

BOROUGH OF GIBBSBORO
PLANNING BOARD REORGANIZATION MINUTES
January 24, 2024
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

Present:

LuAnn Watson, Chair
Mike Kelly, Vice Chair
Edward G. Campbell, Mayor
Michael MacFerren, Council
Susan Croll
John Ritz
Barry Rothberg
Dennis Deichert
Barbara Gellura

Absent:

NOMINATIONS FOR CHAIR & VICE CHAIR

Mayor Campbell nominated LuAnn Watson as Chairperson of the Gibbsboro Planning Board, seconded by Mrs. Croll

Mayor Campbell nominated Michael Kelly as Vice Chairperson of the Gibbsboro Planning Board, seconded by Mr. Ritz

RESOLUTIONS

PB 2024-1-01 RESOLUTION NAMING LUANN WATSON AS CHAIRPERSON OF THE GIBBSBORO PLANNING BOARD

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

Vote: Ayes unanimous

PB 2024-1-02 RESOLUTION NAMING MICHAEL KELLY AS VICE-CHAIRPERSON OF THE GIBBSBORO PLANNING BOARD

Motion to adopt resolution: Mr. Rothberg, second Mr. Deichert

Vote: Ayes unanimous

PB 2024-1-03 RESOLUTION APPOINTING KATHLEEN MCGILL GASKILL, AS SOLICITOR TO THE GIBBSBORO PLANNING BOARD

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

Vote: Ayes unanimous

PB 2024-1-04 RESOLUTION NAMING APPOINTING GREGORY FUSCO, KEY ENGINEERS, AS ENGINEER TO THE GIBBSBORO PLANNING BOARD

Motion to adopt resolution: Mayor Campbell, second Mr. Kelly

Vote: Ayes unanimous

PB 2024-1-05 RESOLUTION APPOINTING BRIAN SLAUGH, CLARKE CATON HINTZ, AS PLANNER TO THE GIBBSBORO PLANNING BOARD

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

Vote: Ayes unanimous

PB 2024-1-06 RESOLUTION APPOINTING AMY C. TROXEL AS SECRETARY TO THE GIBBSBORO PLANNING BOARD

Motion to adopt resolution: Mr. Rothberg, second Mr. Deichert

Vote: Ayes unanimous

PB 2024-1-07 RESOLUTION AUTHORIZING PLANNING BOARD MEETING DATES FOR 2024

Motion to adopt resolution: Mr. Kelly, second Mrs. Croll

Vote: Ayes unanimous

PB 2024-1-08 RESOLUTION DESIGNATING OFFICIAL NEWSPAPERS FOR PUBLICATION FOR THE GIBBSBORO PLANNING BOARD

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

Vote: Ayes unanimous

PB2024-01-09 RESOLUTION GRANTING PRELIMINARY AND FINAL SITE PLAN APPROVAL WITH VARIANCES, DESIGN AND SUBMISSION WAIVERS AND A CERTIFICATE OF APPROPRIATENESS TO MAKS PROPERTIES, LLC WITH RESPECT TO THE PREMISES KNOWN AS BLOCK 18.02, LOTS 2.09 AND 1.04 ON THE TAX MAP OF THE BOROUGH OF

**GIBBSBORO, ALSO KNOWN AS 138 S. LAKEVIEW DRIVE,
GIBBSBORO, NEW JERSEY**

Resolution tabled until February meeting due to last minute comments received by the applicant's attorney regarding revisions to resolution language.

MINUTES None

CORRESPONDENCE

To: Gibbsboro Planning Board, received 1/16/24
From: Thomas Wright and Donna Rendeiro, New Jersey State Planning Commission
Re: Official Notice of Intention to Approve a Preliminary State Development and
 Redevelopment Plan
Action: Informational

COMPLETENESS

1. PRELIMINARY & FINAL MAJOR SITE PLAN, CERTIFICATE OF APPROPRIATENESS (Docket #23-09)

Applicant: Jane's Joint LLC
Owner: RNM Construction LLC & AG Berenato
Project: Preliminary & Final Major Site Plan, Certificate of Appropriateness –
 Class 5 Cannabis Retail Dispensary
Address: 142 South Lakeview Drive
 Block 18.02, Lot 2.03

A conditional use variance was granted to the applicant on June 28, 2023 and approval was memorialized by resolution PB2023-7-21, adopted on July 28, 2023.

