

**BOROUGH OF GIBBSBORO
PLANNING BOARD MINUTES**

April 26, 2023

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 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

Absent:

Professionals:

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

RESOLUTIONS

PB2023-4-11 RESOLUTION GRANTING PRELIMINARY AND FINAL MAJOR SITE PLAN APPROVAL WITH VARIANCES AND DESIGN AND SUBMISSION WAIVERS AND A CERTIFICATE OF APPROPRIATENESS WITH RESPECT TO THE PREMISES OWNED BY SONRAJ, LLC AND CONSISTING OF TEN (10) TAX LOTS KNOWN AS BLOCK 7.01, LOTS 1.02, 1.03, 1.05, 1.09, 1.10 AND 3 AND BLOCK 7.02, LOTS 2, 3.02, 3.03 AND 4, AND COLLECTIVELY KNOWN AS 95, 101 AND 103 NORTH LAKEVIEW DRIVE, GIBBSBORO, NEW JERSEY

On March 22, 2023 the Borough of Gibbsboro Planning Board (hereinafter the "Board") held a public hearing at which time the following members were present:

LuAnn Watson, Chairperson
Michael Kelly, Vice-Chairperson
Edward Campbell, Mayor
Susan Croll
Barry Rothberg
Dennis Deichert
John Ritz

The following were also present at the meeting:

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Kathleen McGill Gaskill Esquire, Solicitor
Amy C. Troxel, Planning Board Secretary
Greg Fusco, Planning Board Engineer
Brian Slaugh, Planning Board Planner

SUBJECT

Whereas, the Board considered the Application of Sonraj, LLC, having an office at 2319 Federal Street, Camden, New Jersey 08105 (hereinafter referred to as the "Applicant"), for preliminary and final major site plan approval, variances and submission and design waivers to operate a licensed retail cannabis dispensary on the premises known as 95 North Lakeview Drive (also known as Block 7.01, Lots 1.02, 1.05, 1.09 1.10 & 3 on the Tax Map of the Borough of Gibbsboro), 101 North Lakeview Drive (also known as Block 7.01, Lot 1.03 on the Tax Map of the Borough of Gibbsboro) and 103 North Lakeview Drive (also known as Block 7.02, Lots 2,3.02, 3.03 & 4 on the Tax Map of the Borough of Gibbsboro) (hereinafter collectively referred to as the "Subject Property"), which parcel is situated in the C-2 Zoning District;

Whereas the Subject Property is located within Gibbsboro Historic District and the Applicant is seeking a Certificate of Appropriateness with respect to this development project;

Whereas the application was reviewed by Gregory B. Fusco, PE, PP, CPWM of Key Engineers, Inc. by letters dated 12/16/2022 (Completeness Review) and 02/17/2023 (Site Plan Review), and by the Brian Slaugh, AICP, by letters dated 02/19/2023 and 03/21/2023; and

Whereas the Board considered the following documents submitted by the Applicant:

- (1) Submission cover letter prepared by the Applicant's counsel, Richard T. Wells, Esquire of Archer Greiner, PC, on behalf of Sonraj, LLC dated 12/09/2022;
- (2) Gibbsboro Land Use Application signed by the Applicant's counsel, Richard T. Wells, Esquire dated 12/09/2022, pages 1 thru 9, and docketed as #22-20;
- (3) Historic Preservation Application, unsigned;
- (4) Narrative Statement of Operations;
- (5) Borough of Gibbsboro Submission Checklist;
- (6) Preliminary and Final Major Site Plan prepared by TriState Engineering and Surveying, P.C., dated 12/08/2022, and signed by Anthony F. DiRosa, PE, PLS, and consisting of the following:
 - (a) Title Sheet, Sheet 1 of 9;
 - (b) Demolition Plan, Sheet 2 of 9;
 - (c) Site Plan, Sheet 3 of 9;
 - (d) Grading and Utility Plan, Sheet 4 of 9;
 - (e) Soil Erosion & Sediment Control Plan, Sheet 5 of 9;
 - (f) Sediment Control Plan Detail, Sheet 6 of 9;
 - (g) Landscaping & Lighting Plan, Sheet 7 of 9;
 - (h) Construction Details, Sheet 8 of 9; and
 - (i) Construction Details, Sheet 9 of 9;
- (7) Topographic Survey prepared by Anthony F. DiRosa, PE, PLS of TriState

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Engineering and Surveying, PC, dated 11/07/2022;

(8) Proposed Alterations For: One Greenleaf, LLC prepared by Daniel Jost, RA, of DJ Architecture, LLC dated 10/29/2021 and consisting of 2 sheets, A2.1-Floor Plan and A4.1-Existing Exterior Elevations;

(9) Colorized Architectural Renderings by DJ Architecture, LLC, 3 Views;

(10) Traffic Impact Study prepared by Victor C. Anosike, PE of McMahon Associates and dated January 24, 2023;

(11) Stormwater Management Narrative prepared and signed by Anthony P. DiRosa, PE, PLS, CME of TriState Engineering & Surveying dated December, 2022;

(12) Sign Renderings by In Sign Fabricators, consisting of 4 sheets;

(13) Letters dated January 6, 2023 and January 26, 2023 by Applicant's counsel, Richard T. Wells, Esquire, in response to the review letter of the Board's engineer, Greg Fusco, PE, PP, CPWM, CME dated 12/16/2022;

(14) Escrow Account Certification dated 12/09/2022 and signed by the Applicant counsel, Richard T. Wells, Esquire;

Whereas a completeness hearing on this application was conducted on January 10, 2023 with the Applicant being represented by Richard T. Wells, Esquire of Archer Greiner, PC, with a quorum being present, and the application having been found to be complete for hearing purposes conditioned upon receipt of the revised plans and with the waiver of certain submission requirements, to wit, Checklist Items 16, 34, 38, 55, 57 & 77;

Whereas the application was further supplemented by the response letter of the Applicant's counsel dated 01/06/2023 and 01/26/2023, and the Preliminary and Final Major Site Plans bearing a revision date of 01/13/2023;

Whereas a hearing on this application was conducted on February 22, 2023 with notice of this hearing having been given in accordance with New Jersey statutes, the Open Public Meetings Act and the Municipal Land Use Law, with a quorum being present, and the Applicant's counsel presented Exhibits A-1 through A-6 consisting of an aerial site overview, colorized site plan, existing & proposed architectural renderings, proposed floor plan, witness and exhibit list, and list of variances and waivers.

