

**BOROUGH OF GIBBSBORO
PLANNING BOARD AGENDA
October 11, 2022
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 Chairwoman Susan Croll
Mayor Edward G. Campbell
Councilman Michael MacFerren
Mr. Dennis Deichert
Ms. Barbara Gellura
Mr. Mike Kelly
Mr. Barry Rothberg
Mr. John Ritz

Professionals: Solicitor, Donald S. Ryan
Engineer, Gregory Fusco
Planner, Brian Slaugh

RESOLUTIONS

PB2022-10-20 RESOLUTION APPROVING A CERTIFICATE OF APPROPRIATENESS TO EMT RENEWABLES/GEORGE STILWELL FOR INSTALLATION OF SOLAR PANELS AT PREMISES BLOCK 7.03, LOT 26.01, ALSO KNOWN AS 85 EAST CLEMENTON ROAD, GIBBSBORO, NEW JERSEY

PB2022-10-21 RESOLUTION GRANTING A USE VARIANCE WITH CONDITIONS TO SCIOTO PROPERTIES S-16, LLC TO USE A PROPERTY AS A RESIDENTIAL GROUP HOME FOR TREATMENT OF INDIVIDUALS WITH TRAUMATIC BRAIN INJURIES FOR THE PREMISES BLOCK 14.01, LOT 1.03, ALSO KNOWN AS 36 MARLTON AVENUE, GIBBSBORO, NEW JERSEY

PB2022-10-22 RESOLUTION GRANTING A FRONT YARD VARIANCE WITH CONDITIONS TO JAMES DRAGANI AND JENNIFER BARBAGIOVANNI FOR THE CONSTRUCTION OF A NEW HOUSE AT THE PREMISES BLOCK 96, LOT 4.02, ALSO KNOWN AS 150 WEST CLEMENTON ROAD, GIBBSBORO, NEW JERSEY

MINUTES

Motion to dispense reading and approve the minutes of 9/13/22

OLD BUSINESS

- 1. SIGN APPROVAL AT 80 SOUTH LAKEVIEW DRIVE (DOCKET #22-12)
- 2. DETERMINATION OF SITE PLAN COMPLETENESS FOR SCIOTO PROPERTS S-16, LLC AT 36 MARLTON AVENUE (DOCKET #22-15)

NEW BUSINESS

- 1. CERTIFICATE OF APPROPRIATENESS (Docket #22-13)

Applicant: Gibbsboro Carwash
 Project: Demolition of Existing Structures
 Address: 11 North Lakeview Drive
 Block 7.04; Lots 19.12, 19.13 & 19.14
 Fee/Escrow: Paid
 Taxes: Q3 (\$9223.63)

Motion to deem application complete

- 2. CERTIFICATE OF APPROPRIATENESS (Docket #22-17)

Applicant: Ad-Energy/Walter Dzierzgowski
 Project: Installation of Solar Panels
 Address: 36 Glenview Way East
 Block 59.04, Lot 11
 Fee/Escrow: Paid

Motion to deem application complete

- 3. AMENDMENTS TO LAKEVIEW NORTH REDEVELOPMENT AREA

PB2022-10-19 RESOLUTION RECOMMENDING THE ADOPTION OF THE AMENDED LAKEVIEW NORTH REDEVELOPMENT PLAN PURSUANT TO THE LOCAL REDEVELOPMENT AND HOUSING LAW, N.J.S.A. 40:A12A-1, et seq.

PENDING BUSINESS

- 1. CERTIFICATE OF APPROPRIATENESS (Docket #22-18)

Applicant: Fusion Solar Energy
 Project: Installation of Solar Panels
 Address: 25 Clementon Road
 Block 19.01, Lot 7
 Fee/Escrow: Not paid

EXEMPTIONS GRANTED

1. 7 Foster Avenue – roof replacement (8/3/22)
2. 17 Yarmouth Way – roof replacement (8/11/22)
3. 27 Eastwick Drive – deck replacement (8/11/22)

CORRESPONDENCE

INFORMATIONAL

1. DEP Annual Stormwater Training required to be completed by Board members by 12/31/22.
2. Next Planning Board meeting is scheduled for Monday, November 7, 2022 at 7:00 P.M. (due to Election Day).

PUBLIC COMMENTS

ADJOURNMENT