

**BOROUGH OF GIBBSBORO**  
**PLANNING BOARD MINUTES**  
**(as Amended per Meeting recording of 06/26/2024)**  
**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 DelDuca, 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. Slauch 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. Slauch 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**

Public Comment:

Stacy Coulter, 139 Manor Road

At Ms. Gaskill's request, Secretary Troxel indicated that the public notice requirements for the Housing Plan were satisfied. Notices prepared by Mr. Slauch's office were sent by certified mail to Thomas Schina, Secretary of the Camden County Planning Board, Donna Rendeiro, Executive Director of the New Jersey Business Action Center, Office of Planning Advocacy, Dee Ober, Municipal Clerk of Voorhees Township, and Nadeen Randall, Acting Municipal Clerk of Lindenwold Borough on June 14<sup>th</sup>. A notice was published in the Central Record, one of the Borough's official newspapers, on June 13<sup>th</sup>.

Ms. Gaskill charged the Board regarding the adoption of the plan. If the Board finds that the Third Round Housing Plan and Fair Share Element is consistent with the goals and objectives of the Borough's Master Plan, that the plan will guide the use of land in the municipality in a manner which protects the public health and safety and promotes the general welfare, that the plan is designed to effectuate the constitutional obligations of the municipality to provide realistic opportunities for affordable housing, and that the adoption of the plan is an essential component of the municipality's housing element, a motion to adopt the plan would be appropriate.

Motion to Approve the Adoption of the Third Round Housing Plan Element and Amended Land Use Plan Element: 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**

None

#### **ADJOURNMENT**

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

Vote: Ayes unanimous

JUNE 26, 2024

*A C Troxel*

---

AMY C. TROXEL, Secretary

---

**REMAINDER OF PAGE INTENTIONALLY LEFT BLANK**

1

2

3