Whereas the hearing on this application was continued to March 22, 2023 with the Applicant counsel presenting Exhibit A-1 through A-8, consisting of the foregoing exhibits with revisions to the witness and exhibit list, revisions to the list of variances and waivers, a list of proposed conditions and a rendered site plan revision, removing a one-way exit driveway;

Whereas the Board accepted and heard the expert testimony of the Applicant's engineer, Anthony DiRosa, PE, PLS, CME of TriState Engineering & Surveying, the Applicant's traffic engineer, Victor Anosike, PE of McMahon Associates, the Applicant's architect, Dan Jost, RA of DJ Architecture, the Applicant representative, Dave Patel, and the dispensary owner and operator, Sonali Patel; and the testimony of the Board's engineer, Gregory Fusco, PE, PP, CPWM, and the Board's planner, Brian Slauch, AICP, and having open the hearing to the public, and having heard the arguments of the Applicant's counsel, Richard T. Wells, Esquire, and having considered the

application and exhibits submitted in connection herewith.

NOW THEREFORE BE IT RESOLVED that the Board makes the following findings of facts:

FINDINGS OF FACT

1 The Applicant is the owner of the Subject Property, which is a 1.62 acre irregular shaped site located at 95-103 North Lakeview Drive (County Route 561), Gibbsboro and comprised of ten (10) existing tax lots, namely Lots 1.02, 1.03, 1.05, 1.09, 1.10 and 3 on Block 7.01, and Lots 2, 3.02, 3.03 and 4 on Block 7.02. The Subject Property has 439.39 feet of frontage along North Lakeview Drive and 111.91 feet of rear frontage along Haddon Avenue. The Subject Property was previously occupied by two (2) two-story residences which have been demolished and a vacant retail bank building which is to remain. It is the Applicant's intention to consolidate these lots and redevelop this vacant retail bank facility into a retail cannabis dispensary which will be renovated for the proposed use. The site will be further improved by other associated site improvements to include lighting, landscaping curbing, parking areas and stormwater improvements. The Subject Property is located in the C-2 Highway Commercial District and the North Lakeview Drive Redevelopment Area where the use as a retail cannabis dispensary has been approved as a permitted use in this District. The Applicant has been designated as the developer of the Subject Property by the Gibbsboro governing body under Resolution No. 2021-12-146 and 2022-12-137, and this application has the support of that governing body as stated in its Resolution No. 2021-12-145. The proposed development meets all of the bulk and area requirements for the C-2 Zone with the exception of the minimum front yard setback of 30 feet required by Borough Code § 400-19(C)(7) as the existing bank building has a front yard setback of 26.9 feet. It was stated that the existing bank facility building in 1960 either complied or received a variance for same when the building was constructed. A variance is sought for this pre-existing non-conforming condition.

2. The Applicant's engineer testified that the consolidated site will maintain access to Route 561 through three (3) of the existing four (4) curb cuts with the driveway to the residence on the western end of the site being abandoned. The two curb cuts in the center of the site would each provide one-way access to and from the site and the access on the eastern end will have a full movement two-way access. In response to concerns raised by the Board's professionals, the Applicant revised the plan to eliminate the one-way access point in the center of the site, leaving a one way access to the parking area to the west of the retail building and the original two-way access to the site on the eastern side of the site. As only one type of access is permitted per lot pursuant to Borough Code §324-33(C)(3), a variance is required to allow for both a two-way and a one-way access drive openings for this site. Additionally, the proposed two-way driveway is less than 10 feet from the property line with Lots 1.01 and 4 of Block 7.01 as required by Borough Code § 324-33(C)(6) and a variance will be required to allow for this placement.

3. Circulation on the site is to be accomplished by entering the site by either of the two access points and proceeding along the associated drive aisle to the parking areas to the west and to the south of the retail building, where the customer can park and make pedestrian entry into the retail building via sidewalks or by proceeding through the drive-thru line to the pickup window. As testified by the dispensary operator, the drive-thru is expected to be the main means of picking

up products. A variance is also being sought for the width of the drive aisle to allow for the one-way drive aisle in the western parking lot having perpendicular parking to have a width of 18 ft. where 24 ft. is required, and to allow the two-way drive aisle having a width of 24 ft. where 25 ft. is required pursuant to Borough Code Section 324-33(A)(1).

4. The proposed site will have 39 parking spaces which is more than the 22 parking spaces required for this proposed retail use by Borough Code §400-7E(1)(b). There are 25 parking spaces on the west side of the building and 14 parking spaces to the rear of the building to be used in part for employee parking. One of the parking spaces will be a EV ready parking space with EV equipment contiguous to that space. As originally proposed, the parking area will have a handicapped parking area in proximity to the entrance to the retail facility having two (2) contiguous handicapped accessible parking spaces and the Applicant was seeking a design waiver under Borough Code §324-33(A) (2) which required three (3) contiguous parking spaces in a handicapped parking area. The Applicant abandoned that request and will be providing three (3) contiguous handicapped parking spaces as noted in Exhibit A-8 submitted at the March 22 hearing, which will be serviced by a barrier free ramp. The parking spaces to the rear of the retail building will be used to accommodate employee parking and these spaces are designed to be 9ft. x 18 ft. in size where parking spaces are required to be 10ft.x 20 ft. in size pursuant to Borough Code § 400-7C(1)(a)(5). The Applicant is seeking a variance to allow for these smaller parking spaces.

5. The Subject Property will be improved with curbing and landscaping along the parking areas and along the front and western side of the building with street trees installed along North Lakewood Drive. and low rise plantings along the curved wall to be installed as part of the streetscape. A five (5) ft. landscape buffer is required along all property lines pursuant to Borough Code § 324-33(C)(2) and no such buffer is proposed along the easternly property line buffering the aisle drive and the southern parking lot from the adjacent lots (Block 7.01, Lots 2 and 4). A waiver was sought by the Applicant as this area is encumbered by a sewer easement housing a shallow sanitary sewer main. It was agreed that the existing evergreen shrubs with additional supplemental landscaping will provides an effective screen, and the Applicant agreed that should that existing buffer be removed, a decorative solid vinyl fence would be installed for screening purposes. The Applicant agreed to grant a cross -easement between the Subject Property and Lots 2 and 4 of Block 7.01 for access and sewer main maintenance and repair. The existing fencing between the parking area and Block 7.01, Lot 2 will remain and that fencing will be extended to the rear property line setback screening the trash enclosure and the rear parking area from Block 7.01, Lot 2.

