

**BOROUGH OF GIBBSBORO
PLANNING BOARD MINUTES**

August 9, 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
Mr. Dennis Deichert
Ms. Barbara Gellura
Mr. Mike Kelly
Mr. Barry Rothberg
Mr. John Ritz

Absent:

Professionals: Engineer, Gregory Fusco
Planner, Brian Slaugh

Solicitor, Donald S. Ryan

RESOLUTIONS

PB2022-7-15 RESOLUTION APPROVING A CERTIFICATE OF APPROPRIATENESS TO E & A HOMES, LLC TO CONSTRUCT A NEW HOUSE ON A VACANT LOT AT PREMISES BLOCK 7.01, LOTS 10.01 & 10.03, ALSO KNOWN AS 60 HADDON AVENUE, GIBBSBORO, NEW JERSEY

On July 12, 2022, the Borough of Gibbsboro Planning Board held a virtual public hearing at which time the following members were present:

LuAnn Watson, Chairperson
Edward Campbell, Mayor
Michael MacFerren, Councilman
Susan Croll, Vice-Chairperson
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
Brian Slaugh, Planning Board Planner
Gregory Fusco, Planning Board Engineer

SUBJECT

The Board considered the application of E & A Homes LLC for the premises 60 Haddon Avenue, Gibbsboro, N.J. The property is also known as Block 7.01, Lots 10.01 and 10.03 on the Gibbsboro Tax Map. The property owner is E & A Homes LLC. Andy Vilecco is the managing member.

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:SSD-111.

The applicant was represented by Jeffrey Gans, Esquire.

Andy Vilecco, virtually appeared, and 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 for Certificate of Appropriateness dated October 27, 2021.
- A-2 Survey of property dated June 4, 2010, by John Gauntt. P.S.
- A-3 Letter dated April 25, 2022, from Jack Smith, Architect, to Gibbsboro Planning Board
- A-4 Two renderings of proposed home by M.S. Scoppetta (undated).
- A-5 Revised plans of Jack Smith, RA, dated June 2, 2022.
- PB-1 Review letter of Brian Slaugh, PB Planner, dated July 8, 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 Certificate of Appropriateness in accordance with N.J.S.A. 40:55D-111 and Section 222-7(0)(1) of the Gibbsboro Historic Preservation Ordinance.
2. The Planning Board finds that the owner of the property is E & A Homes LLC. Andy Vilecco is a representative of E & A Homes LLC.
3. The Applicant seeks to construct a new home on a vacant lot similar to Exhibit A-4 in appearance.
4. The property address is 60 Haddon Avenue a/k/a Block 7.01, Lots 10.01 and 10.03 on the Gibbsboro Tax Map.
5. Based upon the testimony of the applicant, and confirmed by the Borough Planner and Borough Engineer, the Planning Board makes the following findings:

The applicant originally submitted a set of architectural plans prepared by Jack Smith, R.A., of Bishop and Smith for their "Westin" model, dated June 10, 2021, consisting of ten sheets (CS-1, A-1, A-2, A-3, A-4, BW-P, BW-D (dated 3/4/20), FS-1 (dated 10/20/20), CD-1 (dated 2/27/20) and GN-1 (dated 3/3/20)). The Borough Planner found this submission incomplete in his review letter dated December 14, 2021. The applicant has

resubmitted this same set of architectural plans but with two perspective elevations that differ somewhat from the elevations that are depicted on Sheet A-4. An additional perspective showing a different color has been submitted of the front perspective. In addition, the applicant has submitted a foundation plan and a response letter, dated April 25, 2022, to the Planner's report.

6. The Planning Board finds as follows:

Application Completeness

1. Certificate of Appropriateness. Certificate of Appropriateness applications are required to include the following information:

a. The application shall be accompanied by photographs of the building showing where the features are to be added. Since this is new construction, there is no building to show where new features are going to be added. Instead, the applicant has submitted the two perspectives to show the style of building. The architect is using a particular model, "the Westin", which appears to be a modern style of house developed specifically by the company. I recommend that the colored perspectives be accepted in lieu of photographs.

b. A written description of the work (for example, a builder's estimate or an architect's scope of work). The Westin model architectural plans provide an adequate written and drawn description of what is proposed. This is a two-story, four- bedroom house with basement. A two-car garage would face the street.

c. The material specifications (architect's technical specification or manufacturer's literature describing the proposed materials). The architect's response letter provides additional information concerning the biggest elements of the proposed materials for the house.

