

**BOROUGH OF GIBBSBORO  
PLANNING BOARD MINUTES  
June 14, 2022  
7:00 P.M.**

**Meeting called to order** at 7:04 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

Professionals: Solicitor, Donald S. Ryan  
Planner, Brian Slaugh  
Scott Smith, Key Associates (for Mr. Fusco)

Engineer, Gregory Fusco

**RESOLUTIONS**

**MINUTES**

Motion to dispense reading and approve the minutes of 5/10/22 Mayor Campbell, second Ms. Gellura

Vote: Ayes unanimous (Mrs. Croll & Mr. Rothberg abstained)

**OLD BUSINESS**

**NEW BUSINESS**

1. SIGN PERMIT & CERTIFICATE OF APPROPRIATENESS (Docket #22-04)

Applicant: Gibbsboro Gas/Signarama  
Project: Monument Sign  
Address: 55 East Clementon Road  
Block 7.03, Lot 16.03  
Fee/Escrow: Paid

Engineer's Report, dated 6/13/22

Mr. Ryan swears in Mr. Slaugh and Mr. Smith in preparation for their testimony. Bob Rempfer from Deptford Signarama appeared on behalf of the application and was also sworn in by

Mr. Ryan.

Mr. Rempfer reiterated from an email correspondence dated 6/8/22 that this application was for changes to the monument sign only, and that the proposed changes to the canopy, which require a variance, were withdrawn. The applicant proposes to change the entire sign box on the monument to include the current name and digital pricing.

Mr. Scott noted from the Engineer's Report, dated 6/13/22, that back lit signs are not permitted, and that the applicant should modify the design to a sandblasted sign. Furthermore, it was pointed out that the existing brick is in need of cleaning.

Mr. Rempfer will discuss these recommendations with his client and submit a revised application.

2. BULK VARIANCE (Docket #22-06)

Applicant: Joseph & Marilyn Cogan  
Project: Addition to Residential Structure  
Address: 49 Glenview Way East  
Block 59.05, Lot 22  
Fee/Escrow: Paid

Planner's Report, dated 6/13/22

Marilyn (Lynn) Cogan and Ed Jesiolowski, architect, appeared on behalf of this application and were sworn in by Mr. Ryan. Mr. Ryan stated that in light of Mr. Jesiolowski's certification that no easements or rights-of-way exist on the property, notice to the utilities was not required. Thus, the public notice for this application is complete.

Relief is requested from the rear yard setback in order to construct an enclosed sunroom on the existing paved patio.

Mr. Slaugh testified that there is a preexisting variance for a number of lots in Heritage Village, and that the Cogan's lot is among them. The existing variance is for a rear yard setback of 14 feet. The proposed addition requires a setback of 13.5 feet, making an additional variance necessary. Mr. Slaugh noted that the existing house also has a setback of 13.5 feet and should therefore be included in the variance for the proposed addition. Mr. Slaugh also noted that none of the proposed changes would be visible from the public street and recommended that a Certificate of Appropriateness was not required.

Public Comment: None

Motion to accept finding of Planner that a Certificate of Appropriateness is not required Mrs. Croll, second Mr. Kelly

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

Motion to approve a setback variance for the existing structure and proposed addition Mrs. Croll, second Mr. Rothberg

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

3. CERTIFICATE OF APPROPRIATENESS (Docket #22-07)

Applicant: Mohamad Aboud/Pro Custom Solar Momentum  
Project: Installation of Solar Panels  
Address: 25 West Clementon Road  
Block 19.01, Lot 7  
Fee/Escrow: Paid

No one appeared on behalf of this application. The application is carried to the next meeting.

4. CANNABIS COMMITTEE

**PENDING BUSINESS**

1. CERTIFICATE OF APPROPRIATENESS (Docket #21-29)

Applicant: E & A Homes, LLC  
Project: Construction of New Residential Structure  
Address: 60 Haddon Avenue  
Block 7.01, Lot 10.01  
Fee/Escrow: Paid

Planner Report, dated 12/14/21 (application deemed incomplete)

Additional plans provided by applicant on 6/2/22 to complete application

2. SITE PLAN & USE VARIANCE (Docket #22-08)

Applicant: Gibbsboro Gas/Gibson Associates  
Address: 55 East Clementon Road  
Block 7.03, Lot 16.03

Development Review Meeting held on 6/6/22

3. SITE PLAN & USE VARIANCE (Docket #22-03)

Applicant: NueroRestorative  
Address: 36 Marlton Avenue  
Block 14.01, Lot 1.03

Concept Plan Review held on 5/10/22

**EXEMPTIONS GRANTED**

JUNE 14, 2022

1. 10 Bedford Court (Joe Michielli) – roof replacement/solar panel installation (5/17/22)
2. 175 South Lakeview Drive (Curtis & Mary Ellen Taylor) – fence installation (5/24/22)
3. 6 Yarmouth Way (Alysa DiSanto) – fence installation (5/31/22)
4. 71-83 South Lakeview Drive (Parisi Enterprise LLC) – repair/paint existing siding (6/7/22)

#### **INFORMATIONAL**

1. DEP Annual Stormwater Training required to be completed by Board members by 12/31/22.
2. Next Planning Board meeting is scheduled for Tuesday, July 12, 2022 at 7:00 P.M.

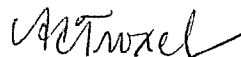
#### **PUBLIC COMMENTS**

None

#### **ADJOURNMENT**

Motion to adjourn the meeting at 8:16 P.M. Chairwoman Watson, second Mrs. Croll

Vote: Ayes unanimous



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AMY C. TROXEL, Secretary

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