

BOROUGH OF GIBBSBORO
PLANNING BOARD REORGANIZATION MEETING
January 10, 2023
7:00 P.M.

Meeting called to order at 7:00 p.m.

Secretary Troxel read the Opening Statement: "All the notice requirements of the Open Public Meeting Act have been complied with in full."

ROLL CALL

Present:

Chairwoman LuAnn Watson
Mayor Edward G. Campbell
Councilman Michael MacFerren
Ms. Barbara Gellura
Mr. Mike Kelly
Mr. Barry Rothberg
Mr. Dennis Deichert
Mr. John Ritz

Absent:

Mrs. Susan Croll

Elaine Clisham, Clarke Caton Hintz
Gregory Fusco, Engineer
Kathleen McGill Gaskill, Solicitor

Brian Slaugh, Planner

RESOLUTIONS

Motion to nominate LuAnn Watson as Chairwoman of the Gibbsboro Planning Board – Mayor Campbell, second Dennis Deichert

Motion to close nominations – Mayor Campbell, second Dennis Deichert

PB 2023-1-01 RESOLUTION NAMING A CHAIRPERSON OF THE GIBBSBORO PLANNING BOARD

WHEREAS, the laws of the State of New Jersey require the position of Chairperson for municipal planning boards; and

NOW, THEREFORE, BE IT RESOLVED by the Gibbsboro Planning Board that LuAnn Watson shall serve as Chair for the year 2023.

Vote: Ayes unanimous

Motion to nominate Michael Kelly as Vice Chairman of the Gibbsboro Planning Board – Mayor Campbell, second Dennis Deichert

Motion to close nominations – Mayor Campbell, second Dennis Deichert

PB 2023-1-02 RESOLUTION NAMING A VICE-CHAIRPERSON OF THE

GIBBSBORO PLANNING BOARD

WHEREAS, the laws of the State of New Jersey require the position of Vice-Chairperson for municipal planning boards; and

NOW, THEREFORE, BE IT RESOLVED by the Gibbsboro Planning Board that Michael Kelly shall serve as Vice-Chairperson for the year 2023.

Vote: Ayes unanimous

PB 2023-1-03 RESOLUTION APPOINTING KATHLEEN MCGILL GASKILL, AS SOLICITOR TO THE GIBBSBORO PLANNING BOARD

WHEREAS, the laws of the State of New Jersey require that municipal planning boards have a solicitor to guide the Board in legal matters; and

WHEREAS, such special legal services can be provided only by a recognized firm, and Kathleen McGill Gaskill, Attorney at Law, Moorestown, New Jersey is so recognized by the legal community; and

WHEREAS, the Local Public Contracts Law, N.J.S.A. 40A:11-1 et seq., requires that notice with respect to contracts for Professional Services under the Open and Fair process;

NOW, THEREFORE, BE IT RESOLVED by the Planning Board of the Borough of Gibbsboro, County of Camden, State of New Jersey as follows:

1. Kathleen McGill Gaskill, Attorney at Law, Moorestown, New Jersey is hereby retained to provide the specialized legal services necessary in connection with the Gibbsboro Planning Board in accordance with an Agreement submitted to the Planning Board (the "Contract").
2. The Contract is awarded under the Fair and Open process as a "Professional Service" in accordance with the Local Public Contracts Law, N.J.S.A. 40A:11-5(1)(a).
3. A copy of this resolution as well as the Contract shall be placed on file with the Clerk of the Borough.
4. A notice in accordance with the Local Public Contracts Law of New Jersey in the form attached hereto shall be published in the Borough's legal newspaper.

