

**BOROUGH OF GIBBSBORO
PLANNING BOARD AGENDA
August 23, 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

- PB2023-8-22 RESOLUTION GRANTING A CERTIFICATE OF APPROPRIATENESS AND DESIGN EXCEPTIONS TO D. R. HORTON FOR THE PROPOSED TOWNHOUSE DEVELOPMENT AT THE PREMISES KNOWN AS BLOCK 7.04, LOTS 16.01, 16.05, 16.06, 16.08; BLOCK 8.01, LOTS 4 AND 5; AND BLOCK 10, LOT 2 ON THE OFFICIAL TAX MAP OF THE BOROUGH OF GIBBSBORO
- PB2023-8-23 RESOLUTION FINDING THAT THE CONCEPTUAL PLAN OF THE VOORHEES TOWNSHIP BOARD OF EDUCATION FOR THE PROPERTY KNOWN AS 250 HADDONFIELD-BERLIN ROAD, ALSO KNOWN AS BLOCK 42, LOT 12.04 AND PART OF LOT 12.03 IS INCONSISTENT WITH THE BOROUGH’S MASTER PLAN AND IS NOT RECOMMENDED
- PB2023-8-24 RESOLUTION GRANTING A USE VARIANCE UNDER N.J.S.A. 40:55D-70d(3) FROM THE CONDITIONAL USE STANDARDS SET FORTH IN BOROUGH CODE §400-71.F(3) and (4) REQUIRING A CANNABIS MANUFACTURER SITUATED IN THE M-1 INDUSTRIAL DISTRICT TO BE LOCATED IN A SINGLE OCCUPANCY BUILDING WITH A SIX-FOOT ENCLOSURE FENCE TO TOPLESS PRE ROLLS, LLC FOR A CANNABIS MANUFACTURING FACILITY LOCATED AT 16 DEMOCRAT WAY, ALSO KNOWN AS BLOCK 59.03, LOT 3 ON THE OFFICIAL TAX MAP OF THE BOROUGH OF GIBBSBORO

MINUTES

Motion to dispense reading and approve the minutes of 7/26/23

COMPLETENESS

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

OLD BUSINESS None

NEW 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

2. PLANNING BOARD MEETING LOCATION FOR 2024

PENDING BUSINESS

1. CONDITIONAL USE VARIANCE (Docket #23-15)

Applicant: Freshley Greene LLC
Project: Operation of a Cannabis Class 2 Manufacturing Business
Address: 10 Democrat Way
Block 59.03, Lot 3
Fee/Escrow: Paid

EXEMPTION WAIVERS

1. 103 South Lakeview Drive (solar installation)

AUGUST 23, 2023

INFORMATIONAL

1. Next regular Planning Board meeting is scheduled for Wednesday, September 27, 2023 at 7:00 p.m. at the Senior Recreation Center.

PUBLIC COMMENTS

ADJOURNMENT