

**BOROUGH OF GIBBSBORO
PLANNING BOARD MINUTES**

March 8, 2022

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
Vice Chairwoman Susan Croll
Mayor Edward G. Campbell
Mr. Dennis Deichert
Ms. Barbara Gellura
Mr. Mike Kelly
Mr. Barry Rothberg
Mr. John Ritz

Absent:

Councilman Michael MacFerren

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

RESOLUTIONS

PB2022-3-11 RESOLUTION GRANTING A CERTIFICATE OF APPROPRIATENESS TO JAMES DRAGANI AND JENNIFER BARBAGIOVANNI FOR THE CONSTRUCTION OF A NEW HOUSE AT PREMISES BLOCK 96, LOT 4.02, ALSO KNOWN AS 150 CLEMENTON ROAD, GIBBSBORO, NEW JERSEY

On February 8, 2022, 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
Michael MacFerren, Councilman
Dennis Deichert
Barbara Gellura
Michael Kelly
Barry Rothberg
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 James Dragani and Jennifer Barbagiovanni who seek to construct a new home on a lot located at the intersection of Clementon Road and Pine Road in Gibbsboro. The property is known as Block 96, Lot 4.02 on the Gibbsboro Tax Map.

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.

James Dragani and his architect, Kim Bunn, were 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 December 21, 2021.
- A-2 Description of Work and Finish selections prepared by Kimberly Bunn dated 12/17/2021.
- A-3 Revised Description of Work and Finish selection prepared by Kimberly Bunn dated 1/7/2011.
- A-4 Architectural Plans dated Nov. 2, 2021, prepared by Kimberly Bunn (three sheets)
- PB-1 Memorandum of Brian Slaugh, Planning Board Planner dated 1/3/2022.

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. James Dragani and Jennifer Barbagiovanni are the owners of the residential property currently designated as 150 Clementon Road, Gibbsboro and also designated as Block 96, Lot 4.02 on the Tax Map.

3. The applicants recently acquired the property. There is currently no house on the property. They seek to demolish the detached garage and to construct a new house at the intersection of Clementon Road and Pine Road. The lot is a corner property and because Clementon Road is a high-volume road, the applicants want to have the driveway and front porch entry off of the Pine Road side with a fence enclosing the Clementon Road side.

4. The Planning Board engineer, Greg Fusco, testified that the proposed orientation and location of the proposed house would first require variance approval. There is an existing drainage swale and the topography is unique as a consequence of which at a minimum grading plan will be required. This aspect of the project will be deferred, but the engineer and planner endorsed the revised application for certificate of appropriateness.

5. The applicant testified that he amends his application with the recommendation of the Planner to provide for 5-inch clapboard siding and for a wood 6-foot fence (to enclose proposed swimming pool).

6. The Planning Board Planner testified that the clapboard siding is more consistent with the neighboring properties and the proposed orientation and house design associate better with the Pine Road neighborhood.

CONCLUSION

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 Borough Ordinance and grants the Certificate of Appropriateness for construction of a new house.

RESOLUTION

On the motion of Mayor Campbell seconded by Councilman McFerren, the Planning Board voted unanimously to grant a Certificate of Appropriateness for the siding, materials and orientation of the proposed hose and for a demolition permit for the garage.

ROLL CALL VOTE

LuAnn Watson	Yes
Edward Campbell	Yes
Susan Croll	Yes
Michael MacFerren	Yes
Dennis Deichert	Yes
Barbara Gellura	Yes
Michael Kelly	Yes

Motion to approve resolution Mrs. Croll, second Mr. Deichert

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

PB2022-3-12 RESOLUTION GRANTING A CERTIFICATE OF APPROPRIATENESS HOMELINK DEVELOPMENT LLC/TIMOTHY D’ASCENZO FOR THE ROOF REPLACEMENT AT PREMISES BLOCK 10, LOT 2.04, ALSO KNOWN AS 23B MARLTON AVENUE, GIBBSBORO, NEW JERSEY

On February 8, 2022, the Borough of Gibbsboro Planning Board held a public hearing at which time the following members were present:

- LuAnn Watson, Chairperson
- Edward Campbell, Mayor – RECUSED
- Susan Croll, Vice-Chairperson
- Michael MacFerren, Councilman
- Dennis Deichert
- Barbara Gellura
- Michael Kelly
- Barry Rothberg
- 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 Homelink Development LLC/Timothy D'Ascenzo at the premises 23B Marlton Avenue, Gibbsboro, NJ. The property is also known as Block 10, Lot 2.04 on the Gibbsboro Tax Map.

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.

Thomas Hagner, Esquire, represented the applicant.

Timothy D'Ascenzo 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 January 31, 2022.
- A-2 Description of Work prepared by Timothy DAscenzo.
- A-3 Two photographs front façade of property.
- A-4 Sample of Existing Roof material.
- A-5 Sample of Replacement Roof material.

