESS TO RIM HAIDAR FOR THE INSTALLATION OF SOLAR PANELS AT THE PREMISES KNOWN AS BLOCK 19.01, LOT 7, ALSO KNOWN AS 25 WEST CLEMENTON ROAD, GIBBSBORO, NEW JERSEY
- PB2023-4-13 RESOLUTION GRANTING BULK VARIANCES AND CERTIFICATE OF APPROPRIATENESS WITH RESPECT TO THE PREMISES KNOWN AS BLOCK 58.01, LOT 4, ALSO KNOWN AS 74 WEST CLEMENTON ROAD, GIBBSBORO, NEW JERSEY
- PB2023-4-14 RESOLUTION SUPPORTING A GRANT APPLICATION TO THE NEW JERSEY HISTORIC TRUST FOR THE PRESERVATION OF THE JOHN LUCAS HOUSE

PB2023-4-15 RESOLUTION SUPPORTING A GRANT APPLICATION TO CAMDEN COUNTY FOR RECREATION FACILITY ENHANCEMENT FUNDING FOR BIKEWAY AMENITIES WITHIN THE GIBBSBORO BIKEWAY SYSTEM

**OLD BUSINESS**

1. 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

**NEW BUSINESS**

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

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

Motion to deem application complete

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

Applicant: Luciana Dilizio/Solar Energy World  
Project: Installation of solar panels  
Address: 51 Glenview Way East  
Block 59.05, Lot 23  
Taxes: Current  
Fee/Escrow: Paid

Motion to deem application complete

3. CERTIFICATE OF APPROPRIATENESS (Docket #23-07)

Applicant: The Sherwin-Williams Company  
Project: Demolition of existing structures/

Administrative plan review  
Address: 2 & 4 Foster Avenue, 3 United States Avenue  
Block 8.01, Lots 3.04, 3.05 & 3.06  
Taxes: Current  
Fee/Escrow: Paid

Motion to deem application complete

4. STRATEGY SESSION
5. MAY MEETING DATE

**PENDING BUSINESS**

1. CONDITIONAL USE VARIANCE (Docket #23-09)

Applicant: Jane's Joint LLC  
Owner: RNM Construction LLC & AG Berenato  
Project: Conditional Use Variance – Class 5 Cannabis Retail Dispensary  
Address: 142 South Lakeview Drive  
Block 18.02, Lot 2.03  
Fee/Escrow: Paid

**INFORMATIONAL**

1. Next regular Planning Board meeting is scheduled for Wednesday, May 24, 2023 at 7:00 p.m. at the Senior Recreation Center.

**PUBLIC COMMENTS**

**ADJOURNMENT**