

**BOROUGH OF GIBBSBORO**  
**PLANNING/ZONING BOARD REORGANIZATION MINUTES**  
**January 11, 2022**  
**7:00 P.M.**

**Meeting called to order** at 7:03 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  
Vice Chairwoman Susan Croll  
Mayor Edward G. Campbell  
Councilman Michael MacFerren  
Ms. Barbara Gellura  
Mr. Mike Kelly  
Mr. Barry Rothberg  
Mr. John Ritz

Absent:

Mr. Dennis Deichert

**NOMINATIONS**

Nomination of LuAnn Watson to Chairperson, Mayor Campbell, second Mrs. Croll  
Motion to close nominations, Mayor Campbell, second Mrs. Croll

Vote: Ayes unanimous (Dennis Deichert, absent)

Nomination of Susan Croll to Vice Chairperson, Mayor Campbell, second Councilman MacFerren  
Motion to close nominations, Mayor Campbell, second Councilman MacFerren

Vote: Ayes unanimous (Dennis Deichert, absent)

**RESOLUTIONS**

**PB 2022-1-01            RESOLUTION NAMING LUANN WATSON 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 2022.

**PB 2022-1-02            RESOLUTION NAMING SUSAN CROLL 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 Susan Croll

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shall serve as Vice-Chairperson for the year 2022.

**PB 2022-1-03            RESOLUTION APPOINTING DONALD S. RYAN, SHIMBERG & FRIEL PC, 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 Donald S. Ryan of the law firm of Shimberg & Friel PC, Cherry Hill, 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. Donald S. Ryan of the law firm of Shimberg & Friel PC, Cherry Hill, 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 without competitive bidding as a "Professional Service" in accordance with the Local Public Contracts Law, N.J.S.A. 40A:11-5(1)(a), because it is for services performed by persons authorized by law to practice a recognized profession.
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.

**PB 2022-1-04            RESOLUTION NAMING APPOINTING GREGORY FUSCO, KEI ASSOCIATES, 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 KEI Associates, 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 KEI Associates, 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

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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.

**PB 2022-1-05                    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.

**PB 2022-1-06                    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 2022.

**PB 2022-1-07                    RESOLUTION AUTHORIZING PLANNING BOARD MEETING DATES FOR 2022**

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 2022 have been established.

Meetings will be held virtually every second Tuesday of the month at 7:00 P.M. unless otherwise stated. Details to participate in the meeting will be posted on the Borough website. The scheduled dates are:

February 8, 2022	August 9, 2022
March 8, 2022	September 13, 2022
April 12, 2022	October 11, 2022
May 10, 2022	November 7, 2022*

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June 14, 2022

July 12, 2022

December 13, 2022

January 10, 2023 - Reorganization

\* Meeting scheduled for first Monday due to the General Election

**PB 2022-1-08                    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 2022:

The Courier Post	Cherry Hill, NJ
Central Record	Montgomery, PA
Philadelphia Inquirer	Cherry Hill, NJ
The Trenton Times	Trenton, NJ
The Star Ledger	Essex County, NJ

Motion to approve reorganization resolutions Mayor Campbell, second Ms. Gellura

Vote: Ayes unanimous (Dennis Deichert, absent)

**PB 2022-1-09                    RESOLUTION GRANTING A CERTIFICATE OF APPROPRIATENESS TO JOSEPH COGAN FOR THE INSTALLATION OF SOLAR PANELS AT PREMISES BLOCK 59.05, LOT 22, ALSO KNOWN AS 49 GLENVIEW WAY EAST, GIBBSBORO, NEW JERSEY**

On December 14, 2021, the Borough of Gibbsboro Planning Board held a public hearing at which time the following members were present:

LuAnn Watson, Chairperson  
Edward Campbell, Mayor  
Susan Croll, Vice-Chairperson  
Dennis Deichert  
Barbara Gellura  
Michael Kelly  
John Ritz

The following were also present at the meeting:

Donald S. Ryan, Esquire, Solicitor  
Amy C. Troxel, Planning Board Secretary  
Greg Fusco, Planning Board Engineer  
Brian Slaugh, Planning Board Planner

**SUBJECT**

The Board considered the application of Joseph Cogan, for the installation of solar panels at

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the premises 49 Glenview Way East, Gibbsboro, NJ. The property is also known as Block 59.05, Lot 22 on the Gibbsboro Tax Map. The solar contractor, Solar Energy World, is the applicant's contractor.

The property is located in the Historic District.

The property requires a Certificate of Appropriateness in accordance with Section 222-7(a)(1) of the Gibbsboro Historic Preservation Ordinance and the New Jersey Municipal Land Use Law, N.J.S.A. 40:55D-111.