Motion to approve resolution appointing Kathleen McGill Gaskill as Planning Board Solicitor – Dennis Deichert, second Mayor Campbell

Vote: Ayes unanimous

PB 2023-1-04 RESOLUTION NAMING APPOINTING GREGORY FUSCO, KEY ENGINEERS, AS ENGINEER TO THE GIBBSBORO PLANNING BOARD

WHEREAS, there exists a need for the services of an Engineer for the Gibbsboro Planning Board;

WHEREAS, such engineering services can be provided only by a recognized firm, and Gregory Fusco of the engineering firm of Key Engineers, Berlin, New Jersey is so recognized by the engineering community; and

WHEREAS, the Local Public Contracts Law, N.J.S.A. 40A:11-1 et seq., requires that notice

with respect to contracts for Professional Services is awarded under the Fair and Open process;

NOW, THEREFORE, BE IT RESOLVED by the Planning Board of the Borough of Gibbsboro, County of Camden, State of New Jersey as follows:

1. Gregory Fusco of the engineering firm of Key Engineers, Berlin, New Jersey is hereby retained to provide the specialized engineering services necessary in connection with the Gibbsboro Planning Board in accordance with an Agreement.
2. The Contract is awarded under the Fair and Open process as a "Professional Service" in accordance with the Local Public Contracts Law, N.J.S.A. 40A:11-5(1)(a).
3. A copy of this resolution as well as the Contract shall be placed on file with the Clerk of the Borough.
4. A notice in accordance with the Local Public Contracts Law of New Jersey in the form attached hereto shall be published in the Borough's legal newspaper.

Motion to approve resolution appointing Gregory Fusco as Planning Board Engineer – Barry Rothberg, second Barbara Gellura

Vote: Ayes unanimous

PB 2023-1-05 RESOLUTION APPOINTING BRIAN SLAUGH, CLARK CATON HINTZ, AS PLANNER TO THE GIBBSBORO PLANNING BOARD

WHEREAS, there exists a need for the services of a Planner for the Gibbsboro Planning Board;

WHEREAS, such special planning services can be provided only by a recognized firm, and Brian M. Slaugh, of Clarke Caton Hintz, Trenton, New Jersey is so recognized by the planning community; and

WHEREAS, the Local Public Contracts Law, N.J.S.A. 40A:11-1 et seq., requires that notice with respect to contracts for Professional Services is awarded under the Fair and Open Process;

NOW, THEREFORE, BE IT RESOLVED by the Planning Board of the Borough of Gibbsboro, County of Camden, State of New Jersey as follows:

1. Brian M. Slaugh of the planning firm of Clarke Caton Hintz, Trenton, New Jersey is hereby retained to provide the specialized planning services necessary in connection with the Gibbsboro Planning Board in accordance with an Agreement.
2. The Contract is awarded under the Fair and Open Process as a "Professional Service" in accordance with the Local Public Contracts Law, N.J.S.A. 40A:11-5(1)(a).
3. A copy of this resolution as well as the Contract shall be placed on file with the Clerk of the Borough.
4. A notice in accordance with the Local Public Contracts Law of New Jersey in the form attached hereto shall be published in the Borough's legal newspaper.

Motion to approve resolution appointing Brian Slaugh as Planning Board Planner – Dennis Deichert, second Barbara Gellura

Vote: Ayes unanimous

JANUARY 10, 2023

PB 2023-1-06 RESOLUTION APPOINTING AMY C. TROXEL AS SECRETARY TO THE GIBBSBORO PLANNING BOARD

WHEREAS, the laws of the State of New Jersey require the position of Secretary for municipal planning boards; and

NOW, THEREFORE, BE IT RESOLVED by the Gibbsboro Planning Board that Amy C. Troxel will serve as Secretary for the year 2023.

Motion to approve resolution appointing Amy Troxel as Planning Board Secretary – Dennis Deichert, second Barbara Gellura

Vote: Ayes unanimous

PB 2023-1-07 RESOLUTION AUTHORIZING PLANNING BOARD MEETING DATES FOR 2023

In accordance with the requirements of the Open Public Meetings Act, Chapter 132, P.L. 1979 of the law of New Jersey, the following meeting dates for the Borough of Gibbsboro Planning Board for the year 2023 have been established.