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. The applicant is Homelink Development LLC ("Homelink"). Timothy D'Ascenzo is the owner. Homelink is in the business of acquiring and renovating houses for sale. Homelink recently acquired 23B Marlton Avenue. The property is a twin home with 23A Marlton Avenue. The evidence presented demonstrates that the roof and siding of 23A are substantially similar to 23B. 23A is currently vacant and the owners cannot be located.

3. The Board finds that the existing roof and siding on 23B are 20-30 years old and at the end of their functional life expectancy.

4. The Planning Board Planner testified that proposed pewter color of the roof shingles is acceptable as well as the light tan color of the replacement siding.

5. The applicant testified that the capping around the proposed replacement windows will be the same as the existing capping which the Planner deemed acceptable.

6. The Planner concluded that the proposed improvements are not inconsistent with the Historic District ordinance standards for this neighborhood.

CONCLUSION

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 Borough Ordinance and grants the Certificate of Appropriateness for the replacement of roofing and siding.

RESOLUTION

On the motion of Councilman McFerren, seconded by Michael Kelly, the Planning Board voted unanimously to grant a Certificate of Appropriateness to applicant Timothy D'Ascenzo, for the replacement of roofing and windows in accordance with the testimony and exhibits presented.

ROLL CALL VOTE

LuAnn Watson	Yes
Susan Croll	Yes
Michael MacFerren	Yes
Dennis Deichert	Yes
Barbara Gellura	Yes
Michael Kelly	Yes
Barry Rothberg	Yes

Motion to approve resolution Mrs. Croll, second Mr. Kelly

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

MINUTES

Motion to dispense reading and approve the minutes of 2/8/22 Mr. Deichert, second Mr. Kelly

Vote: Ayes unanimous

OLD BUSINESS

NEW BUSINESS

1. MINOR SUBDIVISION (DOCKET #22-02)

Applicant: The Sherwin-Williams Company/Douglas Biemiller
Project: Minor Subdivision
Address: 185 Kirkwood Road
Block 59.01, Lot 5

Taxes: Current
Fee/Escrow: \$300/\$2500

Affidavit package received 2/25/22, verified for accuracy

Planner's Report, dated 3/1/22
Engineer's Report, dated 3/3/22

Mr. Christopher McAuliffe, Esquire, of Morgan, Lewis & Bockius LLP, appeared to represent the joint applicants, The Sherwin-Williams Company and Mr. Douglas Biemiller. James Heiser of DPK Consulting and Hank Martin of ELM Group also appeared to testify on behalf of the application. Mr. Heiser and Mr. Martin were sworn in by Mr. Ryan. The Board professionals, Mr. Slauch and Mr. Fusco, were also sworn in in preparation for their testimony.

The subdivision of the property at 185 Kirkwood Road (Block 59.01, Lot 5) which is located in the R-40 Zone, consists of three proposed lots: Lot 5.01, a conforming lot where the existing residential structure is located; Lot 5.02, a conforming vacant lot; Lot 5.03, a non-conforming flag lot.

The Sherwin-Williams Company has been overseeing a large-scale remediation project in Gibbsboro, and Hilliards Creek, part of which is located on Lot 5.03, requires remediation. The purpose of the proposed subdivision is to create two clean conforming lots (Lots 5.01 and 5.02), and restrict all of the existing contamination to one lot (Lot 5.03), which will be conveyed to the Borough as Open Space once all of the clean-up is complete.

The creation of Lot 5.03 requires two C Variances. Despite the actual size of the lot, a large portion is wetlands, therefore it does not meet the minimum lot size requirements for the R-40 Zone. The lot is also a flag lot, which will allow Sherwin-Williams access from Kirkwood Road, but does not meet the minimum frontage requirement.

The Board inquired about conservation easements on portions of Lots 5.01 and 5.02 for what is defined in the ordinance as "Conservation District" land and a public access easement along Kirkwood Road to possibly extend a modified streetscape for students walking or bicycling to and from school. Mr. McAuliffe was not authorized by Mr. Biemiller to make any agreements regarding such easements but agreed to consult his client and return to the Board following consultation.

Chairwoman Watson opened the meeting to the public. No members of the public testified regarding the application.

Mr. McAuliffe agreed to waive the timeline for the Board to act so that Mr. Biemiller could be consulted. The applicant will return before the Board at the next regularly scheduled meeting on April 12, 2022.

PENDING BUSINESS

INFORMATIONAL

1. Next Planning Board meeting is scheduled for Tuesday, April 12, 2022 at 7:00 P.M.

PUBLIC COMMENTS

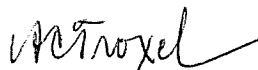
No comment

MARCH 8, 2022

ADJOURNMENT

Motion to adjourn the meeting at 8:21 P.M. Mrs. Croll, second Mayor Campbell.

Vote: Ayes unanimous



AMY C. TROXEL, Secretary

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