The Borough Planner recommends that the application be deemed complete.

Historic Preservation Comments

The Planning Board Planner discussed the proposed house design with the architect on March 31 of this year to encourage at least the exterior features to comport more fully with the design elements of other houses on Haddon Avenue that are not modern intrusions, since there are a few of them, as well as the houses that make up contributing members to the district: vernacular and Queen Anne Victorians, Second Empire, American Four Square, and Cape Cods. The largest identifying factor that this is a modern house is the prominence of the garage in the facade, as the most forward architectural element of the house. Changing this, however, means using a different house plan, which the Board is entitled to require. Across the street where there are houses in the Cedar Croft Heights neighborhood that are not in the historic district, the house directly opposite has a prominent garage also. Assuming no change to the house plan but a focus on the exterior materials, Mr. Slaugh made the following suggestions in March:

- Limit the stone veneer to the foundation instead of having it at the first- floor window sill line, since that is a modern design feature.
- Avoid the use of shutters since they should be operable if used and cannot be used on a doubled window.
- Highlight the front door by the use of color to give it more prominence since it is

tucked into the porch.

7. The architect has made these changes as depicted on the perspectives submitted as Exhibit A-5. At the July 9, 2022, hearing, the applicant's builder and the applicant proposed to use a double hung series of window manufactured by Harvey which is called their Classic Series. There are several different versions of this window from what is called simulated divided lite (SDL), exterior applied grid and then grid between the double-paned full-sized glass. The Planning Board recommend that the applicant use the exterior applied grid system to provide the appearance of traditional windows. The 5/8" muntins are acceptable and the narrower muntins are the less expensive of the two types. These grids are factory glued to the exterior glass and will give a traditional appearance to the widows. A full sheet of glass in the sash frame is a clear giveaway of modernity. Secondly, while the Borough's commercial structures are required to have black muntins and sashes as they are emulating industrial buildings from the Lucas paint works, this color on residential buildings is a very recent fad and inconsistent with the historic uses of window colors on residential buildings in Gibbsboro. The Planner recommends that the sashes and muntins be white like the architectural trim pieces surrounding the windows and doors. The Planning board concurs.

8. The applicant's witness agreed to comply with the recommendations of the Planning Board Planner.

CONCLUSIONS

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 the new home. In accordance with the revised plans with the condition that the windows have exterior applied grids and the color of the façade is blue/gray.

RESOLUTION

On the motion of Susan Croll, seconded by Michael Kelly, the Planning Board voted unanimously to grant a Certificate of Appropriateness to applicant for the construction of a new home in accordance with the conditions set forth above.

ROLL CALL VOTE

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

Motion to approve resolution Mrs. Croll, second Ms. Gellura

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

PB2022-7-16 RESOLUTION APPROVING A CERTIFICATE OF APPROPRIATENESS TO CHERRY SMITH/VISION SOLAR LLC FOR THE INSTALLATION OF SOLAR PANELS AT PREMISES BLOCK 59.05, LOT 2, ALSO KNOWN AS 3 GLENVIEW WAY EAST, GIBBSBORO, NEW JERSEY

On July 12, 2022, the Borough of Gibbsboro Planning Board held a virtual public hearing at which time the following members were present:

LuAnn Watson, Chairperson
Edward Campbell, Mayor
Michael MacFerren, Councilman
Susan Croll, Vice-Chairperson
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
Brian Slaugh, Planning Board Planner
Gregory Fusco, Planning Board Engineer

SUBJECT

The Board considered the application of Cherry Smith/Vision Solar LLC for the installation of solar panels at the premises 3 Glenview Way East, Gibbsboro, New Jersey. The property is also known as Block 59.05, Lot 2 on the Gibbsboro Tax Map. The property owner is Cherry Smith. The solar contractor, Vision Solar LLC, is the co-applicant.

The property is located in the Historic District.

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

Melissa Tsang, of Vision Solar LLC, virtually appeared, 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 for Certificate of Appropriateness dated June 6, 2022.
- A-2 7 pages and specifications of proposed Solar Panels, dated April 14, 2022, prepared by Vision Solar LLC.
- A-3 Eight photographs of aerial view of applicant's home.

