

**BOROUGH OF GIBBSBORO  
PLANNING BOARD MINUTES  
September 13, 2022  
7:00 P.M.**

**Meeting called to order** at 7:14 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: Solicitor, Donald S. Ryan (arrived 7:28 P.M.)  
Engineer, Gregory Fusco  
Planner, Brian Slaugh

\* The meeting start time was delayed due to technical difficulties with the virtual link.

**RESOLUTIONS**

**PB2022-9-17 RESOLUTION APPROVING A CERTIFICATE OF APPROPRIATENESS TO PARISI ENTERPRISES/SIGN PROS TO INSTALL A NEW FAÇADE SIGN AND REPLACE A MONUMENT SIGN AT PREMISES BLOCK 14.02, LOT 1, ALSO KNOWN AS 71 SOUTH LAKEVIEW DRIVE, GIBBSBORO, NEW JERSEY**

On August 9, 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:

Amy C. Troxel, Planning Board Secretary  
Brian Slaugh, Planning Board Planner  
Gregory Fusco, Planning Board Engineer

**SUBJECT**

The Board considered the application of Sign Pros for the premises 71 South Lakeview Drive, Gibbsboro, New Jersey. The property is also known as Block 14.02, Lot 1 on the Gibbsboro Tax Map. The property is owned by Parisi Enterprises.

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.

The applicant was represented by Robert Cohen, Esquire.

Nick Kappatos of Sign Pros 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 7/7/22
- A-2 Parisi Enterprises LLC letter of authorization dated 6/20/22
- A-3 Gibbsboro Sign Application dated 7/7/22
- A-4 Sign Pros' Proof Options 2&3 of Sandblasted Signs dated 7/5/22
- A-5 Sign Pros' Proof Options for two signs dated 7/5/22

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(a)(1) of the Gibbsboro Historic Preservation Ordinance.
2. The Planning Board finds that the owner of the property is Parisi Enterprises LLC. The property is known as 71 Lakeview Drive and designated as Block 14.02, Lot 1 on the Gibbsboro Tax Map.
3. The Applicant is Sign Pros. Nick Kappatos of Sign Pros testified that the owner proposes to install a new façade sign and to replace a monument sign as depicted on the Exhibits submitted to the Planning Board.
4. Based on the testimony of Nick Kappatos the Planning Board finds that the façade sign will be 36" x 80" made from sand blasted foam. The monument sign will be 11.5" x 96". Although the drawings do not include gooseneck lighting on the façade sign, these must be included.
5. Based upon the testimony of Brian Slaugh, Planning Board Planner, the Planning Board finds that the signage meets ordinance standards as to size and color. The application is

complete. The gooseneck lights should be installed on the façade.

6. Based upon the testimony of Greg Fusco, Planning Board Engineer, the Planning Board finds that two lights have been approved at other locations at Continental Plaza. The applicant should modify the vinyl graphic (circle) on the sign to be carved.

**CONCLUSIONS**

The Planning Board concludes that the application is complete and concludes that the applicant has sufficiently satisfied the criteria for granting a Certificate of Appropriateness for the façade and monument signage subject to the recommendations of the Planner and Engineer.

**RESOLUTION**

On the motion of Susan Croll, seconded by Mayor Campbell, the Planning Board unanimously deemed the application complete and granted a Certificate of Appropriateness for the façade and monument signage subject to the conditions recommended by the Planner and Engineer.

**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 Mr. Kelly

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

**PB2022-9-18 RESOLUTION APPROVING A CERTIFICATE OF APPROPRIATENESS TO SIGN PROS/CROWN LIQUOR & WINE FOR THE REPLACEMENT OF THE FAÇADE SIGNS AT PREMISES BLOCK 14.01, LOT 1.02, ALSO KNOWN AS 80 SOUTH LAKEVIEW DRIVE, GIBBSBORO, NEW JERSEY**

On August 9, 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:

Amy C. Troxel, Planning Board Secretary  
Brian Slaugh, Planning Board Planner  
Gregory Fusco, Planning Board Engineer

**SUBJECT**

The Board considered the application of Sign Pros/Crown Liquor & Wine the replacement of two façade signs at the premises 80 South Lakeview Drive, Gibbsboro, New Jersey. The property is also known as Block 14.01, Lot 1.02 on the Gibbsboro Tax Map. The property is owned by Columbo Development LLC, which has consented to the application. The applicant, Sign Pros, will replace the signs.

