

**BOROUGH OF GIBBSBORO
PLANNING BOARD MINUTES
June 26, 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
Mr. John Ritz
Mr. Barry Rothberg
Mr. Dennis Deichert
Ms. Barbara Gellura

Absent:

Mrs. Susan Croll

Professionals:

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

Engineer, Gregory Fusco

RESOLUTIONS

MINUTES

Motion to dispense reading and approve the minutes of 5/22/24 with the insertion of a motion to deem the application for Docket #23-02 incomplete: Mr. Ritz, second Mayor Campbell

Vote: Ayes unanimous (Gellura and MacFerren, abstain)

CORRESPONDENCE

To: Jacob Adigwe
From: Amy Troxel, Borough Clerk (for Environmental Commission)
Re: Tree Removal at 18 North Tanglewood Drive (Block 18.04, Lot 4)
Action: Informational

To: Mustafa Ozkan
From: Amy Troxel, Borough Clerk (for Environmental Commission)
Re: Tree Removal at 68 Old Egg Harbor Road and 84 East Clementon Road
(Block 8.02, Lots 3.09 & 3.10)
Action: Informational

OLD BUSINESS

NEW BUSINESS

1. CERTIFICATE OF APPROPRIATENESS (DOCKET #24-04)

Applicant: John DiPierro
Project: Certificate of Appropriateness to enclose second floor porch, add awning, and alter window configuration
Location: 45 Berlin Road (Block 9, Lot 2)
Fee/Escrow: Paid

Mayor Campbell recused himself from participating in this application.
Ms. Gaskill swears in Mr. Slaugh, the Board Planner, and Mr. DiPierro, the applicant.

Determination of completeness: Mr. Slaugh recommended that the application be deemed complete. Motion: Mr. Rothberg, second Councilman MacFerren

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

Mr. DiPierro testified regarding the proposed improvements to the structure. Mr. Slaugh suggested that the second-floor enclosure would improve the appearance of the house, adding balance. He recommended that the shed roof to be constructed over the basement stairs should match the house roof in thickness. He also specified that since the enclosure of the second-floor balcony will become flush with the first floor, the roof which currently overhangs the balcony should be removed and reframed so that it does not protrude beyond the front of the house. Mr. DiPierro agreed to these conditions.

Motion to grant a Certificate of Appropriateness with the aforementioned conditions:
Councilman MacFerren, second Mr. Rothberg

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

2. CERTIFICATE OF APPROPRIATENESS (DOCKET #24-05)

Applicant: MAKS Properties LLC
Project: Certificate of Appropriateness to change previously approved elevations
Location: 138 South Lakeview Drive (Block 18.02, Lot 1.04 & 2.09)
Fee/Escrow: Paid

Planner Review, dated 6/18/24

Determination of completeness: Mr. Slaugh recommended that the application be deemed complete. Motion: Mayor Campbell, second Mr. Deichert

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

Luke Grabiak, Esquire, of DeIDuca, Lewis & Berr appeared on behalf of the application. Also present were the application, Anthony DiGuglielmo, and his architect, Nick Kukowsky, of Fumo Associates. Both were sworn in by Ms. Gaskill.

A Certificate of Appropriateness was previously granted for façade changes to this property, but upon commencement of the work, dry rot was discovered, which led to the proposed changes being considered in this application. The architect summarized the changes which include the removal of the columns in the front, replacement of siding in to the rear, lengthening of the front windows, and wrapping of brick around the sides.

The applicant proposed wood siding along the sides of the building in order to add another texture, but Mr. Slaugh found this to be too busy and required that brick be used instead. The applicant agreed to submit revised plans reflecting this change.

The proposed signage on the front of the building consists of 10” lettering. The total area is within the size permitted by ordinance.

The applicant intends to place a monument sign in the front of the property, but this matter was not acted upon. It was determined that it may be addressed as a field change if possible (based on the prior approval) or the applicant may have to return to the Board for a variance.

Motion to grant a Certificate of Appropriateness with the conditions that the woodgrain siding be replaced with brick and that the façade sign lettering not exceed 10”:
Mayor Campbell, second Councilman MacFerren

Poll: Ayes - Campbell, Kelly, Ritz, Gellura, Rothberg, MacFerren, Deichert, Watson

3. THIRD ROUND HOUSING ELEMENT & FAIR SHAR PLAN – PUBLIC HEARING

Mr. Slaugh provided a summary of the first, second, and third round obligations. The first and second rounds have been satisfied, and the third round is close to being satisfied. The requirements for the fourth round will be announced in early 2025.

The plan being proposed will relocate the multi-family zoning that currently exists in the Square-Circle area to an area along South Lakeview Drive near Eastwick Drive. This area is to be age-restricted and zoned for multi-family units, both rental and owner-occupied, as well as some commercial.

PB2024-6-16 RESOLUTION ADOPTING A THIRD ROUND HOUSING PLAN ELEMENT WITH VARIOUS FAIR SHARE PLAN APPENDICES AND AN AMENDED LAND USE PLAN ELEMENT OF THE MASTER PLAN OF THE BOROUGH OF GIBBSBORO

Motion: Mayor Campbell, second Mr. Deichert

Poll: Ayes - Campbell, Kelly, Ritz, Gellura, Rothberg, MacFerren, Deichert, Watson

PENDING BUSINESS

Applicant: John & Cheryl Ballman
Project: Certificate of Appropriateness for upstairs addition to residential structure
Location: 207 Kirkwood Road (Block 59.01, Lot 1.03)
Fee/Escrow: Paid

INFORMATIONAL

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

PUBLIC COMMENTS

Stacy Coulter, 139 Manor Road.

