

**BOROUGH OF GIBBSBORO
PLANNING BOARD AGENDA
July 26, 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

PB2023-7-20 RESOLUTION REGARDING THE RECOMMENDATION OF THE BOROUGH OF GIBBSBORO PLANNING BOARD TO THE BOROUGH COUNCIL OF GIBBSBORO THAT THE AREA KNOWN AS 250 HADDONFIELD-BERLIN ROAD, GIBBSBORO, NEW JERSEY, AND KNOWN AS BLOCK 42, LOT 12.04 ON THE OFFICIAL TAX MAP OF THE BOROUGH OF GIBBSBORO BE DESIGNATED AS AN AREA IN NEED OF CONDEMNATION REDEVELOPMENT

PB2023-7-21 RESOLUTION GRANTING A VARIANCE UNDER N.J.S.A. 40:55D-70d(3) FROM THE CONDITIONAL USE STANDARDS SET FORTH IN BOROUGH CODE § 400-71E(3) REQUIRING A 1000 BUFFER FOR CANNABIS RETAILERS TO JANE’S JOINT, LLC FOR THE CANNABIS DISPENSARY TO BE OPERATED AT THE PREMISES KNOWN AS 142 SOUTH LAKEVIEW DRIVE, ALSO KNOWN AS BLOCK 18.02, LOT 2.03 ON THE OFFICIAL TAX MAP OF THE BOROUGH OF GIBBSBORO ALONG WITH A WAIVER OF CERTAIN SUBMISSION REQUIREMENTS

MINUTES

Motion to dispense reading and approve the minutes of 6/28/23

COMPLETENESS

1. 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)

1. 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
Block 59.03, Lot 3
Fee/Escrow: Paid

OLD BUSINESS None

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Address: East Clementon Road (Block 7.04, Lots 16.01, 16.05, 16.06, 16.08)
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Marlton Avenue (Block 10, Lot 2)
Fee/Escrow: Paid

NEW BUSINESS

1. CONCEPTUAL PLAN (Docket #23-12)

Applicant: Voorhees Township Board of Education
Project: Pre-Kindergarten
Review and recommendation concerning a capital project pursuant to N.J.S.A. 40:55D-31
Address: 250 Haddonfield-Berlin Road
Block 42, Lots 12.04
Fee/Escrow: Paid

2. **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
Block 59.03, Lot 3
Fee/Escrow: Paid

Planner's Report, dated 7/18/23

PENDING BUSINESS

1. **BULK VARIANCES (Docket #23-14)**

Applicant: Joseph & Mary Ann Fallon
Project: Bulk variances (3) for second shed that exceeds 100 square feet and does not meet setback requirements in the R-10 zone
Address: 2 Ridgewood Road
Block 102, Lot 2
Fee/Escrow: Paid

EXEMPTION WAIVERS

1. 12 Pine Road (pool installation)

INFORMATIONAL

1. Next regular Planning Board meeting is scheduled for Wednesday, August 23, 2023 at 7:00 p.m. at the Senior Recreation Center.

PUBLIC COMMENTS

ADJOURNMENT