6. The rear of the Subject Property fronts on Haddon Avenue and it was agreed that the proposed development along Haddon Avenue will not incorporate a full streetscape component as required by Borough Code § 324.N but rather a landscape design that is complimentary to the lawns of the residences along Haddon Avenue. The existing shrubs are to be trimmed to achieve a more manicured look with mulch planning beds with the existing pedestrian pavement being illuminated by a historic light pole and fixture. All said improvements will be noted on the revised plans. The Borough indicated a desire to reserve its right to install a new sidewalk along Haddon Avenue in the future and the Applicant has agreed to grant the Borough an easement to do so.

7. The frontage along Lakeview will have a compliant streetscape. The Applicant's plans will be revised to illustrate all required streetscape improvements along North Lakeview Drive and the modified streetscape along Haddon Avenue. All streetscape improvements to include the curved wall segment along Route 561 must be placed in a 15 foot street easement with an approved streetscape easement to be recorded to the benefit of the Borough of Gibbsboro and noted on the final plan. It was noted that the Gibbsboro Bikeway Network running along the proposed streetscape encroaches upon the northwest corner of the Subject Property and an easement for this encroachment will be granted by the Applicant to the Borough.

8. The Applicant's stormwater management analysis determined that the area disturbed by this development does not exceed more than one (1) acre of land nor will it create more than one-quarter (1/4) of an acre of new impervious surfaces, and it was determined that this development does not constitute a "Major Development" requiring stormwater control measures. It was reported that the development actually results in a reduction of 2670 SF of impervious coverage. A grading easement will be provided for the site. The Applicant's traffic engineer testified on the impact of this proposed project on traffic on Route 561 and concluded that the increase in traffic volume by this development is less than the daily fluctuations of traffic along Route 561 and thus is insignificant. He further testified that the additional site traffic generated by this development will not negatively impact the surrounding roadway network.

9. The lighting proposed by the Applicant has been revised to comply with all minimum and maximum illumination requirements and to the extent the revised plans contained deviations from the requirements of Borough Code §324-33(J)(2)-(5), design waivers are requested. Additional lighting is to be provided in the parking area. The parking area to the south is to be equipped with two light fixtures oriented downward so there is to be no light spillover on residential properties. Lot lighting is to be turned off in the parking lot after hours but lighting around the dispensary building is to remain on during off hours.

10. The Applicant is seeking variance relief for the number and size of the proposed signage on the site. The Applicant is proposing to install two (2) façade signs where only one (1) façade sign is permitted pursuant to Borough Code § 318-178(B). Also, the proposed façade signs are 65SF each and only a sign area of 20SF is permitted (being 10% of the façade area) pursuant to Borough Code §318-178(B). The Applicant maintained that variances for this signage are appropriate given the scale of the building, distance from the road and size (4 lanes) and traffic speed on Lakeview Drive. It was maintained that size and number are needed in the absence of a monument sign for identification purposes.

11. The operation of the retail cannabis facility will be undertaken by One Green Leaf, and its owner Sonali Patel is a licensed pharmacist. The operator has received a fully approved Class 5 cannabis license by the N.J. Cannabis Regulatory Commission for the retail sale of cannabis products. There will be no packaging, processing, growing or any other operations conducted other than the retail sale of packaged cannabis products. The Applicant's security protocol has been approved by the State and the site will be monitored 24/7 by security cameras with the State Cannabis Regulatory Commission having access to that surveillance footage with access to this footage to the Gibbsboro Police Department on request. A security guard situated in the entrance vestibule will be on site during hours of operation to check identification before

allowing entrance into the retail area. The hours of operation will be from 12:00 noon to 10:00 pm, Monday through Sunday as permitted by local ordinance. The operator anticipates having between 10 to 12 employees working in shifts with six (6) employees on site during peak business hours. All employees will receive training. No consumption of cannabis products will be permitted either in the dispensary or on site.

12. A floor plan was submitted showing the interior layout of the dispensary. Customers (not using the drive-thru) will enter through the front door to a vestibule check-in area where identification will be checked and scanned. Once the customer goes through this security check, they move to the sales area kiosks showing packaged products. No product will be physically displayed in the sales area. Once an order is placed, the sales associates will retrieve it from the storage area and bring it to the checkout area where identification is checked again and then the customer can exit after payment. The dispensary will also operate a drive-thru where it is anticipated most transactions will occur. All purchases in the drive-thru will be pre-ordered, and the customer will be provided with a pickup time, which will allow the operator to control the customer traffic on site. Identification will be checked at the drive-thru window for all drive-thru purchases.

12. The dispensary operator anticipates receiving deliveries of products at least once a week via sprinter van or other small delivery vehicle. The deliveries will take about a half hour to complete, and the deliveries times will be varied during non-business hours or off-peak hours for security purposes. Deliveries will be made in the rear of the building in the drive-thru lane. Security staff will be on site to accept deliveries and to complete all compliance paperwork. Due to the short delivery time and the small size of the delivery vehicle there will be no dedicated loading area on the Subject Property. A waiver of the requirement of a 12 ft. x 35ft. loading area as set forth in Borough Code § 324-34 is being sought. It is anticipated that the proposed dispensary will not generate much waste, which will adequately be handled by the on-site dumpster in the trash enclosure in the rear of the Subject Property. Given the proximity to residential properties, the trash pickups will not be scheduled for early morning hours or late evening hours. There will be no disposal of cannabis products on site and all cannabis products requiring disposal must be returned to the distributor with all required compliance paperwork.

13. As the Subject Property is in the Historic District of Gibbsboro, the Applicant is seeking a Certificate of Appropriateness for the existing structure and associated site improvements. The existing brick façade was determined to be in good shape and is to remain. A new black metal roof will be installed with canopy and trim to match the roof with soffit and fascia board being painted black and grey. New windows to be installed with dark bronze finish, existing windows will be reduced in size to create an area of metal siding, and decorative black gooseneck lamps will be installed. It was agreed that the existing storefront window glass will have an obscuring feature as is required for a cannabis dispensary. The HVAC equipment will not be mounted on the roof but in a second floor mechanical room, but two condensers will be installed on the side of the building but hidden from view.

