

**BOROUGH OF GIBBSBORO  
PLANNING BOARD MINUTES  
November 7, 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**

**PB2022-11-23 RESOLUTION GRANTING A CERTIFICATE OF APPROPRIATENESS TO GIBBSBORO CAR WASH LLC FOR THE DEMOLITION OF TWO BUILDINGS AT THE PREMISES BLOCK 7.04, LOTS 19.12, 19.13 & 19.14, ALSO KNOWN AS 11 NORTH LAKEVIEW DRIVE, GIBBSBORO, NEW JERSEY**

On October 11, 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  
Dennis Deichert  
Barbara Gellura  
Michael Kelly  
John Ritz

The following were also present at the meeting:

Donald S. Ryan, Solicitor  
Amy C. Troxel, Planning Board Secretary  
Greg Fusco, Planning Board Engineer  
Brian Slaugh, Planning Board Planner

**SUBJECT**

The Board considered the application of Gibbsboro Car Wash LLC/Ed Henry for a Certificate of Appropriateness to demolish two buildings located at 11 North Lakeview Drive, Gibbsboro, N.J. The property is also known as Block 7.04, Lots 19.12, 19.13 and 19.14 on the Gibbsboro Tax Map.

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.

Mariel Giletto, Esquire, of Flaster Greenberg, represented the applicant.

Edward Henry appeared virtually, was sworn and testified in support of the application.

Brian Slaugh, Planning Board Planner, and Greg Fusco, Planning Board 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 September 12, 2022.
- A-2 Site plan prepared by Stantec.
- A-3 Two photographs of the existing buildings.

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 applicant is Gibbsboro Car Wash LLC. Ed Henry is a principal member of the LLC.

3. The applicant seeks to demolish two existing buildings on 11 Lakeview Drive. The buildings had been occupied by Masso's Deli and Masso's Water Ice and Frozen Custard which closed their businesses. (See Exhibit A-3)

4. Based upon the testimony of the Planning Board Planner, Brian Slaugh, the Planning Board finds that the two buildings have no significant historical significance nor significant architectural design. The extension of the Gibbsboro streetscape preserves a historical objective of the Master Plan.

5. The applicant has agreed that after the demolition the vacant lot be kept safe and aesthetically attractive until development application is made.

6. Based upon the testimony of Brian Slaugh, the Planning Board finds that the two subject buildings are not "historically contributing buildings" and do not have historical or architectural significance.

7. Brian Slaugh recommended that a Certificate of Appropriateness is warranted based upon the standards of Section 222-9 of the Gibbsboro Historic District ordinance. The Planning Board adopts the Planner's recommendation.

**CONCLUSION**

The Planning Board concludes that the applicant has satisfied the criteria for granting a

Certificate of Appropriateness and complies with the standards under section 222-9 of the Borough Ordinance and grants the Certificate of Appropriateness for the demolition of the two buildings.

**RESOLUTION**

On the motion of Mayor Campbell, seconded by Dennis Deichert, the Planning Board voted unanimously to grant a Certificate of Appropriateness to Gibbsboro Car Wash LLC for the demolition of the two buildings at 11 Lakeview Drive.

**ROLL CALL VOTE**

LuAnn Watson	Aye
Edward Campbell	Aye
Dennis Deichert	Aye
Barbara Gellura	Aye
Michael Kelly	Aye
John Ritz	Aye

Motion to approve resolution Mayor Campbell, second Mr. Deichert

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

**PB2022-11-24 RESOLUTION GRANTING A CERTIFICATE OF APPROPRIATENESS TO AD-ENERGY/WALTER DZIERZGOWSKI FOR THE INSTALLATION OF SOLAR PANELS AT THE PREMISES BLOCK 59.04, LOT 11, ALSO KNOWN AS 36 GLENVIEW WAY EAST, GIBBSBORO, NEW JERSEY**

On October 11, 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
- Dennis Deichert
- Barbara Gellura
- Michael Kelly
- John Ritz

The following were also present at the meeting:

- Donald S. Ryan, Solicitor
- Amy C. Troxel, Planning Board Secretary
- Greg Fusco, Planning Board Engineer
- Brian Slaugh, Planning Board Planner

**SUBJECT**

The Board considered the application of Ad-Energy for installation of solar panels at the premises 36 Glenview Way East, Gibbsboro, N.J. The property is known as Block 59.04, Lot 11

on the Gibbsboro Tax Map. The property owner is Walter Dzierzowski. Ad-Energy is the solar panel contractor.

The property is located in the Historic District.

The applicant seeks to install a roof mounted solar system. 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.

Victoria Stanish, operations manager of Ad-Energy, virtually appeared, was sworn and testified in support of the application.

Brian Slauch, Planning Board Planner, and Greg Fusco, Planning Board 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 September 16, 2022.
- A-2 Two photographs of applicant's residence.
- A-3 Vector Engineering Structural certification letter dated August 25, 2022.
- A-4 Five pages PV 1 to 5 of specifications and layout of solar system by Vector Engineering dated 9/12/2022.

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 Planning Board finds that the owner of the property is Walter Dzierzowski. Ad-Energy is the applicant and Solar Contractor. Victoria Stanish is the operations manager of Ad-Energy.

3. The property address is 36 Glenview Way East, Gibbsboro also designated as Block 59.04, Lot 11 on the Gibbsboro Tax Map. The property is a single-family residence. The property is located in a Historic District and a Certificate of Appropriateness is required for the proposed installation of solar panels on the roof.