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 Certificate of Appropriateness in accordance with N.J.S.A. 40:55D-111 and Section 222-1(a)(1) of the Gibbsboro Historic Preservation Ordinance.
2. The property owner of 3 Glenview Way East is Cherry Smith. Her solar contractor is Vision Solar LLC whose representative, Melissa Tsang, testified at the hearing.
3. The Applicant seeks permission to install 18 roof-top solar panels as shown in Exhibit A-2.
4. Based upon the testimony of Melissa Tsang, and confirmed by the Borough Planner, the Planning Board makes the following findings:
 - A. The proposed roof top solar panel installation has minimal visibility from the public street, Glenview Way East.
 - B. The solar panels will be owned by Vision Solar LLC and leased to the property owner.
 - C. The panels are 4 to 6 inches in height off the roof and there is an array skirt which screens the panels on the east side and south side.
 - D. The panels are set back approximately 4 feet from the roof edge.
 - E. The structural soundness of the installation has been confirmed by applicant's structural engineer.
 - F. The panels will be black in color.
 - G. The electricity generated by the solar panels is primarily for home owner.
5. The Planning Board Planner, Brian Slaugh, testified that the proposed solar panel array is acceptable and recommends a Certificate of Appropriateness be issued subject to the condition that an array skirt be installed on the east side and south side of the roof to obscure the solar panels from public view.
6. The Planning Board adopts the Recommendation of its Borough Planner and grants a certificate of Appropriateness with the conditions noted.

CONCLUSIONS

Based upon the recommendations of the Planning board Planner, 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 installation of solar panels.

RESOLUTION

On the motion of Mayor Campbell, seconded by Michael Kelly, the Planning Board voted unanimously to grant a Certificate of Appropriateness to Cherry Smith and Vision Solar LLC, for the installation of roof mounted solar panels in accordance with Borough Planner's recommendation.

ROLL CALL VOTE

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

Motion to approve resolution Mr. Kelly, second Mayor Campbell

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

MINUTES

Motion to dispense reading and approve the minutes of 7/12/22 Ms. Gellura, second Mayor Campbell

Vote: Ayes unanimous

OLD BUSINESS

NEW BUSINESS

1. SIGN APPLICATION & CERTIFICATE OF APPROPRIATENESS (Docket #22-11)

Applicant: SignPros/Welsh Farm
 Owner: Parisi Enterprises
 Project: Installation of new façade sign/Replacement of existing monument sign
 Address: 71 South Lakeview Drive
 Block 14.02, Lot 1
 Fee/Escrow: Paid

Brian Slaugh, the Planning Board Planner, and Gregory Fusco, the Planning Board Engineer, were sworn in by Chairwoman Watson in preparation for their testimony.

The applicant was represented by Mr. Robert Cohen, Esquire. Mr. Nick Kappatos, a representative SignPros, was also present and was sworn in by Chairwoman Watson.

Mr. Kappatos testified that the proposed signs will be made from sandblasted foam. The façade sign will measure 36"x80" and the changeable copy freestanding sign will measure 11.5"x96". The drawings submitted by SignPros do not include gooseneck lighting for the façade sign, but lighting will be required.

Mr. Slaugh testified that the proposed signs conform to ordinance standards as to size and colors, and that all necessary documents had been submitted, Mr. Slaugh recommended that the application be deemed complete.

Mr. Fusco testified that the proposed vinyl graphic should be modified to be carved,

sandblasted foam like the rest of the sign. The applicant agreed to this change. Mr. Fusco also noted that two gooseneck lights is what has been approved for other storefront locations at Continental Plaza. Mr. Fusco will provide the applicant with the design standards for the appropriate light fixtures.

Public Comment: None

Motion to deem application complete and grant a Certificate of Appropriateness subject to the removal of the vinyl graphic and the approval of two gooseneck light fixtures Mrs. Croll, second Mayor Campbell

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

2. SIGN APPLICATION & CERTIFICATE OF APPROPRIATENESS (Docket #22-12)

Applicant: SignPros/Crown Liquor & Wine
Owner: Paul Columbo
Project: Replacement of two façade signs
Address: 80 South Lakeview Drive
Block 14.01, Lot 1.02
Fee/Escrow: Paid

Planner Report prepared by Brian Slaugh, dated 8/3/22

The applicant was represented by Mr. Robert Cohen, Esquire. Mr. Nick Kappatos, a representative SignPros, was also present and reminded by Chairwoman Watson that he was still under oath.

