

**BOROUGH OF GIBBSBORO  
PLANNING BOARD MINUTES  
February 8, 2022  
7:00 P.M.**

**Meeting called to order** at 7:03 P.M.

**Moment of Silence** to remember Joseph Hartmann

**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  
Mr. Dennis Deichert  
Ms. Barbara Gellura  
Mr. Mike Kelly  
Mr. Barry Rothberg  
Mr. John Ritz

Absent:

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

**RESOLUTIONS**

**MINUTES**

Motion to dispense reading and approve the minutes of 1/11/22 Mayor Campbell, second Mrs. Croll

Vote: Ayes unanimous (Mr. Deichert, abstain)

**OLD BUSINESS**

1. CERTIFICATE OF APPROPRIATENESS (DOCKET #21-30)

Applicant: Sonny Frank  
Project: Garage Conversion  
Address: 33 Kresson Road  
Block 17, Lots 1.02, 1.04 & 1.05  
Taxes: Current  
Fee/Escrow: NA

No one appeared to testify on behalf of the application. Mr. Ryan recommended that the

application be denied without prejudice.

Motion to deny the application of Sonny Frank (Docket #21-31) without prejudice Ms. Gellura, second Councilman MacFerren

Poll: E.C. Aye M.M. Aye S.C. Aye D.D. Aye B.G. Aye M.K. Aye  
L.W. Aye

**NEW BUSINESS**

1. CERTIFICATE OF APPROPRIATENESS (DOCKET #21-31)

Applicant: James Dragani & Jennifer Barbagiovanni  
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

Revised Plans, page Z1, revision date 2/3/22

Mr. Dragani, the applicant, and Kim Bunn, his architect, appeared to testify on behalf of the application. Mr. Ryan swears in Mr. Fusco and Mr. Slaugh in preparation for their testimony. Mr. Ryan swears in Mr. Dragani and Ms. Bunn in preparation for their testimony.

The application proposes to construct a 3300 square-foot single-story residential structure on the property at 150 West Clementon Road. The structure will front on Pine Road rather than Clementon Road, and driveway access will be from Pine Road. The existing garage will eventually be demolished.

Mr. Slaugh testified that the proposed appearance of the home and the proposed wooden fence are consistent with other structures on Pine Road, and that the relocation of the driveway will be better for traffic on Clementon Road.

The applicant submitted revised plans on 2/3/22, relocating the structure on the property away from existing swale. The exact location of the structure cannot be determined until a grading plan is approved by the Planning Board Engineer, but a bulk variance will be required. The applicant will return to seek approval for said variance once a grading plan is approved.

Public comment: None

Motion to approve application as amended by testimony and include a Certificate of Appropriateness for the demolition of the existing garage Mayor Campbell, second Councilman MacFerren

Poll: E.C. Aye M.M. Aye S.C. Aye D.D. Aye B.G. Aye M.K. Aye  
L.W. Aye

2. CERTIFICATE OF APPROPRIATENESS (DOCKET #22-01)

Applicant: Homelink Development LLC/Timothy D'Ascenzo  
Project: Roof & Window Replacement  
Address: 23B Marlton Avenue  
Block 10, Lot 2.04  
Taxes: Current  
Fee/Escrow: \$50/\$0

Tim D'Ascenzo of Homelink Development LLC, residing at 1028 Haddon Avenue in Collingswood, and Tom Hagner, Esquire, appeared to testify on behalf of the application. Mayor Campbell recused himself from participation. Mr. Ryan swears in Mr. D'Ascenzo in preparation for his testimony.

The structure located at 23B Marlton Avenue is part of a duplex. 23A Marlton Avenue is in foreclosure, and there is no opportunity for both sides of the roof to be replaced to match at this time.

Mr. D'Ascenzo testified that the existing shingle color and design are no longer available. The proposed shingles are a darker but similar color, and the windows will be an in-kind replacement.

Motion to approve application as submitted Councilman MacFerren, second Mr. Kelly

Poll: M.M. Aye S.C. Aye D.D. Aye B.G. Aye M.K. Aye B.R. Aye  
L.W. Aye

**PENDING BUSINESS**

**INFORMATIONAL**

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

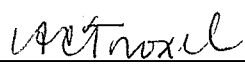
**PUBLIC COMMENTS**

None

**ADJOURNMENT**

Motion to adjourn the meeting at 7:42 P.M. Mrs. Croll, second Councilman MacFerren

Vote: Ayes unanimous

  
\_\_\_\_\_  
AMY C. TROXEL, Secretary