Lawrence Wohl, Esquire, appeared on behalf of this application. The following witnesses also appeared and were sworn in for testimony: Trina Ragsdale, owner/founder; Tom Giovanucci, general manager; Dan Jost, architect, Victor Anosike, traffic engineer; Anthony DiRosa, engineer.

Exhibits A1-A4 were entered into the record.

The applicant seeks a number of waivers and requests that several items be considered as conditions of approval.

Motion to grant requested waivers and deem application complete: Mayor Campbell, second Councilman MacFerren

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

OLD BUSINESS None

NEW BUSINESS

1. PRELIMINARY & FINAL MAJOR SITE PLAN, CERTIFICATE OF APPROPRIATENESS (Docket #23-09)

Applicant: Jane's Joint LLC
Owner: RNM Construction LLC & AG Berenato
Project: Preliminary & Final Major Site Plan, Certificate of Appropriateness – Class 5 Cannabis Retail Dispensary
Address: 142 South Lakeview Drive
Block 18.02, Lot 2.03

Fire Official Review, 1/9/24
Planner Review, 1/19/24
Engineer Review, 1/21/24

The proposed hours of operation are 12:00-10:00 p.m., Monday-Sunday. The retail location will have security cameras and check ID in accordance with all CRC requirements, and they will work with the Gibbsboro Police Department regarding security measures. A maximum of six employees per shift will be on location. The retailer will use online express orders for a majority of sales. Walk-in's and in-person appointments are also welcome. No drive-through or curbside pickup is being proposed.

Deliveries by sprinter van are anticipated up to three times per week. The applicant has received a micro license, which limits supply to 1000 pounds per month. Cannabis products are tracked via barcode from "seed to sale." Trash is expected to be minimal, and the details of the enclosure will be specified on the revised plans.

The applicant proposes 18 parking spaces of 10x20 feet, plus one ADA parking space, and a drive aisle of 25 feet.

The applicant agreed to provide a revised landscaping plan to include plantings along the property line and around the parking lot, to provide a bikeway easement along the front of the property, and to install a streetlight along the front of the property. Additional lighting details for the property and parking lot will be added to the revised plans.

The applicant proposes two small additions to the existing structure: an ADA bathroom in the front and a vestibule in the back. The applicant intends to request a monument sign which will comply with Borough ordinance and will be included on the revised plans.

Curbing is to be installed around the parking lot to improve drainage and eliminate runoff into the adjacent lot. Bollards are to be installed around utilities.

Traffic volume increase is expected to be low – an increase of 1.1% overall.

The applicant is also seeking a Certificate of Appropriateness. Exhibits A5-A6 show a sample of the proposed stucco and lighting details. Brick wainscoting is proposed at the bottom of the front façade with a rowlock at the top. The sign design is incomplete and will be included on the revised plans.

Public Comment:

Sako Kazanjian, 140 South Lakeview Drive. Expressed concerns about water runoff from the parking lot and overgrowth of some existing vegetation.

The applicant is seeking preliminary site plan approval with waivers and variances, which include a reduction in size and number of spaces, reduction in boarding space, reduction in drive aisle and ingress/egress.

Revised plans will be submitted to show the following changes and additions: parking lot reconfiguration (rotation), curbing around parking lot and entrance, trash enclosure, bikeway easement and placement of street light, lighting plan, light fixture details, revised pedestrian path to building, landscaping plan, façade sign detail, monument sign location and design details, and bollards. Any other remaining items of completeness will also be incorporated into the revised plans.

Granting of a Certificate of Appropriateness will be considered at the next meeting.

Motion to grant preliminary site plan approval per the above conditions: Mayor Campbell, second Mrs. Croll

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

PENDING BUSINESS

1. CONCEPTUAL PLAN UPDATE (Docket #23-12)

Applicant: Voorhees Township Board of Education
Project: Pre-Kindergarten
Review and recommendation concerning a capital project pursuant to N.J.S.A. 40:55D-31
Address: 250 Haddonfield-Berlin Road
Block 42, Lots 12.04

INFORMATIONAL

1. Next regular Planning Board meeting is scheduled for Wednesday, February 28, 2024 at 7:00 p.m. at the Borough Hall (49 Kirkwood Road, Gibbsboro, NJ).

