

**BOROUGH OF GIBBSBORO
PLANNING BOARD MINUTES
March 27, 2024
7:00 P.M.**

Meeting called to order at 7:00 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
Mr. John Ritz
Mr. Barry Rothberg
Mr. Dennis Deichert (arrived 7:10 p.m.)
Ms. Barbara Gellura

Absent:

Professionals:

Solicitor, Kathleen McGill Gaskill
Planner, Brian Slaugh
Shawn Seroka, Key Engineers

Engineer, Gregory Fusco

RESOLUTIONS

**PB2024-3-11 RESOLUTION SUPPORTING A GRANT APPLICATION TO THE
NEW JERSEY HISTORIC TRUST FOR THE PRESERVATION OF
HE JOHN LUCAS HOUSE**

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

Vote: Ayes unanimous (Deichert, absent)

**PB2024-3-12 RESOLUTION SUPPORTING A GRANT APPLICATION TO
CAMDEN COUNTY FOR RECREATION FACILITY
ENHANCEMENT FUNDING TO CONSTRUCT A MULTI-PURPOSE
TRAIL EXTENSION FROM MARLTON AVENUE TO UNITED
STATES AVENUE WITHIN THE GIBBSBORO BIKEWAY SYSTEM**

Motion to approve resolution: Councilman MacFerren, second Mayor Campbell

Vote: Ayes unanimous (Deichert, absent)

MINUTES

Motion to dispense reading and approve the minutes of 2/28/24: Mayor Campbell, second Mrs. Croll

Vote: Ayes unanimous (Deichert, absent)

CORRESPONDENCE

To: Secretary Troxel, received 3/19/24
From: Trina Ragsdale
Re: Change in business name as required by Cannabis Regulatory Commission
Jane’s Joint LLC to Jane’s Joint Boutique Dispensary LLC
Action: Informational

COMPLETENESS

1. USE VARIANCE & CIRCULATION PLAN REVIEW (Docket #24-01)

Applicant: Voorhees Township Board of Education
Project: Pre-Kindergarten
Address: 250 Haddonfield-Berlin Road
Block 42, Lots 12.04 and part of 12.03

Mayor Campbell and Councilman MacFerren recused themselves from participating in this application.

Alexis Smith, Esquire, appeared on behalf of the applicant, requesting three waivers and exemption from Historic Preservation review. There were no objections from the Board professionals.

Motion to deem application complete: Mrs. Croll, second Mr. Ritz

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

2. FINAL MAJOR SITE PLAN (Docket #23-09)

Applicant: Jane’s Joint Boutique Dispensary 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

Revised plans received 3/13/24

Richard Wells, Esquire, appeared on behalf of the applicant, requesting the same waivers and exemptions as were specified in the preliminary site plan application. There were no objections from the Board professionals.

Motion to deem application complete: Mr. Kelly, second Mrs. Croll

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

OLD BUSINESS

NEW BUSINESS

1. USE VARIANCE & CIRCULATION PLAN REVIEW (Docket #23-12)

Applicant: Voorhees Township Board of Education
Project: Pre-Kindergarten
Address: 250 Haddonfield-Berlin Road
Block 42, Lots 12.04 and part of 12.03

Planner’s Report, dated 3/20/24

Mayor Campbell and Councilman MacFerren again recused themselves from participating in this application.

The following appeared to testify on behalf of the application and were sworn in by Ms. Gaskill:

Helen Haley, Business Administrator, Voorhees Township BOE
Dr. Neeley Hackett, Superintendent, Voorhees Township BOE
George Duthie, Project Architect
James Kyle, Professional Planner
Dan Fryer, Civil Engineer
Patrick Downey, Traffic Engineer

Voorhees Township School District intends to convert an unoccupied two-story office building in the SCO zone into a prekindergarten facility for students from both Voorhees Township and the Borough of Gibbsboro. An MOU with the Gibbsboro Board of Education has been executed which is for a period of six years, and a draft MOU with the Gibbsboro Governing Body is under review.

Improvements to the site were discussed, including upgrades to the driveway, ADA accessibility, changes to the parking lot, and installation of a playground. Mr. Downey, from Dynamic Traffic, present the traffic circulation plan for pick-up and drop-off. Voorhees and Gibbsboro students will have staggered start and finish times in order to minimize congestion. Before and after school care will also be available. No major impact to Haddonfield-Berlin Road is expected, and Voorhees PD will have the ability to adjust the timing of the light at Victor Boulevard if necessary. The Planner made some recommendations for signage to clearly mark the intended flow of traffic which the applicant agreed to.

Mr. Kyle testified that a school is already an inherently beneficial use under the MLUL, establishing the positive criteria for granting a use variance. With regard to the negative criteria, he posited that even though a school is not explicitly permitted in the SCO zone, it is not incompatible with other permitted uses and therefore not inconsistent with the Borough’s Master Plan.

Public Comment: None

Ms. Gaskill charged the Board, reminding them that their powers of approval were limited to the use variance. Other site improvements are under the jurisdiction of the NJ Department of Education. The application agreed to several conditions of approval, including:

- 1) The applicant will notify the Borough when parent events occur where additional parking may interfere with activities at the Senior Recreation Center or Community Garden
- 2) The applicant will work with Mr. Slauch regarding the directional signs recommended for the parking lot
- 3) The applicant will work with the Borough to address new concerns as they arise, both with regard to the opening of the school facility and future development in the vicinity
- 4) The applicant will work with the Board professionals regarding the location of the playground

Motion to grant a Use Variance with the above referenced conditions: Mrs. Croll, second Mr. Kelly

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

2. FINAL MAJOR SITE PLAN (Docket #23-09)

Applicant: Jane's Joint Boutique Dispensary 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

Planner's Report, dated 3/21/24
Engineer's Report, dated 3/25/24

The applicant was granted preliminary site plan approval and a certificate of appropriateness in January. The final site plan application addresses the changes requested by the Board professionals to the parking lot. No new variances are being requested.