Meetings will be held every fourth Wednesday of the month at 7:00 P.M. unless otherwise stated. Meetings will be held at the Gibbsboro Senior Recreation Center at 1000 Pole Hill Park Drive, Gibbsboro, NJ. The scheduled dates are:

January 25, 2023	
February 22, 2023	August 23, 2023
March 22, 2023	September 27, 2023
April 26, 2023	October 25, 2023
May 24, 2023	November 29, 2023*
June 28, 2023	December 27, 2023
July 26, 2023	January 24, 2024 – Reorganization

* November 29th is the fifth Wednesday due to Thanksgiving

Motion to approve resolution establishing meeting dates – Mayor Campbell, second Councilman MacFerren

Vote: Ayes unanimous

PB 2023-1-08 RESOLUTION DESIGNATING OFFICIAL NEWSPAPERS FOR PUBLICATION FOR THE GIBBSBORO PLANNING BOARD

BE IT RESOLVED by the Gibbsboro Planning Board that the following are the official publications for advertisement of legal notices and other business of the Gibbsboro Planning Board for the year 2023:

The Courier Post
Central Record

Cherry Hill, NJ
Montgomery, PA

Philadelphia Inquirer
The Trenton Times
The Star Ledger

Cherry Hill, NJ
Trenton, NJ
Essex County, NJ

Motion to approve resolution establishing newspapers – Barry Rothberg, second Mayor Campbell

Vote: Ayes unanimous

MINUTES None

COMPLETENESS REVIEW

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

Applicant: Gibbsboro Car Wash LLC/Ed Henry
Owner: Vella Group LLC
Project: Installation of a car wash
Address: 11 North Lakeview Drive
 Block 7.04, Lots 19.12, 19.13 & 19.14
Fee/Escrow: Paid

Engineer's Letter, dated 1/4/23
Planner's Letter (revised), dated 1/5/23

Mayor Campbell and Councilman MacFerren are recused from participating in this application.

Ms. Gaskill swears in Mr. Fusco and Ms. Clisham in preparation for their testimony.

Appearing on behalf of the applicant is Jennifer Johnson, Esquire, of Flaster Greenberg, and Clifton Quay, Stantec Engineering. Ms. Gaskill swears in Mr. Quay, and the Board accepts Mr. Quay as an expert based on prior testimony.

Mr. Quay addressed the issues raised by the review letters of the engineer and planner. The applicant seeks a waiver from including all properties within 500 feet on the site plan. All other issues raised will be addressed in revised plans, to be submitted next week.

Motion to deem application complete per the recommendations of the Board professionals – Dennis Deichert, second Michael Kelly

Poll: Ayes – Gellura, Kelly, Rothberg, Deichert, Ritz, Watson

This application will be continued to the next regularly scheduled meeting on January 25th, and no new notice will be given.

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

Engineer's Letter, dated 12/16/22
Planner's Letter, 1/8/23

Richard Wells, Esquire, of Archer Group appeared on behalf of the applicant. The applicant submitted a response letter to the engineer's review on 1/6/23. The applicant is seeking several waivers and will submit revised plans based on the engineer's recommendations.

Motion to deem application complete and grant requested waivers – Mayor Campbell, second Barry Rothberg

Poll: Ayes – Campbell, MacFerren, Gellura, Kelly, Rothberg, Deichert, Watson

EXEMPTIONS GRANTED

1. 35 Haddon Avenue – 10x10' wooden shed (12/20/22)

CORRESPONDENCE

To: Secretary Troxel, received 1/3/23
From: Christopher McAuliffe, Esq., Morgan, Lewis & Bockius LLP
Re: Minor Subdivision
185 Kirkwood Road (Douglas Biemiller)
Block 5, Lots 59.01, 59.02, 59.03
Requesting extension to record subdivision with County

Motion to grant an extension of 90 days to file the subdivision – Mayor Campbell, second Dennis Deichert

Poll: Ayes – Campbell, MacFerren, Gellura, Kelly, Rothberg, Deichert, Ritz, Watson

INFORMATIONAL

1. Next regular Planning Board meeting is scheduled for Wednesday, January 25, 2023 at 7:00 p.m. at the Senior Recreation Center (1000 Pole Hill Park Drive, Gibbsboro, NJ).

JANUARY 10, 2023

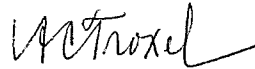
PUBLIC COMMENTS

None

ADJOURNMENT

Motion to adjourn at 7:53 p.m. – Barry Rothberg, second Mayor Campbell

Vote: Ayes unanimous



AMY C. TROXEL, Secretary

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