

**BOROUGH OF GIBBSBORO
PLANNING BOARD MINUTES
October 25, 2023
7:00 P.M.**

Meeting called to order at 7:01 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
Planner, Brian Slaugh

Engineer, Gregory Fusco

RESOLUTIONS

PB2023-10-26 RESOLUTION GRANTING A CERTIFICATE OF APPROPRIATENESS TO ROBERT AND DIANE JOHNS FOR THE INSTALLATION OF A NON-MASONRY FIREPLACE CHIMNEY AT THE PREMISES KNOWN AS 107 UNITED STATES AVENUE, GIBBSBORO, NEW JERSEY ALSO KNOWN AS BLOCK 8.03, LOT 6.09 ON THE OFFICIAL TAX MAP OF THE BOROUGH OF GIBBSBORO

Motion to approve resolution: Mr. Kelly, second Councilman MacFerren

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

PB2023-10-27 RESOLUTION GRANTING BULK VARIANCE FOR AN OVERSIZED SHED AND CERTIFICATE OF APPROPRIATENESS TO KENNETH AND KRISTEN JOHNSTON WITH RESPECT TO THE PREMISES KNOWN AS 17 YARMOUTH WAY, GIBBSBORO, NEW JERSEY, ALSO KNOWN AS BLOCK 18.08, LOT 1, ON THE OFFICIAL TAX MAP OF THE BOROUGH OF GIBBSBORO

Motion to approve resolution: Councilman MacFerren, second Mr. Rothberg

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

MINUTES

Motion to dispense reading and approve the minutes of 9/27/23: Mrs. Croll, second Mr. Kelly

Vote: Ayes unanimous (Deichert – abstain)

CORRESPONDENCE

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

OLD BUSINESS None

NEW BUSINESS

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

Applicant: Solare America LLC
Project: Installation of solar panels on gas station canopy
Address: 3 North Lakeview Drive
Block 7.04, Lot 19.16
Fee/Escrow: Paid

Planner Review Letter, dated 10/17/23

Peter Jacanian, Esquire, appeared on behalf of this application, along with John Scorsone, president of Solare America LLC. Mr. Scorsone was sworn in by Ms. Gaskill, as was the Board Planner, Mr. Slaugh.

The applicant proposes to install 190 solar panels on the fuel canopy at the Wawa located at 3 North Lakeview Drive. Mr. Scorsone testified that 94 panels would be placed along the Lakeview Drive side of the canopy, and 96 panels would be placed on the store side of the canopy. The panels would be parallel to the surface of the roof, and they will be black. The panels will be owned by Solare America, and Wawa will purchase the energy produced as part of a 25-year lease agreement. At the end of the lease period, ownership of the panels will be transferred to Wawa.

The Board requested that the panel arrangement be reversed so that the 94 panels and ACP unit be placed on the store side, and the 96 panels be placed on the street side, and the applicant agreed to this request. Mr. Slaugh also noted that if a gap was visible between the panels and the edge of the canopy, that an array skirt would be required, as has been required of other solar panel applicants in the Historic Preservation District.

Public Comment: None

Motion to grant a Certificate of Appropriateness to Solare America LLC for the installation of solar panels conditioned upon inverting the panel arrangement and ensuring that no gap between the panels and the roof is visible from the street: Mrs. Croll, second Mr. Deichert

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

PENDING BUSINESS

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

INFORMATIONAL

1. Next regular Planning Board meeting is scheduled for Wednesday, November 29, 2023 at 7:00 p.m. at the Senior Recreation Center (*NOTE*: this is the fifth Wednesday of the month due to the Thanksgiving holiday).

PUBLIC COMMENTS

None

ADJOURNMENT

Motion to adjourn the meeting at 8:15 p.m Mr. Rothberg, second Mrs. Croll

Vote: Ayes unanimous

AMY C. TROXEL, Secretary