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.

The applicant was represented by Robert Cohen, Esquire.

Nick Kappatos of Sign Pros 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 7/7/22
- A-2 Application for Sign Permit dated 7/7/22
- A-3 Landlord Letter of Authorization, dated 6/20/22
- A-4 Rendering prepared by Sign Pros, revised 7/5/22
- A-5 Rendering prepared by Sign Pros, revised 7/7/22

PB-1 Review letter of Brian Slaugh, PB Planner, dated August 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 Certificate 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 property owner of 80 Lakeview Drive is Colombo Development LLC. Crown Liquor & Wine is the tenant which will occupy the property.
3. Based upon the testimony of the representative of Sign Pros, Nick Kappatos, the applicant seeks to rebrand the existing two façade signs to reflect Crown Liquor & Wine as the tenant occupying the building. The materials and size of the existing signs will remain the same.
4. Based upon the testimony of Brian Slaugh, Planning Board Planner, the applicant has submitted revised plans which address the method of mounting to the existing mansard roof.

Mr. Slauch recommended the application be deemed complete.

5. The Planning Board finds that in 2007, Camden County roadwork, adjacent to the property, required the monument sign to be abandoned and the signs were moved to the building. However, the unique design of the building does not allow for a façade sign so the sign was placed on the mansard roof. The applicant took the position that the signs on the roof should be grandfathered as a pre-existing non-conforming use.

The Planning Board attorney opines that a variance is required in order to permit signs on the roof.

6. The testimony of the Planning Board Engineer, Greg Fusco, recommends that the vinyl graphics on the signage should be carved and sandblasted. The applicant has consented to this recommendation.

**CONCLUSIONS**

The Planning Board concludes that application for a Certificate of Appropriateness is complete. The Planning Board further concludes that a Certificate of Appropriateness should be granted subject to the recommendations of the Planner and Engineer.

**RESOLUTION**

On the motion of Mayor Campbell, seconded by Dennis Deichert, the Planning Board deemed the application complete and granted a Certificate of Appropriateness for the signage subject to the recommendations of the Planner and Engineer.

**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 Mr. Kelly

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

**MINUTES**

Motion to dispense reading and approve the minutes of 8/9/22 Ms. Gellura, second Mr. Deichert

Vote: Ayes unanimous

**OLD BUSINESS**

**NEW 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

Motion to deem application complete Mrs. Croll, second Ms. Gellura

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

Samantha O'Brien from EMT Renewables appeared on behalf of the application and testified that 35 panels would be installed on the shed/garage.

Mr. Slauch testified that the existing vegetation on the property would obscure most of the panels, and recommended that the application be approved as submitted.

Public Comment: None

Motion to approve Mrs. Croll, second Mayor Campbell

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

2. USE VARIANCE, MINOR SITE PLAN & CERTIFICATE OF APPROPRIATENESS (Docket #22-15)

Applicant: Scioto Properties S-16, LLC  
Project: Renovation & expansion of existing residential structure to be used as a group home for the treatment of individuals with traumatic brain injuries  
Address: 36 Marlton Avenue  
Block 14.01, Lot 1.03  
Fee/Escrow: Paid

Trevor Williams, Esquire, appeared on behalf of the applicant, Scioto Properties.

Mr. Slauch testified that the application for Site Plan and Certificate of Appropriateness were incomplete, and that the application for Use Variance was complete provided that the two requested waivers (#6 and #48) were granted. Mr. Williams requested that the Use Variance be bifurcated from the Site Plan and noted that the waived items would be included in the Site Plan.

Mayor Campbell and Councilman MacFerren are recused from this application.

Motion to deem Use Variance application complete with two waivers Mrs. Croll, second Mr. Kelly

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

Mr. Williams testified that Scioto Properties is the owner of the property located at 36 Marlton Avenue, and that they are seeking relief to use the property to care for patients. This property is split between two zones; the R-15 zone, where such a use is permitted, and the C-2 zone, where such a use is not permitted. The entire property was used for residential purposes prior to this application.