ADJOURNMENT

Motion to adjourn the meeting at 9:10 p.m. Councilman MacFerren, second Mr. Rothberg

Vote: Ayes unanimous



AMY C. TROXEL, Secretary

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**RESOLUTION OF THE GIBBSBORO PLANNING BOARD
ADOPTING A THIRD ROUND HOUSING PLAN ELEMENT WITH VARIOUS FAIR
SHARE PLAN APPENDICES AND AN AMENDED LAND USE PLAN ELEMENT OF
THE MASTER PLAN OF THE BOROUGH OF GIBBSBORO**

WHEREAS, upon notice duly provided pursuant to N.J.S.A. 40:55D-13, the Planning Board of the Borough of Gibbsboro, County of Camden, State of New Jersey (the “Board”), held a public hearing on a proposed Third Round Housing Plan Element and Fair Share Plan on June 26, 2024; and

WHEREAS, on March 10, 2015, the Supreme Court transferred responsibility to review and approve housing elements and fair share plans from the New Jersey Council on Affordable Housing (COAH) to designated Mount Laurel trial judges within the Superior Court; and

WHEREAS, the Borough of Gibbsboro seeks to address its Third Round obligations for affordable housing, including its Rehabilitation Share, Prior Round, and Third Round new construction opportunities, including the Gap Present Need; and

WHEREAS, on March 8, 2018, the Honorable Mary C. Jacobson, A.J.S.C., issued a Decision in In re Application of Municipality of Princeton that set forth the affordable housing obligations for the Third Round that have become the defacto affordable housing numbers in numerous Settlement Agreements with N.J. Supreme Court designated interested party, Fair Share Housing Center; and

WHEREAS, the Borough Planner, Brian Slaugh, PP, AICP, of Clarke Caton Hintz, PC, prepared a Third Round housing Plan Element and Fair Share Plan, as well as a supporting amendment to the Land Use Plan Element of the Master Plan; and

WHEREAS, the amendment to the Land Use Plan Element establishes the geographic location for additional inclusion senior affordable housing in accordance with the Housing Plan Element and assigns a land use category appropriate for such use.

WHEREAS, on June 26, 2024, the Borough of Gibbsboro Planning Board held a public hearing at which time the following members were present:

LuAnn Watson, Chairperson
Michael Kelly, Vice-Chairperson
Edward Campbell, Mayor
Councilman Michael Mac Ferren
Dennis Deichert
Barbara Gellura
Barry Rothberg
John Ritz

The following were also present at the meeting:

Kathleen McGill Gaskill Esquire, Solicitor
Amy C. Troxel, Planning Board Secretary
Brian Slaugh, Planning Board Planner

RESOLUTION ADOPTING A THIRD ROUND HOUSING PLAN ELEMENT WITH VARIOUS FAIR SHARE PLAN APPENDICES AND AN AMENDED LAND USE PLAN ELEMENT OF THE MASTER PLAN OF THE BOROUGH OF GIBBSBORO

WHEREAS, the Borough Planner, Brian Slaugh, presented the Third Round housing Plan Element and Fair Share Plan, as well as a supporting amendment to the Land Use Plan Element of the Master Plan, answered questions from the Planning Board members and the public concerning its provisions, requirements, and implications; and

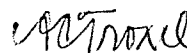
WHEREAS, upon the conclusion of the public hearing, the Board determined that the proposed Third Round Housing Plan Element and Fair Share Plan are consistent with the goals and objectives of the Borough of Gibbsboro’s Master Plan, will guide the use of lands in the municipality in a manner which protects public health and safety and promotes the general welfare in accordance with N.J.S.A. 40:55D-28, and are designated to effective in its constitutional obligations to provide the realistic opportunity for the provision of affordable housing and its adoption and will be in accordance with N.J.S.A. 52:27D-310 et seq.;

NOW THEREFORE BE IT RESOLVED, by motion duly made by Mayor Campbell, and seconded by Dennis Deichert, that the Planning Board of the Borough of Gibbsboro, County of Camden, State of New Jersey, hereby adopts the Third Round Housing Plan Element and Fair Share Plan, dated June 26, 2024, following public notice and public hearing.

ROLL CALL VOTE

LuAnn Watson	Aye
Michael Kelly	Aye
Edward Campbell	Aye
Michael MacFerren	Aye
Dennis Deichert	Aye
Barbara Gellura	Aye
Barry Rothberg	Aye
John Ritz	Aye

BE IT FURTHER RESOLVED that a certified copy of this Resolution of Memorialization be sent via interna mail to Borough Council within ten (10) days of the date of adoption, and a copy of this Resolution shall be filed with the Borough Clerk of the Borough, Borough Construction Official, Borough Zoning Officer, and make available to all other interested parties.



Amy C. Troxel, Secretary
Planning Board
Borough of Gibbsboro

PB2024-6-16

RESOLUTION ADOPTING A THIRD ROUND HOUSING PLAN ELEMENT WITH VARIOUS FAIR SHARE
PLAN APPENDICES AND AN AMENDED LAND USE PLAN ELEMENT OF THE MASTER PLAN OF THE
BOROUGH OF GIBBSBORO

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 June 26, 2024, memorializing the action of the Board taken on June 26, 2024.



Amy C. Troxel, Secretary