14. Except to the extent set forth herein where variances and/or design waivers continue to be sought, the Applicant has agreed to comply with the Board Engineer and Planner review letters.

CONCLUSION OF LAW
PRELIMINARY AND FINAL MAJOR SITE PLAN APPROVAL, BULK
VARIANCES FOR SIGNAGE, DESIGN AND SUBMISSION WAIVERS AND
CERTIFICATE OF APPROPRIATENESS

Whereas the Board has jurisdiction over this application for bulk variances under authority of N.J.S.A. 40:55D-70(c)(2) which allows for deviations from the zoning requirements where the goals of zoning will be advanced by the deviation, the benefits of the deviation outweigh the detriment and same can be granted without substantial detriment to the public good and without substantial impairment of the intent and purposes of the zoning plan.

Whereas the Applicant has demonstrated by the preponderance of the evidence that these deviations from the signage requirements as more specifically set forth herein will provide better business identification along Route 561 and promote safety and the Board has concluded that the goals of zoning will be advanced by this development, and same can be done without substantial detriment to the public goods and without substantial impairment of the intent and purposes of the zoning plan. The variance for front yard setback is a pre-existing non-conforming condition resulting from the location of the existing 1960s building and compliance would present a hardship under N.J.S.A. 40:55D-70(c)(1).

Whereas the Board has jurisdiction over this application for preliminary and final major site approval under authority of N.J.S.A. 40:55D-4 and pursuant to the provisions for site plan review as set forth in Chapter 324 of the Borough of Gibbsboro Code.

Whereas the Applicant has demonstrated that its plans for preliminary and final site plan approval meets the requirements of the zoning ordinances and the site plan review ordinances for preliminary and final approval with the exception of the variances and the design waiver granted herein, that the site plan is consistent with proper planning, and is entitled to the granting of preliminary and final major site plan approval subject to the conditions hereinafter imposed.

Whereas the Board finds that pursuant to N.J.S.A. 40:55D-51 the Board has authority to grant design waivers from the provisions of the site plan ordinance as may be reasonable and within the general purpose and intent of the site plan ordinance if the literal enforcement of one or more provisions would be impracticable or will exact undue hardship because of peculiar conditions pertaining to the land in question.

Whereas the Applicant has demonstrated by the preponderance of the credible evidence that the submission and design waiver requested here are reasonable and within the purposes and intent of the provisions for site plan review ordinance and that the literal enforcement of said provisions would be impracticable or exact an undue hardship

Whereas the Board has jurisdiction to approve that application for the Historic Certification of Appropriateness in accordance with N.J.S.A. 40:55D-111 and §22-7(a)(1) of the Gibbsboro Historic Preservation Ordinance and the Board concludes that a Certificate of Appropriateness should be granted subject to the Applicant complying with the recommendation as previously set forth herein.

NOW THEREFORE, BE IT RESOLVED, by the motion duly made by Mayor Edward Campbell and seconded by Dennis Deichert on March 22, 2023 that the Applicant's request for preliminary and final major site plan approval, along with bulk and signage variances, design and submission waivers and a Certificate of Appropriateness as hereinabove set forth be and is hereby GRANTED, subject to the conditions hereinafter set forth:

1. That the application, all exhibits, testimony, maps and other documents submitted, and all representations made, and all testimony given before the Board at its meeting of February 22 and March 22, 2023 are true and accurate of the facts relating to the Applicants' request for relief. In the event that it appears to the Board, on reasonable grounds, that the application, exhibits, testimony, maps and other documents submitted are not accurate, are materially misleading, or are the result of mistake, and the same have been relied upon by the Board as they bear on facts which were essential in the granting of the relief sought, the Board may rescind its approval and rehear the application, or any part of said application, either upon the application of an interested party or on its own motion, when unusual circumstances so require, where a rehearing is necessary and appropriate in the interest of justice;

2. Except as expressly provided herein, the Applicant will comply with the review letter of the Board's engineer, Gregory B. Fusco, PE, PP, CPWM dated 2/17/2023 and the review letter of the Board's planner, Brian Slaugh, AICP, PP, dated 03/21/2023 and with the testimony provided by the Applicant and with the responses of the Applicant's counsel dated 1/26/23. The Applicant shall revise its plans to the extent required by the approval herein and submit same to the Board's engineer and planner for approval along with a letter detailing all changes made. Both review letters are incorporated into this Resolution as if set forth at length.

3. The Applicant shall draft a Deed of Consolidation, consolidating the original ten (10) tax lots comprising the Subject Property and submit same to the Board's professionals for their review and approval.

4. The Applicant shall draft streetscape easement along Lakeview Drive North and shall submit same to the Board's professionals for their review and approval. Additionally, the Applicant shall grant a streetscape easement along Haddon Avenue, again for the review and approval of the Board's professional, reserving unto the Borough of Gibbsboro the right to install a new sidewalk should the Borough elect to do so some time in the future.

5. The Applicant shall draft cross easements for future access to and from the adjacent property at Block 7.01, Lots 4 and 2 and a buffering agreement requiring the Applicant to install a white vinyl fence as a replacement buffer in the event that the existing landscaping along the sewer line which serves as a buffer is removed or dies.

6. The Applicant shall provide all applicable utility service letters showing available service to the Subject Property.

7. The Applicant shall provide the Board engineer with a grading plan for his review and approval before any construction permits shall issue.

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- Haidar;
- 2 Photovoltaic Roof Mount System prepared by Fusion Solar Energy, LLC dated 09/2/2022, and consisting of Sheet Nos PBV-0 through PV-16;
 3. Correspondence from Fusion Solar Energy dated 01/19/23;

Whereas a hearing on this application was conducted on March 22, 2023 with the Applicant appearing with Yasel Corporan from Fusion Solar Energy, LLCs, the contractor for the solar panel installation.

Whereas, the Board heard the testimony of Yasel Corporan of Fusion Solar Energy, LLC, and that of the Board's planner, Brian Slaugh, AICP, and having open the hearing to the public and no member of the public appearing and having considered the application and exhibits submitted in connection herewith.

