

**BOROUGH OF GIBBSBORO
PLANNING BOARD AGENDA
June 28, 2023
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

Chairwoman LuAnn Watson
Vice Chairman Michael Kelly
Mayor Edward G. Campbell
Councilman Michael MacFerren
Mrs. Susan Croll
Ms. Barbara Gellura
Mr. Barry Rothberg
Mr. Dennis Deichert
Mr. John Ritz

Professionals:

Solicitor, Kathleen McGill Gaskill
Engineer, Gregory Fusco
Planner, Brian Slaugh

RESOLUTIONS

MINUTES

Motion to dispense reading and approve the minutes of 5/26/23

OLD BUSINESS

1. MEMORANDUM ON PLANNING BOARD APPROVAL

Anne & Cory Bailey, 77 Winding Way (Docket #23-03)

NEW BUSINESS

1. SKATING RINK REDEVELOPMENT AREA – 250 Haddonfield-Berlin Road

Preliminary Investigation of a Determination of an Area in Need of Redevelopment

2. CONDITIONAL USE VARIANCE (Docket #23-09)

Applicant: Jane’s Joint LLC
Owner: RNM Construction LLC & AG Berenato
Project: Conditional Use Variance – Class 5 Cannabis Retail Dispensary

Address: 142 South Lakeview Drive
Block 18.02, Lot 2.03
Fee/Escrow: Paid

3. CERTIFICATE OF APPROPRIATENESS (Docket #23-10)

Applicant: D.R. Horton
Owner: Brandywine Realty Trust
Project: Lakeside Village (Phases I, II, III)
Address: East Clementon Road (Block 7.04, Lots 16.01, 16.05, 16.06, 16.08)
South United States Avenue (Block 8.01, Lots 4 & 5)
Marlton Avenue (Block 10, Lot 2)
Fee/Escrow: Paid

PENDING BUSINESS

1. SITE PLAN AMENDMENT, CERTIFICATE OF APPROPRIATENESS, SIGN APPLICATION (Docket #23-11)

Applicant: Gibbsboro Green Energy, LLC
Owner: Huy Cung & David Sexton
Project: Expand convenience store, install landscape wall, replace fuel dispensers, replace freestanding sign, install canopy and façade signs
Address: 55 East Clementon Road
Block 7.03, Lots 16.03, 20, 27.01, 27.02
Fee/Escrow: Paid

Fire Marshal's Report, dated 5/10/23
Engineer's Report, dated 5/16/23

Letter of continuance received from applicant's attorney, Brian Carlin, dated 5/16/23

2. SITE PLAN (Docket #23-12)

Applicant: Voorhees Township Board of Education
Project: Pre-Kindergarten
Address: 250 Haddonfield-Berlin Road
Block 42, Lots 12.04

3. CONDITIONAL USE VARIANCE (Docket #23-13)

Applicant: Topless Pre Rolls LLC
Owner: Fifth New Jersey Corp
Project: Operation of a Cannabis Class 2 Manufacturing Business
Address: 16 Democrat Way

Fee/Escrow: Block 59.03, Lot 3
 Paid

EXEMPTION WAIVERS

1. 103 South Lakeview Drive (roof replacement)

INFORMATIONAL

1. Next regular Planning Board meeting is scheduled for Wednesday, July 26, 2023 at 7:00 p.m. at the Senior Recreation Center.

PUBLIC COMMENTS

ADJOURNMENT