Mr. Ryan swears in Ms. Patti Rowe, Director of Real Estate for Scioto Properties. Ms. Rowe testified that Scioto Properties has been operating for 20 years in over 40 states with 1700 properties total, 150 of which are in New Jersey. Scioto Properties acquires properties to lease to long-term care facilities for specific uses, and they work with the operators to carry out those uses. This particular property will be a long-term care facility for patients with traumatic brain injuries (TBI's) only, and the operator will be NeuroRestorative, with whom Scioto Properties has worked with successfully for over 10 years.

Mr. Ryan swears in Mr. Bill Lepper, who testified that all violations identified on the property by the Code Enforcement Officer will be addressed by September 16<sup>th</sup>. Furthermore, the property will not be used or occupied prior to Site Plan approval by the Planning Board.

Mr. Ryan swears in Mr. Steve Miller, Facilities Operations Director for NeuroRestorative. Mr. Miller testified that NeuroRestorative operates several hundred homes across the United States to provide residential rehabilitation services. The home will have eight bedrooms and serve a total of eight residents. Residents will attend a day clinic for various types of therapy and education Monday through Friday. While at home, they will be supervised by staff, who are either licensed or trained as care providers. A total of 10-12 care providers, working three 8-hour shifts, will be employed at the home with 4-5 working during the day, and 2-3 working overnight. All medication taken by residents is prescribed by their personal physician, stored under double lock per the State requirements, and administered by staff. Residents receive three meals in the home each day, cooked by licensed staff, and residents are encouraged to assist.

Mr. Ryan swears in Ms. Tiffany Morrissey, a licensed professional planner. Ms. Morrissey testified that a use variance would not be required if the entire property were in a residential zone. The proposed use will involve significant improvements to the property in terms of renovation and the addition of landscaping, and this type of use is considered "inherently beneficial" under the Municipal Land Use Law. The impact on the property will be less than many approved uses in the C-2 zone.

Public Comment: None

Motion to approve Use Variance with waivers conditioned upon satisfying the Site Plan requirements Mrs. Croll, second Mr. Deichert

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

3. BULK VARIANCE (Docket #22-16)

Applicant: James Dragani & Jennifer Barbagiovanni  
Project: Construction of a new residential structure  
Address: 150 West Clementon Road  
Block 96, Lot 4.02  
Fee/Escrow: Paid

Planner Report, dated 8/30/22

Additional materials provided by applicant on 9/7/22:  
Revised Survey & Site Plan, dated 9/2/22  
Grading Plan, dated 9/6/22

Mr. Ryan swears in Mr. James Dragani and Ms. Jennifer Barbagiovanni, the owners of the property, and Ms. Kimberly Bunn, their architect.

Mr. Dragani testified that a Certificate of Appropriateness has already been granted by the Board for the proposed home.

Mr. Slaugh testified that the lot is a sufficient size to fit the proposed house within the building envelope, but that due to swale, the location of the house must shift towards Clementon Road, creating a 20-foot setback where 40 feet is required. Granting a variance will allow the natural drainage on the property to be preserved, which is in the public interest.

Mr. Fusco testified that the installation of a pipe and an easement for the Borough to maintain said pipe is necessary. The applicant agreed to this requirement.

Public Comment: None

Motion to approve a C2 Variance subject to the Engineer’s conditions Mrs. Croll, second Mayor Campbell

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

4. AMENDMENTS TO LAKEVIEW NORTH REDEVELOPMENT AREA

Cannabis is already permitted in the C-2 Zone, but it not an explicit use in the original redevelopment plan. The amendment will list cannabis as an explicit use, and it will also allow the existing drive-through on the bank building to be used as part a dispensary.

5. RETURN TO IN-PERSON MEETINGS

The Board will revisit returning to in-person meetings in November with an eye to doing so beginning in January 2023, possible at the Senior Recreation Center.



**PENDING BUSINESS**

1. CERTIFICATE OF APPROPRIATENESS (Docket #22-13)

Applicant: Gibbsboro Car Wash LLC  
Project: Demolition  
Address: 11 North Lakeview Drive  
Block 7.04; Lots 19.12, 19.13 & 19.14  
Fee/Escrow:

**CORRESPONDENCE**

**INFORMATIONAL**

1. Voorhees Township Master Plan Reexamination & Update – public hearing 9/14/22.
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, October 11, 2022 at 7:00 P.M.

**PUBLIC COMMENTS**

None

**ADJOURNMENT**

Motion to adjourn meeting at 9:51 p.m.. Mayor Campbell, second Mrs. Croll

Vote: Ayes unanimous

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