

**BOROUGH OF GIBBSBORO  
PLANNING BOARD MINUTES  
April 12, 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**

Present:

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

Absent:

Councilman Michael MacFerren  
Mr. Barry Rothberg

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

**RESOLUTIONS**      None

**MINUTES**

Motion to dispense reading and approve the minutes of 3/8/22 Mrs. Croll, second Ms. Gellura

Vote: Ayes unanimous

**CORRESPONDENCE**

To: Elaine Richardson (Sherwin-Williams) and Patrick Austin (Weston Solutions)  
From: Secretary Troxel  
Date: 3/29/22  
Re: Planning Board Fees & Escrow for Subdivision Application with Variances  
185 Kirkwood Road, Douglas Biemiller (Docket #22-02)

To: Secretary Troxel  
From: Kim Bunn, Bunn Architecture  
Date: 3/28/22  
Re: Tree Removal at 150 West Clementon Road  
James Dragani (Docket #21-31)

To: Kim Bunn, Architect  
From: Secretary Troxel

Date: 3/31/22 (email)  
Re: Tree Removal at 150 West Clementon Road

To: Gibbsboro Planning Board  
From: James Dragani  
Date: 4/4/22  
Re: Tree Removal at 150 West Clementon Road (survey and permit application included)

This matter has been referred to the Environmental Commission to determine whether a fee is due and/or a replanting plan is required.

**OLD BUSINESS**

1. CORRECTION TO TITLE OF RESOLUTION PB2022-3-12

PB2022-3-12 RESOLUTION GRANTING A CERTIFICATE OF APPROPRIATENESS HOMELINK DEVELOPMENT LLC/TIMOTHY D'ASCENZO FOR ~~THE CONSTRUCTION OF A NEW RESIDENTIAL STRUCTURE~~ (REPLACE WITH: ROOF REPLACEMENT) AT PREMISES BLOCK 10, LOT 2.04, ALSO KNOWN AS 23B MARLTON ROAD, GIBBSBORO, NEW JERSEY

Motion to approve correction to resolution title Mayor Campbell, second Mrs. Croll

Vote: Ayes unanimous

2. MINOR SUBDIVISION (DOCKET #22-02)

Applicant: The Sherwin-Williams Company/Douglas Biemiller  
Project: Minor Subdivision with variances  
Address: 185 Kirkwood Road  
Block 59.01, Lot 5  
Taxes: Current  
Fee/Escrow: \$300/\$2500  
\$500/\$1000 (for variances)

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

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

A Subcommittee Meeting was held on 4/6/22 to discuss several outstanding questions. The applicant submitted a revised plan on 4/8/22.

The applicant agreed to make a payment to the Borough in lieu of the requested bikeway easement along Kirkwood Road, which is permitted by local ordinance (§ 358-18). The total area was calculated to be 620.93 square yards. The ordinance values each square yard at \$55, for a total value of \$34,151.15.

The applicant, Sherwin-Williams, will purchase lot 5.03 (flag lot) from Mr. Biemiller in order to perform the required remediation. This lot is not buildable due to the existence of wetlands and wetlands buffer. Once the remediation is complete, the lot will be conveyed back to the Borough for preservation and open space. The Borough agreed not to require any conservation easements on the other lots (5.01 and 5.02).

Public Comment: None

Motion to grant two bulk variances from the minimum lot size requirements of the R-40 zone and from the minimum lot frontage requirement and a minor subdivision, which is to be perfected by filing a plat to be approved by the Planning Board Engineer and Solicitor; Mayor Campbell, second Ms. Gellura

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

**NEW BUSINESS**

**PENDING BUSINESS**

**INFORMATIONAL**

1. Annual Financial Statements must be completed by Board members and professionals by 4/30/22 (see Memorandum).
2. DEP Annual Stormwater Training required to be completed by Board members by 12/31/22.
3. Gibbsboro Clean-Up Day will be held on 4/23/22 from 9 a.m.-12 p.m. Meet at the Berlin Road cul-de-sac.
4. Camden County Commissioners' Town Meeting at Gibbsboro School on April 26, 2022 at 6 p.m. Long-time resident and veteran John Foxhill will be honored for his service to the country and community.
5. Next Planning Board meeting is scheduled for Tuesday, May 10, 2022 at 7:00 P.M.

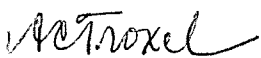
**PUBLIC COMMENTS**

None

**ADJOURNMENT**

Motion to adjourn the meeting at 7:37 p.m. Charwoman Watson, second Mrs. Croll

Vote: Ayes unanimous

  
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AMY C. TROXEL, Secretary