4. Based upon the testimony of Victoria Stanish, the Planning Board finds that the solar panel installation involves 25 panels located in the rear of the property. The panels would be installed on the southwest facing roof towards the left side of dormer. The panels will be installed parallel to the roof at a height of 5.8 inches along with skirting on the side facing roof.

5. The Municipal Land Use Law N.J.S.A. 40:55D-2n includes as a purpose the utilization of renewable energy resources such as solar panels.

6. The applicant has agreed to comply with the recommendations of the Planning Board Planner regarding the installation of the roof solar panels.

7. The Planner recommends the application be deemed complete and recommends approval of the Certificate of Appropriateness as there is minimal public visibility and the architectural and historical standards of the ordinance area not violated.

8. The Planning Board concludes that a Certificate of Appropriateness should be granted for the installation of the roof solar panels in accordance with the recommendation of its

Planner, Brian Slaugh.

**CONCLUSION**

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 and complies with the review standards under Section 222-8 of the borough Ordinance and grants the Certificate of Appropriateness for installation of the solar panels located at 36 Glenview Way East in accordance with the recommendation of the Planning Board Planner, Brian Slaugh.

**RESOLUTION**

On the motion of Mayor Campbell, seconded by Barbara Gellura, the Planning Board voted unanimously to grant a Certificate of Appropriateness to the applicant for the installation of solar panels in accordance with the conditions set forth above.

**ROLL CALL VOTE**

LuAnn Watson	Aye
Edward Campbell	Aye
Dennis Deichert	Aye
Barbara Gellura	Aye
Michael Kelly	Aye
John Ritz	Aye

Motion to approve resolution Mr. Deichert, second Mr. Kelly

Roll Call: E.C. Aye    D.D. Aye    B.G. Aye    M.K. Aye    L.W. Aye    J.R. Aye

**MINUTES**

Motion to dispense reading and approve the minutes of 10/11/22 Mayor Campbell, second Mr. Deichert

Vote: Ayes unanimous (Councilman MacFerren absent)

**OLD BUSINESS**    None

**NEW BUSINESS**

1. CERTIFICATE OF APPROPRIATENESS (Docket #22-18)

Applicant: Fusion Solar Energy  
Project: Installation of Solar Panels  
Address: 25 Clementon Road  
          Block 19.01, Lot 7  
Fee/Escrow: Paid

Mr. Ryan swears in Mr. Slauch and Mr. Fusco in preparation for their testimony.  
No one appeared on behalf of the application to testify.

Motion to deem application incomplete and carry to the next meeting Mrs. Croll, second Ms. Gellura

Vote: Ayes unanimous

2. CERTIFICATE OF APPROPRIATENESS (Docket #22-19)

Applicant: Continental Plaza/Welsh Farm  
Project: Installation of Ventilation for Hood  
Address: 71 South Lakeview Drive  
Block 14.02, Lot 1  
Fee/Escrow: Paid

Robert Cohen, Esquire, who represents the applicant, requested by email on November 7, 2022 that the application be carried to the next meeting.

3. MINOR SITE PLAN & CERTIFICATE OF APPROPRIATENESS (Docket #22-15)

Applicant: Scioto Properties  
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

Planner Report, revised, dated 10/21/22  
Engineer Report, revised, dated 11/1/22

Mayor Campbell recused himself from this application.

Mr. Ryan swears in Brian Peterman. Mr. Peterman provided his credentials as an engineer and was recognized as an expert by Chairwoman Watson.

The applicant was previously granted a use variance to use the premises located at 36 Marlton Avenue as a group home for the treatment of individuals with traumatic brain injuries. The applicant now seeks preliminary and final minor site plan approval. The applicant requires several bulk variances and design waivers for a barrier-free access ramp, expansion of an existing pent roof, parking space dimensions (9'x18'), trash and recycling enclosure, landscaping buffers, and parking area lighting. The applicant agreed to comply with all of the recommendations set forth in the Planner and Engineer reports.

Public Comment: None

Motion to grant bulk variances, design waivers, preliminary and final minor site plan approval, and a Certificate of Appropriateness subject to the conditions set forth Mrs. Croll, second

Mr. Deichert.

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

4. RETURN TO IN-PERSON MEETINGS IN 2023

The Board will return to in-person meetings in January, which will be held at the Senior Recreation Center at Pole Hill Park.

**PENDING BUSINESS**

**EXEMPTIONS GRANTED**

- 1. 7 Foster Avenue – heat pump replacement (10/31/22)

**CORRESPONDENCE**

To: Kevin Sheehan, Block 8.02/Lots 3.08 & 3.09  
From: Amy Troxel, Borough Clerk/Planning Board Secretary  
Re: Division of Lots 3.08 & 3.09  
Action: Informational

**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, December 13, 2022 at 7:00 P.M.

**PUBLIC COMMENTS**

Mr Ryan will be retiring at the end of the year. The Board expressed their gratitude for his many years of service to the Gibbsboro Zoning and Planning Boards.

**ADJOURNMENT**

Motion to adjourn the meeting at 8:46 P.M. Mayor Campbell, second Mr. Deichert

Vote: Ayes unanimous

  
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AMY C. TROXEL, Secretary

NOVEMBER 7, 2022