FINDINGS OF FACT

1. The Subject Property is a single family residence located in the Historic District and requires a Certificate of Appropriateness in accordance with Section 222-7(a)(1) of the Gibbsboro Historic Preservation Ordinance and the Municipal Land Use Law, N.J.S.A. 40:55-111.

2. The Applicant is the owner of the Subject Property and seeks permission to install 29 roof mounted solar panels on the Subject Property, the installation of which is to be undertaken by Fusion Solar Energy, LLC.

3. The Applicant and her contractor have agreed to comply with the recommendations of the Board's planner regarding the installation of the roof solar panels.

4. The original solar panel installation involved 29 roof mounted solar panels with 25 panels installed on the second story roof in an east west direction with 4 panels installed on the front extension to the home 19.1 feet from the property line.

5. Based upon the testimony of Yasel Corporan of Fusion Solar Energy, the Applicant contractor, and that of the Board's planner, Brian Slaugh, AICP, the four (4) solar panels in the front shall be removed, and the panels on the second floor roof will be increased to 28 panels. Additionally, it was agreed that the rails for the panels will be hidden from view. Revised plans depicting these revisions shall be submitted to the Board's planner for review and approval.

CONCLUSION OF LAW

6. The Gibbsboro Planning Board has jurisdiction to approve the application for the Historic Certification of Appropriateness in accordance with N.J.S.A. 40:55D-111 and Section 222-7(a)(1) of the Gibbsboro Historic Preservation Ordinance.

7. The Planning Board concludes that the application is complete and sufficiently satisfies the criteria for granting a Certificate of Appropriateness and complies with the review standards under Section 222-8 of the Borough Ordinances subject to the submission of revised plans as set forth above.

NOW THEREFORE, BE IT RESOLVED, by the motion duly made by Mayor Campbell and seconded by Susan Croll on March 22, 2023 that the Board grants the Certificate of Appropriateness for the installation of the solar panels located at 25 West Clementon Road, Gibbsboro, New Jersey.

LuAnn Watson, Chairperson	Yes
Michael Kelly, Vice-Chairperson	Yes
Edward Campbell, Mayor	Yes
Susan Croll	Yes
Barry Rothberg	Yes
Dennis Deichert	Yes
John Ritz	Yes

Motion to approve resolution: Mayor Campbell, second Mr. Deichert

Poll: Ayes – Kelly, Campbell, Croll, Rothberg, Deichert, Ritz, Watson

PB2023-4-13 RESOLUTION GRANTING BULK VARIANCES AND CERTIFICATE OF APPROPRIATENESS WITH RESPECT TO THE PREMISES KNOWN AS BLOCK 58.01, LOT 4, ALSO KNOWN AS 74 WEST CLEMENTON ROAD, GIBBSBORO, NEW JERSEY

On March 22, 2023, the Borough of Gibbsboro Planning Board (hereinafter the “Board”) held a public hearing at which time the following members were present:

LuAnn Watson, Chairperson
Michael Kelly, Vice-Chairperson
Edward Campbell, Mayor
Susan Croll
Barry Rothberg
John Ritz
With Dennis Deichert recusing

The following were also present at the meeting:

Kathleen McGill Gaskill Esquire, Solicitor
Amy C. Troxel, Planning Board Secretary
Greg Fusco, Planning Board Engineer
Brian Slaugh, Planning Board Planner

SUBJECT

Whereas the Board considered the Application of Creekview Development Company, LLC with offices at 318 Oak Avenue, Cherry Hill, New Jersey 08002 (hereinafter referred to as “the Applicant”), seeking bulk variances to construct a single family dwelling with detached single car garage on the vacant undersized lot known as 74 W. Clementon Road, Gibbsboro, New Jersey, also known as Block 58.01, Lot 9.05 on the Gibbsboro Tax Map (hereinafter the “Subject Property”) and located in the R-15 Residential District; and

Whereas the Applicant is also seeking a Certificate of Appropriateness with respect to this development project; and

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Whereas the application was reviewed by the Board Planner, Brian Slaugh, AICP, by letter dated 03/21/2023; and

Whereas the Board considered the following documents submitted by the Applicant:

1. Submission cover letter of Jeffrey M. Brennan, Esquire of Barn & Brennan, PC, attorneys for Applicant;
2. Gibbsboro Planning Board Land Use Application dated 12/22/2022, signed by Michael S. Joffe, the Applicant's Managing Member;
3. Borough of Gibbsboro Submission Checklist;
4. Variance Plan prepared by Peterman Maxcy Associates, LLC, signed by Brian S. Peterman, PE, and dated 12/06/2022;
- A-3 Architectural Elevations and Floor Plans prepared by Bishop & Smith, RA, signed by Jack S. Smith, RA, dated 12/22/2022 and consisting of two drawings, A 1 of 2, and A-2-of 2;

Whereas a hearing on this application was conducted on March 22, 2023 with the Applicant being represented by Jeffrey M. Brennan of Baron & Brennan, PC with notice of this hearing having been given in accordance with New Jersey statutes, the Open Public Meetings Act and the Municipal Land Use Law, with a quorum being present, and the application having been found to be complete for hearing purposes.

Whereas, the Applicant submitted four (4) exhibits at the hearing being Exhibit A-1- Variance Plan, Exhibit A-2, Floor Plans, Exhibit A-3 Architectural rendering of home; and Exhibit A-4, display of construction materials;

Whereas, the Board accepted and heard the expert testimony of the Applicant's engineer, Brian S. Peterman, P.E., and the Applicant's architect, Jack S. Smith, RA, the testimony of the Applicant's principal Michael S. Joffe, and the Board's planner, Brian Slaugh, AICP, and the Board's engineer, Greg Fusco, PE, and having open the hearing to the public with several members of the public commenting, and having heard the arguments of the Applicant's counsel, Jeffrey M. Brennan, Esquire, and having considered the application and exhibits submitted in connection herewith.

FINDINGS OF FACT

8. The Gibbsboro Planning Board has jurisdiction with respect to the Application for variance relief pursuant to the Municipal Land Use Law N.J.S.A. 40:55D-70 (c).