Sean Grieves, of Solar Energy World, appeared virtually, was sworn and testified in support of the application.

Brian Slaugh, Planner, and Greg Fusco, Engineer, virtually appeared, were sworn and testified in connection with the application.

The following exhibits were also included as part of the record:

- A-1 Application of Appropriateness dated October 21, 2021.
- A-2 Proposal of Solar Energy World dated October 1, 2021, prepared by James A. Clancy, PE (7 pages).
- A-3 Structural Roof Certification dated October 5, 2021 from James A. Clancey, PE.
- A-4 Revised site plan A002 from James A. Clancey, PE, submitted November 30, 2021.

No one appeared during the public portion of the hearing to testify.

#### **FINDINGS OF FACT**

The Planning Board, having determined that the Application was in proper form and having examined the Exhibits and considered the testimony, finds as follows:

1. The Gibbsboro Planning Board has jurisdiction to approve the application for the Historic Certification of Appropriateness in accordance with N.J.S.A. 40:55D-111 and Section 222-7(a)(1) of the Gibbsboro Historic Preservation Ordinance.

2. Joseph Cogan is the owner of the residential property designated as 49 Glenview Way, E. a/k/a Block 59.05, Lot 22.

3. Applicant seeks permission to install roof top solar panels as shown on Exhibits A-2 and revised Exhibit A-4.

4. Based upon the testimony of the Sean Grieves, the applicant's contractor, and confirmed by the Borough Planner and Borough Engineer, the Planning Board makes the following findings:

- A. The contractor will install roof top solar panels which will not exceed 6 inches off the roof surface.
- B. The panels will be located 11 feet off the front edge of the house.
- C. The panels will be black aluminum.
- D. The neighbor across the street has a similar solar panel installation.

5. The Planning Board Planner recommends approval of the Certificate of Appropriateness based upon the facts that the home is not in an area of homes which contribute to the Historic District and the solar panels are not obtrusive (barely visible from public view).

#### **CONCLUSION**

6. The Planning Board concludes that applicant has satisfied the criteria for granting a Certificate of Appropriateness and complies with the review standards under Section 222-8 of the

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and grants the Certificate of Appropriateness for the installation of the solar

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**RESOLUTION**  
m of Susan Croll, seconded by Michael Kelly, the Planning Board voted  
a Certificate of Appropriateness to applicant, Joseph Cogan, for the installation  
panels in accordance with the evidence presented.

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**ROLL CALL VOTE**  
n Watson Yes  
d Campbell Yes  
Croll Yes  
s Deichert Yes  
ra Gellura Yes  
el Kelly Yes  
titz Yes

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rove resolution Mrs. Croll, second Mayor Campbell

S.C. Aye B.G. Aye M.K. Aye L.W. Aye J.R. Aye

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1 to pence reading and approve the minutes of 12/14/21 Mr. Kelly, second Mrs.

us with Councilman MacFerren abstaining (Dennis Deichert, absent)

**CE REDEVELOPMENT**

**RESOLUTION RECOMMENDING TO THE GOVERNING BODY  
OF THE BOROUGH OF GIBBSBORO, NEW JERSEY, THAT  
BLOCK 8.01, LOTS 3.07, 3.09 AND 5 OF THE SILVER LAKE AREA  
BE DECLARED AN AREA IN NEED OF NON-CONDEMNATION  
REDEVELOPMENT AS DEFINED UNDER N.J.S.A. 40A:12A-1, et.  
seq., AS AMENDED**

was not present to

he Governing Body of the Borough of Gibbsboro considered it to be in the  
Borough to have the Borough of Gibbsboro Planning Board conduct such  
rmine whether Block 8.01, Lots 3.07, 3.09 and 5, (hereinafter "Silver Lake  
y Area") is an area in need of non-condemnation redevelopment; and,  
he Planning Board received authorization from the Governing Body of the  
oro, to undertake a preliminary investigation on October 13, 2021, by  
-10-131; and,  
Brian Slaugh, PP, AICP, the Planning Board's Planning Professional,

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Project: Construction of a New Residential Structure  
Address: 150 West Clementon Road  
Block 96, Lot 4.02  
Taxes: Current  
Fee/Escrow: \$50/\$250

Planner Report, dated 1/3/22, recommends that the application be deemed incomplete as submitted

**INFORMATIONAL**

1. Next Planning Board meeting is scheduled for Tuesday, February 8, 2022 at 7:00 P.M.

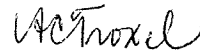
**PUBLIC COMMENTS**

No comment

**ADJOURNMENT**

Motion to adjourn the meeting at 7:22 P.M. Mayor Campbell, second Mrs. Croll

Vote: Ayes unanimous (Dennis Deichert, absent)



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AMY C. TROXEL, Secretary

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