PUBLIC COMMENTS

None

ADJOURNMENT

Motion to adjourn the meeting at 9:35 p.m. Mr. Rothberg, second Mayor Campbell

Vote: Ayes unanimous

AMY C. TROXEL, Secretary


PB2024-1-01

**RESOLUTION OF THE GIBBSBORO PLANNING BOARD
NAMING LU ANN WATSON AS CHAIRPERSON OF THE
GIBBSBORO PLANNING BOARD**

WHEREAS, the laws of the State of New Jersey require the position of Chairperson for municipal planning boards; and

NOW, THEREFORE, BE IT RESOLVED by the Gibbsboro Planning Board that LuAnn Watston shall serve as Chair for the year 2023.

The foregoing Resolution is a true copy of the Resolution adopted by the Planning Board of the Borough of Gibbsboro at a duly noticed meeting on January 24, 2024.



Amy C. Troxel
Secretary

PB2024-1-02

**RESOLUTION OF THE GIBBSBORO PLANNING BOARD
NAMING MICHAEL KELLY AS VICE-CHAIRPERSON TO THE
GIBBSBORO PLANNING BOARD**

WHEREAS, the laws of the State of New Jersey require the position of Vice-Chairperson for municipal planning boards; and

NOW, THEREFORE, BE IT RESOLVED by the Gibbsboro Planning Board that Michael Kelly shall serve as Vice-Chairperson for the year 2024.

The foregoing Resolution is a true copy of the Resolution adopted by the Planning Board of the Borough of Gibbsboro at a duly noticed meeting on January 24, 2024.



Amy C. Troxel
Secretary

**RESOLUTION OF THE GIBBSBORO PLANNING BOARD
APPOINTING KATHLEEN MCGILL GASKILL AS SOLICITOR TO THE
GIBBSBORO PLANNING BOARD**

WHEREAS, the laws of the State of New Jersey require that municipal planning boards have a solicitor to guide the Board in legal matters; and

WHEREAS, such special legal services can be provided only by a recognized firm, and Kathleen McGill Gaskill, Attorney at Law, Moorestown, New Jersey is so recognized by the legal community; and

WHEREAS, the Local Public Contracts Law, N.J.S.A. 40A:11-1 et seq., requires that notice with respect to contracts for Professional Services under the Open and Fair process;

NOW, THEREFORE, BE IT RESOLVED by the Planning Board of the Borough of Gibbsboro, County of Camden, State of New Jersey as follows:

1. Kathleen McGill Gaskill, Attorney at Law, Moorestown, New Jersey is hereby retained to provide the specialized legal services necessary in connection with the Gibbsboro Planning Board in accordance with an Agreement submitted to the Planning Board (the "Contract").
2. The Contract is awarded under the Fair and Open process as a "Professional Service" in accordance with the Local Public Contracts Law, N.J.S.A. 40A:11-5(1)(a).
3. A copy of this resolution as well as the Contract shall be placed on file with the Clerk of the Borough.
4. A notice in accordance with the Local Public Contracts Law of New Jersey in the form attached hereto shall be published in the Borough's legal newspaper.

The foregoing Resolution is a true copy of the Resolution adopted by the Planning Board of the Borough of Gibbsboro at a duly noticed meeting on January 24, 2024.



Amy C. Troxel
Secretary

PB2024-1-04

**RESOLUTION OF THE GIBBSBORO PLANNING BOARD
APPOINTING GREGORY FUSCO, KEY ENGINEERS, AS ENGINEER TO THE
GIBBSBORO PLANNING BOARD**

WHEREAS, there exists a need for the services of an Engineer for the Gibbsboro Planning Board;

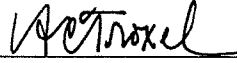
WHEREAS, such engineering services can be provided only by a recognized firm, and Gregory Fusco of the engineering firm of Key Engineers, Berlin, New Jersey is so recognized by the engineering community; and

WHEREAS, the Local Public Contracts Law, N.J.S.A. 40A:11-1 et seq., requires that notice with respect to contracts for Professional Services is awarded under the Fair and Open process;

NOW, THEREFORE, BE IT RESOLVED by the Planning Board of the Borough of Gibbsboro, County of Camden, State of New Jersey as follows:

1. Gregory Fusco of the engineering firm of Key Engineers, Berlin, New Jersey is hereby retained to provide the specialized engineering services necessary in connection with the Gibbsboro Planning Board in accordance with an Agreement.
2. The Contract is awarded under the Fair and Open process as a "Professional Service" in accordance with the Local Public Contracts Law, N.J.S.A. 40A:11-5(1)(a).
3. A copy of this resolution as well as the Contract shall be placed on file with the Clerk of the Borough.
4. A notice in accordance with the Local Public Contracts Law of New Jersey in the form attached hereto shall be published in the Borough's legal newspaper.