9. The Subject Property is a 0.17 acre vacant lot located on the north side of Gibbsboro-Clementon Road and situated in the R-15 Residential District, and the Applicant is the contract purchaser of the Subject Property. Pursuant to the bulk requirements of the R-15 District as set forth in Borough Code §400-12D, it is an undersized lot, having only 7500 SF of area where a minimum 15,000 SF is required, and having both 50 ft. of lot frontage at the street line and at the building line where 60 ft. and 80 ft. respectively are required. The Subject Property was previously improved and used as a single family residence which was destroyed by fire on or about 2016, was

subsequently demolished, and has remained unimproved since then. The size of the lots in the area appears to predate the creation of the R-15 Residential District requiring at a minimum 15,000 SF lots.

10. The Applicant is seeking to construct a Cape Cod style 1,676 SF dwelling on the Subject Property, having a kitchen, living room, owner master bedroom suite along with a half-bath and laundry on the first floor, two (2) bedrooms and a full bath on the second floor, and an unfinished basement. A ten (10) ft wide driveway is proposed to run 140 feet along the western boundary of the Subject Property to a 240 SF single vehicle garage situated in the rear of the Subject Property. The driveway will have an area off the main aisle for vehicles to make a K turn to exit the driveway. The proposed driveway is situated one (1) foot from the western edge of the Subject Property. The proposed dwelling is five (5) ft. from the eastern property line shared with Lot 9.04.

11. The Applicant is seeking a hardship variance to allow for the development of this undersized lot. To establish the Applicant's claim of hardship, as is required by the applicable case law, the Applicant attempted to purchase additional land from adjoining property owner to bring the Subject Property into conformity. The Applicant submitted into the record the letters which were sent by certified and regular mail to the property owners on either side of the Subject Property and to the Borough of Gibbsboro which owns a 5 - 6 ft. strip of land contiguous with the Subject Property, and no party expressed any interest in selling any land to the Applicant.

12. The Applicant has proposed a modest sized home on the lot consistent with the surrounding areas and is seeking variance relief under N.J.S.A.40:55D-70(c). Several of the variances are required due to the undersized nature of the Subject Property and several are due to the nature of the proposed construction. Due to the hardship necessitated by the undersize lot, the Applicant seeks variances under Borough Code § 400-12D for minimum lot size, the minimum lot frontage at the building line, and the minimum lot frontage at the building line are sought. Additionally, the Applicant's construction plans require c variances (1) to permit a 5 ft. side yard with a 16 ft. aggregate side yard where a 12 ft. side yard and a 30 ft. aggregate side yard is required, (2) to allow a 5 ft. side yard where a 10 ft. side yard is required for accessory structures, and (3) to permit the garage to have a 7 ft. rear setback where 10 ft. is required.

13. In response to concerns from residents in the area, particularly the residents at Lot 9.04 which lot is contiguous to the Subject Property on its eastern boundary and where the house thereon is situated a few feet from the property line, it was agreed that the proposed house would be shifted to the western end of the Subject Property maintaining the original five (5) foot setback. The driveway and garage would be mirrored on the eastern side of the Subject Property, which would place the proposed house a distance of 11 ft. from the property line shared with Lot 9.04. The Applicant agreed to the Board planner's request that the driveway should be at least one (1) foot from the property line so that a swale could be created to capture runoff. At the Applicant's request for permission to remove the fences along the five (5) ft. strip of land owned by the Borough, the Board had no objection and the Applicant was directed to this request to the governing body.

14. The expert testimony provided by Engineer Peterman maintained that the bulk variances requested can be supported as c(1) and c(2) variances. The hardship demonstration has been supplied by the Applicant with respect to the variances required due to the undersized nature of the lot and he maintained that the other variances can be supported as c(2) variances as the goals of zoning will be advanced by this development providing sufficient space in appropriate locations for residential use and the development advances a more desirable visual environment. The Board planner indicated that the width of the lot with the required setbacks would be unduly constraining on the design of the house that would be compatible with the surrounding area, and the proposed dwelling with variances may reflect a better civic design. The Applicant's engineer further maintained that the benefits of the construction of a single family dwelling outweigh any detriments as this development does not present any substantial detriment to this residential area or substantially impair the zoning plan which specifically requires single family detached residences.

15. The development of this lot requires a Certificate of Appropriateness in accordance with Section 222-7(a)(1) of the Gibbsboro Historic Preservation Ordinance and the Municipal Land Use Law, N.J.S.A. 40:55-111. Pursuant to the recommendations of the Board's Planner, the proposed dwelling has been modified with additional windows, architectural details and shutters. The oxford blue siding and a red front door provide an historic appearance. The roof will be a rustic black. The garage will have carriage house doors, and the siding and roof of the detached garage will match the house colors.

CONCLUSION OF LAW

16. Whereas the Board has jurisdiction over this application for bulk variances under authority of N.J.S.A. 40:55D-70(c)(1) and (2) which allows for deviations from the zoning requirements upon a showing of hardship or where the goals of zoning will be advanced by the deviation, the benefits of the deviation outweigh the detriment and same can be granted without substantial detriment to the public good and without substantial impairment of the intent and purposes of the zoning plan.

17. Whereas the Applicant has demonstrated by the preponderance of the evidence that a compliance hardship exists with respect to the undersized lot which supports the request for variance relief under (c)(1) hardship, and that variance relief can be granted for the other deviations from the bulk requirements under c(2) as they represent a better civic design and promote the goals of zoning as herein set forth, and same can be granted without substantial detriment to the public goods and without substantial impairment of the intent and purposes of the zoning plan and zoning ordinance.

18. Whereas, the Board has jurisdiction to approve that application for the Historic Certification of Appropriateness in accordance with N.J.S.A. 40:55D-111 and §22-7(a)(1) of the Gibbsboro Historic Preservation Ordinance and the Board concludes that a Certificate of Appropriateness should be granted for the construction contemplated by this application subject to the Applicant complying with the recommendation as previously set forth herein.

