

**BOROUGH OF GIBBSBORO  
PLANNING BOARD AGENDA  
May 24, 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**

- PB2023-5-16 RESOLUTION GRANTING A USE VARIANCE OF A TEMPORARY NATURE WITH CONDITIONS TO ANNE BAILEY TO ALLOW FOR AN ACCESSORY APARTMENT WITHIN THE RESIDENCE SITUATED ON THE PREMISES KNOWN AS BLOCK 114, LOT 1 ALSO KNOWN AS 77 WINDING WAY, GIBBSBORO, NEW JERSEY
- PB2023-5-17 RESOLUTION GRANTING A CERTIFICATE OF APPROPRIATENESS TO ADAM CAMPBELL FOR THE INSTALLATION OF SOLAR PANELS AT THE PREMISES KNOWN AS BLOCK 18.06, LOT 12, ALSO KNOWN AS 18 YARMOUTH WAY, GIBBSBORO, NEW JERSEY
- PB2023-5-18 RESOLUTION GRANTING A CERTIFICATE OF APPROPRIATENESS TO LUCIANA DILIZIO FOR THE INSTALLATION OF SOLAR PANELS AT THE PREMISES KNOWN AS BLOCK 95.05, LOT 23, ALSO KNOWN AS 51 GLENVIEW WAY EAST, GIBBSBORO, NEW JERSEY
- PB2023-5-19 RESOLUTION GRANTING A CERTIFICATE OF APPROPRIATENESS TO THE SHERWIN-WILLIAMS COMPANY FOR THE PROPOSED DEMOLITION AT THE PREMISES KNOWN AS BLOCK 8.01, LOTS 3.04, 3.05 AND 3.06 ON THE TAX MAP, ALSO KNOWN AS 2 FOSTER AVENUE, 4 FOSTER AVENUE & 3 UNITED STATES AVENUE, GIBBSBORO, NEW JERSEY

**MINUTES**

Motion to dispense reading and approve the minutes of 2/22/23 and 4/26/23

**OLD BUSINESS**     None

**NEW BUSINESS**

1.     STRATEGY SESSION

**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

Letter of continuance received from applicant’s attorney, Richard Wells, dated 5/2/23

2.     CERTIFICATE OF APPROPRIATENESS (Docket #23-10)

Applicant:             D.R. Horton  
Owner:                 Brandywine Realty Trust  
Project:                Lakeside Village (Phases I, II, III)  
Address:                East Clementon Road (Block 7.04, Lots 16.01, 16.05, 16.06, 16.08)  
                              South United States Avenue (Block 8.01, Lots 4 & 5)  
                              Marlton Avenue (Block 10, Lot 2)  
Fee/Escrow:            Paid

3.     SITE PLAN AMENDMENT, CERTIFICATE OF APPROPRIATENESS, SIGN APPLICATION (Docket #23-11)

Applicant:             Gibbsboro Green Energy, LLC  
Owner:                 Huy Cung & David Sexton  
Project:                Expand convenience store, install landscape wall, replace fuel dispensers, replace freestanding sign, install canopy and façade signs  
Address:                55 East Clementon Road  
                              Block 7.03, Lots 16.03, 20, 27.01, 27.02  
Fee/Escrow:            Paid

Fire Marshal’s Report, dated 5/10/23  
Engineer’s Report, dated 5/16/23

MAY 24, 2023

Letter of continuance received from applicant's attorney, Brian Carlin, dated 5/16/23

**EXEMPTION WAIVERS**

1. 6 Yarmouth Way (shed installation)
2. 4 South Lakeview Drive (step replacement)

**INFORMATIONAL**

1. Next regular Planning Board meeting is scheduled for Wednesday, June 27, 2023 at 7:00 p.m. at the Senior Recreation Center.

**PUBLIC COMMENTS**

**ADJOURNMENT**