

**BOROUGH OF GIBBSBORO
PLANNING BOARD AGENDA
September 27, 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

PB2023-9-25 RESOLUTION GRANTING BULK VARIANCES WITH CONDITIONS TO ALLOW FOR THE EXISTING TWO SHEDS AT THE SUBJECT PROPERTY KNOWN AS BLOCK 102, LOT 2, ALSO KNOWN AS 2 RIDGEWOOD ROAD, GIBBSBORO, NEW JERSEY

MINUTES

Motion to dispense reading and approve the minutes of 8/23/23

CORRESPONDENCE

To: Secretary Troxel, dated 9/14/23
From: Melanie Levan, Esq.
Re: Request to adjourn application for Conditional Use Variance
Freshley Green LLC (Docket #23-15)
10 Democrat Way (Block 59.03, Lot 3)

Action:

COMPLETENESS

1. CERTIFICATE OF APPROPRIATENESS (Docket #23-16)

Applicant: Robert & Diane Johns
Project: Installation of chimney for wood burning stove
Address: 107 United States Avenue
Block 8.03, Lot 6.09
Fee/Escrow: Paid

2. BULK VARIANCES (Docket #23-17)

Applicant: Kenneth & Kristen Johnston
Project: Bulk variance for second shed that exceeds 100 square feet
Address: 17 Yarmouth Way
Block 18.08, Lot 1
Fee/Escrow: Paid

OLD BUSINESS None

NEW BUSINESS

1. CERTIFICATE OF APPROPRIATENESS (Docket #23-16)

Applicant: Robert & Diane Johns
Project: Installation of chimney for wood burning stove
Address: 107 United States Avenue
Block 8.03, Lot 6.09
Fee/Escrow: Paid

3. BULK VARIANCES (Docket #23-17)

Applicant: Kenneth & Kristen Johnston
Project: Bulk variance for second shed that exceeds 100 square feet
Address: 17 Yarmouth Way
Block 18.08, Lot 1
Fee/Escrow: Paid

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

2. CERTIFICATE OF APPROPRIATENESS (Docket #23-18)

Applicant: Solare America
Project: Installation of solar panels on gas station canopy
Address: 3 North Lakeview Drive
Block 7.04, Lot 16.09
Fee/Escrow: Paid

EXEMPTION WAIVERS

1. 11 Eastwick Drive (shed installation)

INFORMATIONAL

1. Next regular Planning Board meeting is scheduled for Wednesday, October 25, 2023 at 7:00 p.m. at the Senior Recreation Center.

PUBLIC COMMENTS

ADJOURNMENT