The following appeared to testify on behalf of the application and were sworn in by Ms. Gaskill:

Atnhony DiRosa, Engineer
Thomas Giovanucci, General Manager
Trina Ragsdale, Owner and Founder

Public Comment: None

Waivers requested include a reduced loading area, parking stall size, deviation in maximum/minimum lighting, curb radii. A front yard setback variance is requested for the driveway. The applicant also agreed to the following conditions of approval, including:

- 1) The applicant will grant the Borough a streetscape easement
- 2) The applicant will comply with the review letters of the Board professionals
- 3) The applicant will plant additional landscaping along the property lines, including around the trash enclosure
- 4) The applicant will install a bollard(s) by the entrance to the building

- 5) The applicant will work with the Planner to perfect the lighting plan
- 6) The applicant's monument sign will comply with all code and design requirements

Motion to grant final site plan approval including the above referenced design waivers and variances with conditions: Councilman MacFerren, second Mr. Rothberg

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

PENDING BUSINESS

1. CERTIFICATE OF APPROPRIATENESS (Docket #24-02)

Applicant: Shirin Ahamed
Project: Certificate of Appropriateness to construct a gazebo
Address: 2 North Tanglewood
Block 18.04, Lot 1

2. CONDITIONAL USE VARIANCE & MINOR SITE PLAN (Docket #23-03)

Applicant: Boutique Gardens LLC
Project: Cannabis Manufacturing
Address: 10 Democrat Way
Block 59.03, Lot 3

INFORMATIONAL

1. The Planning Board meeting is scheduled for Wednesday, April 24, 2024 at 7:00 p.m. at the Gibbsboro Borough Hall at 49 Kirkwood Road.

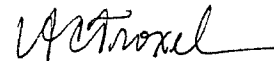
PUBLIC COMMENTS

None

ADJOURNMENT

Motion to adjourn the meeting at 9:48 p.m. Mr. Rothberg, second Councilman MacFerren

Vote: Ayes unanimous



AMY C. TROXEL, Secretary

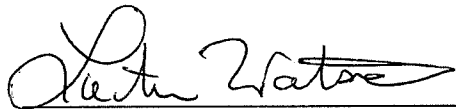
**RESOLUTION OF THE GIBBSBORO PLANNING BOARD
SUPPORTING A GRANT APPLICATION TO THE NEW JERSEY HISTORIC
TRUST FOR THE PRESERVATION OF THE JOHN LUCAS HOUSE**

WHEREAS the John Lucas Housed is listed on the State of New Jersey and United States Registers of Historic Places and is the principal contributing structure within the Gibbsboro Historic District; and


WHEREAS the Borough of Gibbsboro has acquired the property and is desirous of preserving it; and

WHEREAS the Borough of Gibbsboro is preparing an application for funding and the Borough Planning Board wishes to express its support.

NOW, THEREFORE, BE IT RESOLVED by the Planning Board of the Borough of Gibbsboro, County of Camden, State of New Jersey that this resolution be submitted along with grant applications to document the support of the Board.



LUANN WATSON
Chairwoman



AMY C. TROXEL
Secretary

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 March 27, 2024.



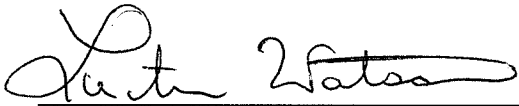
AMY C. TROXEL, Secretary

**RESOLUTION OF THE GIBBSBORO PLANNING BOARD
SUPPORTING A GRANT APPLICATION TO CAMDEN COUNTY FOR
RECREATION FACILITY ENHANCEMENT FUNDING TO CONSTRUCT A MULTI-
PURPOSE TRAIL EXTENSION FROM MARLTON AVENUE TO UNITED STATES
AVENUE WITHIN THE GIBBSBORO BIKEWAY SYSTEM**

WHEREAS, applications for Recreation Facility Enhancement Funding are funded through the Camden County Open Space, Farmland, Recreation and Historic Preservation Trust Fund, which provides money for recreation projects for towns within Camden County via the Camden County Open Space Acquisition, Farmland Preservation, Recreation Facility Enhancement and Historic Preservation Trust Fund; and

WHEREAS, the Borough of Gibbsboro seeks funds from the Camden County Open Space, Farmland, Recreation and Historic Preservation Trust Fund to fund a multi-purpose trail extension along Berlin Road from Marlton Avenue to United States Avenue for the Gibbsboro Bikeway System.

NOW, THERE FORE BE IT RESOLVED, by the Planning and Zoning Board of the Borough of Gibbsboro, County of Camden, State of New Jersey, that the board fully supports the application to secure funds for the multi-purpose trail extension along Berlin Road from Marlton Avenue to United States Avenue for the Gibbsboro Bikeway System.




LUANN WATSON
Chairwoman



AMY C. TROXEL
Secretary

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 March 27, 2024.



AMY C. TROXEL, Secretary