The foregoing Resolution is a true copy of the Resolution adopted by the Planning Board of the Borough of Gibbsboro at a duly noticed meeting on January 24, 2024.



Amy C. Troxel
Secretary

PB2024-1-05

**RESOLUTION OF THE GIBBSBORO PLANNING BOARD
APPOINTING BRIAN SLAUGH, CLARKE CATON HINTZ, AS PLANNER TO THE
GIBBSBORO PLANNING BOARD**

WHEREAS, there exists a need for the services of a Planner for the Gibbsboro Planning Board;


WHEREAS, such special planning services can be provided only by a recognized firm, and Brian M. Slaugh, of Clarke Caton Hintz, Trenton, New Jersey is so recognized by the planning community; and

WHEREAS, the Local Public Contracts Law, N.J.S.A. 40A:11-1 et seq., requires that notice with respect to contracts for Professional Services is awarded under the Fair and Open Process;

NOW, THEREFORE, BE IT RESOLVED by the Planning Board of the Borough of Gibbsboro, County of Camden, State of New Jersey as follows:

1. Brian M. Slaugh of the planning firm of Clarke Caton Hintz, Trenton, New Jersey is hereby retained to provide the specialized planning services necessary in connection with the Gibbsboro Planning Board in accordance with an Agreement.
2. The Contract is awarded under the Fair and Open Process as a "Professional Service" in accordance with the Local Public Contracts Law, N.J.S.A. 40A:11-5(1)(a).
3. A copy of this resolution as well as the Contract shall be placed on file with the Clerk of the Borough.
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Amy C. Troxel
Secretary

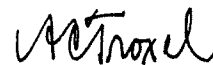
PB2024-1-06

**RESOLUTION OF THE GIBBSBORO PLANNING BOARD
APPOINTING AMY C. TROXEL AS SECRETARY TO THE
GIBBSBORO PLANNING BOARD**

WHEREAS, the laws of the State of New Jersey require the position of Secretary for municipal planning boards; and

NOW, THEREFORE, BE IT RESOLVED by the Gibbsboro Planning Board that Amy C. Troxel will serve as Secretary for the year 2024.

The foregoing Resolution is a true copy of the Resolution adopted by the Planning Board of the Borough of Gibbsboro at a duly noticed meeting on January 24, 2024.



Amy C. Troxel
Secretary

PB2024-1-07

**RESOLUTION OF THE GIBBSBORO PLANNING/ZONING BOARD
AUTHORIZING PLANNING BOARD MEETING DATES FOR 2024**

In accordance with the requirements of the Open Public Meetings Act, Chapter 132, P.L. 1979 of the law of New Jersey, the following meeting dates for the Borough of Gibbsboro Planning Board for the year 2023 have been established.

Meetings will be held every fourth Wednesday of the month at 7:00 P.M. unless otherwise stated. Meetings will be held at the Gibbsboro Borough Hall, 49 Kirkwood Road, Gibbsboro, NJ. The scheduled dates are:

January 24, 2024	
February 28, 2024	August 28, 2024
March 27, 2024	September 25, 2024
April 24, 2024	October 23, 2024
May 22, 2024	November 27, 2024
June 26, 2024	December 18, 2024*
July 24, 2024	January 22, 2025 - Reorganization

* December 18th is the third Wednesday due to Christmas Day

The foregoing Resolution is a true copy of the Resolution adopted by the Planning Board of the Borough of Gibbsboro at a duly noticed meeting on January 24, 2024.



Amy C. Troxel
Secretary

PB2024-1-08

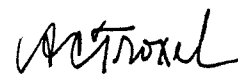
**RESOLUTION OF THE GIBBSBORO PLANNING BOARD
DESIGNATING OFFICIAL NEWSPAPERS FOR PUBLICATION FOR THE
GIBBSBORO PLANNING BOARD**

BE IT RESOLVED by the Gibbsboro Planning Board that the following are the official publications for advertisement of legal notices and other business of the Gibbsboro Planning Board for the year 2024:

The Courier Post
Central Record
Philadelphia Inquirer
The Trenton Times
The Star Ledger

Cherry Hill, NJ
Montgomery, PA
Cherry Hill, NJ
Trenton, NJ
Essex County, NJ

The foregoing Resolution is a true copy of the Resolution adopted by the Planning Board of the Borough of Gibbsboro at a duly noticed meeting on January 24, 2024.



Amy C. Troxel
Secretary