NOW THEREFORE, BE IT RESOLVED, by the motion duly made by Mayor Edward

Campbell and seconded by Barry Rothberg on March 22, 2023 that the Applicant's request for the aforementioned variances and a Certificate of Appropriateness as hereinabove set forth be and is hereby **GRANTED**, subject to the conditions hereinafter set forth:

1. That the application, all exhibits, testimony, maps and other documents submitted, and all representations made, and all testimony given before the Board at its meeting of March 22, 2023 are true and accurate of the facts relating to the Applicant's request for relief. In the event that it appears to the Board, on reasonable grounds, that the application, exhibits, testimony, maps and other documents submitted are not accurate, are materially misleading, or are the result of mistake, and the same have been relied upon by the Board as they bear on facts which were essential in the granting of the relief sought, the Board may rescind its approval and rehear the application, or any part of said application, either upon the application of an interested party or on its own motion, when unusual circumstances so require, where a rehearing is necessary and appropriate in the interest of justice.

2. As expressly provided herein, the Applicant's plans shall be modified to reflect the shift in the location of the improvements on the Subject Property as agreed to herein and in the testimony of the Applicant, which shall include the creation of a 1 foot driveway swale for runoff. The Applicant shall revise its plans to the extent required by the approval herein and submit same to the Board's engineer and planner for approval along with a letter detailing all changes made.

10. The Applicant shall comply with the recommendations of the Board planner as set forth in the review letter of Brain Slaugh, AICP, PP, dated 03/21/2023.

11. The Applicant shall confirm sewer services connection to the Subject Property and provide proof that this condition has been satisfied.

12. The Applicant shall submit a grading plan for the review and approval of the Board's engineer.

13. The Applicant shall obtain permission from the governing body of the Borough of Gibbsboro for the removal of the fence on Lot 9.07 which is contiguous with the Subject Property and is owned by the Borough.

14. The Applicant is responsible for obtaining all other approvals or permits from other governmental agencies as may be required by law, and the Applicant shall comply with any requirements or conditions of such approvals or permits which are necessary in order to finalize and/or implement the relief being granted herein, as well as any construction that may be a part of said relief. The Applicant is solely responsible for determining which governmental and/or public agencies permits and/or approvals, if any, are required. The Applicant is further required to submit a copy to the Board's Secretary of all approvals and/or denials received from any such outside agencies.

8. The Applicant must maintain an escrow account with the Borough of Gibbsboro and pay the costs of all professional review and other fees required to act on the application, pursuant to the applicable provisions of the Borough's land development ordinances, zoning code

and any other applicable municipal codes, and the New Jersey Municipal Land Use Law. The Applicant's escrow account must be current prior to any permit being issued, or construction or other activity commencing on the approved application.

9. At any time after adoption of this Resolution should a party of interest appeal to the Board for an order vacating or modifying any term or condition set forth herein, upon a proper showing of materially misleading submission, material misstatement, materially inaccurate information or a material mistake made by the Applicant, the Board reserves the right to conduct a hearing with the Applicant present, for the purpose of fact-finding regarding the same. Should the facts at said hearing confirm that there had been a material fault or deficiency in the application, the Board shall take whatever action it deems appropriate at that time, including but not limited to a rescission of its prior approval, a rehearing, a modification of its prior approval or such other action as appropriate.

10. The Applicant shall indemnify and hold the Borough of Gibbsboro harmless from any claims whatsoever which may be made as a result of any deficiency in the application, or as to any representation made by the Applicant, including but not limited to proper service and notice upon interested parties made in reliance on certified list of property owners and other parties entitled to notice, said list having been provided to the Applicant by the Borough pursuant to N.J.S.A. 340:55D-12.C, and publication of the notice of public hearing in this matter in accordance with the law.

ROLL CALL VOTE

LuAnn Watson, Chairperson	Yes
Michael Kelly, Vice-Chairperson	Yes
Edward Campbell, Mayor	Yes
Susan Croll	Yes
Barry Rothberg	Yes
John Ritz	Yes

Motion to approve resolution: Mr. Kelly, second Mr. Rothberg

Poll: Ayes – Kelly, Campbell, Croll, Rothberg, Ritz, Watson

PB2023-4-14 RESOLUTION SUPPORTING A GRANT APPLICATION TO THE NEW JERSEY HISTORIC TRUST FOR THE PRESERVATION OF THE JOHN LUCAS HOUSE

WHEREAS the John Lucas House is listed on the State of New Jersey and United States Registers of Historic Places and is the principal contributing structure within the Gibbsboro Historic District; and

WHEREAS the Borough of Gibbsboro has acquired the property and is desirous of preserving it; and

WHEREAS the Borough of Gibbsboro is preparing an application for funding and the Borough Planning Board wishes to express its support.

APRIL 26, 2023

NOW, THEREFORE, BE IT RESOLVED by the Planning Board of the Borough of Gibbsboro, County of Camden, State of New Jersey that this resolution be submitted along with grant applications to document the support of the Board.

Motion to approve resolution: Mr. Deichert, second Mrs. Croll

Vote: Ayes unanimous

PB2023-4-15 RESOLUTION SUPPORTING A GRANT APPLICATION TO CAMDEN COUNTY FOR RECREATION FACILITY ENHANCEMENT FUNDING FOR BIKEWAY AMENITIES WITHIN THE GIBBSBORO BIKEWAY SYSTEM

WHEREAS, applications for Recreation Facility Enhancement Funding are funded through the Camden County Open Space, Farmland, Recreation and Historic Preservation Trust Fund, which provides money for recreation projects for towns within Camden County via the Camden County Open Space Acquisition, Farmland Preservation, Recreation Facility Enhancement and Historic Preservation Trust Fund; and

WHEREAS, the Borough of Gibbsboro has applied for funds from the Camden County Open Space, Farmland, Recreation and Historic Preservation Trust Fund for the purchase and installation of amenities for the Gibbsboro Bikeway System; and

NOW, THEREFORE BE IT RESOLVED, by the Planning Board of the Borough of Gibbsboro, County of Camden, State of New Jersey, that the Gibbsboro Planning Board endorses the application for funding to purchase amenities for the Gibbsboro Bikeway System and directs that a copy of this resolution of support be delivered to the Camden County Open Space Trust Fund Advisory Committee.