Mr. Kappatos testified that this application represented a rebranding of the liquor store now that it has a new operator. The materials and size of existing signs will remain the same.

Revised plans were submitted based on the comments in Mr. Slaugh’s review letter of 8/3/22. These plans address the method of mounting the sign to the existing mansard roof.

Mr. Slaugh’s testified that, based on the submission of this revised plan, the application could be deemed complete.

According to Mr. Slaugh’s report, roadwork undertaken by Camden County in 2007 along Lakeview Drive required the previously existing monument sign to be abandoned. Due to the unique design of the building, which does not allow for a façade sign, the signs were placed on the mansard roof. A roof variance was not granted at that time due to an oversight, and Mr. Slaugh suggested that the requirement for a variance be addressed through this new application.

Mr. Cohen countered that the roof variance should be grandfathered as a pre-existing non-conforming use. Mr. Slaugh noted that this was a legal question that should be referred to the Planning Board Solicitor for determination.

Mr. Fusco testified that the proposed vinyl graphic should be modified to be carved, sandblasted foam like the rest of the sign. The applicant agreed to this change.

Public Comment: None

Motion to deem the application complete and grant a Certificate of Appropriateness pending determination by the Board Solicitor as to the requirement of a variance Mayor Campbell, second Mr. Deichert

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

3. CONCEPT PLAN (Docket #22-13)

Applicant: Gibbsboro Car Wash LLC/Ed Henry
Owner: Vella Group LLC
Project: Installation of a car wash
Address: 11 North Lakeview Drive
Block 7.04, Lots 19.12, 19.13 & 19.14
Fee/Escrow: Paid

The potential applicant was represented by Jennifer Johnson, Esquire, of Flaster Greenberg. The owner, Edward Henry, and engineer, Clifton Quay of Stantec, were also present.

The lot located at 11 North Lakeview Drive is approximately one acre in size. Mr. Quay proposed the possibility of vacating Troth Avenue. This would allow the structure to be oriented along Lakeview Drive and eliminate all curb cuts except for Troth Avenue – cars would enter from Lakeview Drive and exit from Troth Avenue. This orientation of the building would also allow for better stacking of queued vehicles. The lot coverage is expected to be less than the ordinance limit.

The business is focused on being as environmentally responsible as possible. Less than 80 gallons of water are used per vehicle, 75% of which is recycled, and environmentally-friendly soaps are used. Oil and other dirt/grit are run through a separator before water flows into the sanitary sewer.

Patrons will stay in their vehicles after selected the level of service from four possible price points. Several self-serve vacuum stations will be along the side of the building. A total of eight employees is expected, with three being scheduled at any given time – two attendants and one manager. The business is expected to operate from 7:30 a.m.-7:30 p.m. in the summer and 7:30 a.m.-6:30p.m. in the winter.

Mr. Slaugh noted that a Use Variance might be required as the code is a bit vague on whether a car was is explicitly permitted in the C-2 zone. Mr. Slaugh requested that Mr. Henry provide six months of consumption records from his business located in Kennett Square.

PENDING BUSINESS

1. CERTIFICATE OF APPROPRIATENESS (Docket #22-14)

Applicant: EMT Renewables/George Stilwell
Project: Installation of Solar Panels
Address: 85 East Clementon Road
Block 7.03, Lot 26.01
Fee/Escrow: Paid

AUGUST 9, 2022

CORRESPONDENCE

To: Secretary Troxel, email dated 8/1/22
From: Anne-Marie and Cory Bailey
77 Winding Way (Block 114, Lot 1)
Re: Withdrawal of Use Variance Application (Docket #22-10)

INFORMATIONAL

1. The Borough Council will be requesting the Planning Board's recommendations on land use procedures relating to the approval of solar panels in the Historic District and an amendment to the Lakeview North Redevelopment Plan.
2. DEP Annual Stormwater Training required to be completed by Board members by 12/31/22.
3. Next Planning Board meeting is scheduled for Tuesday, September 13, 2022 at 7:00 P.M.

PUBLIC COMMENTS

None

ADJOURNMENT

Motion to adjourn at 8:34 p.m. Mrs. Croll, second Mr. Deichert

Vote: Ayes unanimous



AMY C. TROXEL, Secretary