

**BOROUGH OF GIBBSBORO  
PLANNING BOARD AGENDA  
November 29, 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**

PB2023-11-28 RESOLUTION GRANTING A CERTIFICATE OF APPROPRIATENESS FOR THE INSTALLATION OF A SOLAR PANEL SYSTEM ON THE FUEL STATION CANOPY OF THE WAWA CONVENIENCE STORE LOCATED AT 3 NORTH LAKEVIEW DRIVE, GIBBSBORO, NEW JERSEY, ALSO KNOWN AS BLOCK 7.04, LOT 19.16 OF THE OFFICIAL TAX MAP OF THE BOROUGH OF GIBBSBORO

**MINUTES**

Motion to dispense reading and approve the minutes of 10/25/23

**CORRESPONDENCE**

To: LuAnn Watson, Chairwoman, received 11/17/23  
From: Alfred & Karen Deterding  
Re: Request for zoning change on Johnson Road  
Action:

To: Secretary Troxel, received 11/28/23  
From: Gina Lower, Del Duca Lewis & Berr  
Re: Request for continuance (Docket #23-08) to December 27, 2023  
Action:

**COMPLETENESS:**

1. PRELIMINARY & FINAL MAJOR SITE PLAN, CERTIFICATE OF APPROPRIATENESS (Docket #23-08)

Applicant: MAKS Properties LLC  
Project: Improvements to building exterior and parking lot for remodeling company showroom and office space  
Address: 138 South Lakeview Drive  
Block 18.02, Lots 2.09 & 1.04  
Fee/Escrow: Paid

2. MINOR SITE PLAN (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

**NEW BUSINESS**

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Address: 138 South Lakeview Drive  
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Fire Review Letter, dated 11/8/23  
Planner Review Letter, dated 11/22/23

2. MINOR SITE PLAN (Docket #23-13)

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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

Fire Review Letter, dated 11/8/23  
Planner Review Letter, dated 11/21/23  
Engineer Review Letter, dated 11/20/23

**PENDING BUSINESS**

**INFORMATIONAL**

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

**PUBLIC COMMENTS**

**ADJOURNMENT**