Motion to approve resolution: Mrs. Croll, second Mr. Rothberg

Vote: Ayes unanimous

MINUTES

Motion to dispense reading and approve the minutes of 3/22/23: Mrs. Croll, second Mr. Rothberg

Vote: Ayes – Kelly, Campbell, MacFerren, Croll, Rothberg, Deichert, Ritz, Watson
Abstain – MacFerren, Gellura

OLD BUSINESS

1. USE VARIANCE (Docket #23-03)

Applicant: Anne-Marie & Cory Bailey
Project: In-law suite
Address: 77 Winding Way

Block 114, Lot 1
Fee/Escrow: Paid

Planner's Review Letter, dated 3/15/23
Mayor Campbell and Councilman MacFerren recused themselves from participating in this application.

Motion to deem application complete: Mrs. Croll, second Mr. Deichert

Vote: Ayes unanimous

Anne-Marie Bailey and Cory Bailey, the owners of the property at 77 Winding Way, appeared on behalf of the application and were sworn in by Ms. Gaskill. Mr. Slaugh and Mr. Fusco were also sworn in.

Ms. Bailey read a prepared statement (Exhibit A) in which she described her in-law's stature in the neighborhood, their more recent health concerns, and her family's desire to care for them in their own home. Mrs. Bailey now requires her living space to be wheelchair accessible.

The residential structure at 77 Winding Way is a split-level home. The lower level of the home will contain separate bathroom and cooking facilities, a bedroom and living area, and a separate entrance from the main home. The stairs connecting the main home from the lower level have been removed.

Mr. Slaugh inquired about the use of the space after it is no longer needed by the Bailey's parents. The formation of a separate living and cooking space combined with a separate entrance and the removal of the stairs that once connected the main house from the lower level has created a two-family dwelling. Mr. Slaugh suggested that conditions should be considered in which the in-law suite would revert back to a single-family house once the current need has passed. The kitchen and stair access were noted as the most important factors that should revert.

Public Comment:

Matt and Patricia Croll, 2 Hawthorn
Beth Greer, 75 Winding Way
Derek Bailey, Sicklerville, NJ
James Bailey, Voorhees, NJ

The conditions recommended to the Board were that the class of persons who are permitted to reside in the second dwelling are limited to the parents or in-laws of either owner of the property as long as they are acting as caretakers. The dwelling must revert to a single-family home by removing the kitchen and restoring the stair access. Should the property owners wish to expand the class of persons permitted to reside there, they must return to the Board for approval. The resolution memorializing the Boards approval should be recorded so that it would be discovered during a title search.

Motion to grant a use variance with conditions: Mr. Deichert, second Mr. Kelly

Poll: Ayes – Kelly, Croll, Gellura, Rothberg, Deichert, Ritz, Watson

NEW BUSINESS

1. CERTIFICATE OF APPROPRIATENESS (Docket #23-05)

Applicant: Adam Campbell/SunnyMac LLC
Project: Installation of solar panels
Address: 18 Yarmouth Way
Block 18.06, Lot 12
Taxes: Current
Fee/Escrow: Paid

Adam Campbell, the property owner at 18 Yarmouth Way and a representative for SunnyMac LLC, appeared on behalf of this application and was sworn in by Ms. Gaskill.

The plan submitted has been amended to remove 3 panels from the garage. The new plan proposes the installation of 42 panels with a standard racking system 3-4" from the roof. The proposed panels are to be black on black, and the roof will be replaced prior to installation with a black shingled roof. Skirting around the edge is required.

Public comment: None

Motion to approve with the modifications discussed: Mayor Campbell, second Councilman MacFerren

Poll: Ayes – Kelly, Campbell, MacFerren, Croll, Gellura, Rothberg, Watson

2. CERTIFICATE OF APPROPRIATENESS (Docket #23-06)

Applicant: Luciana Dilizio/Solar Energy World
Project: Installation of solar panels
Address: 51 Glenview Way East
Block 59.05, Lot 23
Taxes: Current
Fee/Escrow: Paid

Steven Dilizio, husband of the applicant, Luciana Dilizio, appeared on behalf of this application. Mr. Sean Grieves, a representative from Solar Energy World, also appeared on behalf of this application. Both were sworn in by Ms. Gaskill.

The plan proposes to install 20 panels on the south side of the roof. An array skirt is required along the sides.

Public comment: None

Motion to approve: Mr. Rothberg, second Mr. Deichert

Poll: Ayes – Kelly, Campbell, MacFerren, Croll, Gellura, Rothberg, Watson

3. CERTIFICATE OF APPROPRIATENESS (Docket #23-07)

Applicant: The Sherwin-Williams Company
Project: Demolition of existing structures/
Administrative plan review
Address: 2 & 4 Foster Avenue, 3 United States Avenue
Block 8.01, Lots 3.04, 3.05 & 3.06
Taxes: Current
Fee/Escrow: Paid

The applicant was represented by Mr. Christopher McAuliffe, Esquire, of Morgan Lewis. Expert testimony was provided by Hank Martin, engineer, Christopher Stienen, architect, and Ken Stroebel, senior environmental project manager. All were sworn in by Ms. Gaskill.

Mr. Martin provided the Board with information regarding the site, including existing contamination and the EPA's approved remediation plan. Mr. Stroebel provided information regarding the demolition plan, including asbestos abatement prior to demolition, at 2 and 4 Foster Avenue. Mr. Stienen provided information regarding how the site would be maintained during the remediation, expected to last at least eight years, and screened from the public view.

Public comment: None

The conditions recommended to the Board include that a full-size detailed plan be submitted to the Board's professionals for approval, to include plantings and fencing material specifications.

Motion to approve with conditions: Mayor Campbell, second Mrs. Croll

Vote: Ayes – Kelly, Campbell, MacFerren, Croll, Gellura, Rothberg, Watson

4. STRATEGY SESSION

Mayor Campbell would like to coordinate strategy sessions between members of the Governing Body and Planning Board, to be open to the public, to discuss proactively the planning and zoning needs in the Borough.

5. MAY MEETING DATE

Meeting date will remain the same. Mr. Slauch and Ms. Gaskill will provide substitutes.

PENDING BUSINESS

1. 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

2. 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

3. 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:

INFORMATIONAL

1. Next regular Planning Board meeting is scheduled for Wednesday, May 24, 2023 at 7:00 p.m. at the Senior Recreation Center.

PUBLIC COMMENTS

None

ADJOURNMENT

Motion to adjourn the meeting at 9:57 p.m.: Councilman MacFerren, second Mrs. Croll

Vote: Ayes unanimous



AMY C. TROXEL, Secretary

