

**BOROUGH OF GIBBSBORO
PLANNING BOARD MINUTES
December 18, 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
Mrs. Susan Croll
Mr. John Ritz
Mr. Barry Rothberg
Mr. Dennis Deichert
Ms. Barbara Gellura

Absent:

Professionals:

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

Engineer, Gregory Fusco

RESOLUTIONS

PB2024-12-24 RESOLUTION GRANTING A CERTIFICATE OF APPROPRIATENESS TO FRANK MARCHEWKA FOR THE INSTALLATION OF SOLAR PANELS AT THE PREMISES KNOWN AS BLOCK 2, LOT 7.02, ALSO KNOWN AS 12 WASHINGTON STREET, GIBBSBORO, NJ

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

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

MINUTES

Motion to dispense reading and approve the minutes of 10/23/24: Mrs. Croll, second Mr. Kelly

Vote: Ayes unanimous (Deichert, abstain)

SWEARING IN OF PROFESSIONALS

OLD BUSINESS

None

NEW BUSINESS

1. BULK VARIANCE (#24-12)

Applicant: Jacob & Isatou Adigwe
Project: Installation of inground pool
Location: 18 North Tanglewood Drive (Block 18.04, Lot 4)
Fee/Escrow: Paid

Planner Review Letter, dated 12/12/24

Jacob Adigwe of 18 North Tanglewood Drive appeared on behalf of this application and was sworn in by Ms. Gaskill.

Mr. Slaugh noted that the application to install an inground pool required two bulk variances. First, to allow a setback of 25 feet where 75 is required. Second, to allow 31.7% lot coverage where 25% is permitted (the current lot coverage is 28.97%). The survey provided did not include the square feet of living space as required by the checklist, but since this data is not relevant to the application, Mr. Slaugh recommended waiving its inclusion and deem the application complete.

Motion to deem the application complete: Mr. Rothberg, second Mr. Ritz

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

Mr. Slaugh provided a brief history of the Tanglewood subdivision and the complications that arose due to its proximity to the endangered plant, Swamp Pink. This resulted in the creation of oddly shaped and undersized lots. The lot presents hardship issues in terms of meeting the requirements of the R-40 zone.

Mr. Slaugh's report included two aerial photos of the property, the most recent of which shows that a large number of mature trees were removed, possibly disturbing more than 5,000 square feet of land, which would require approval by the Camden County Soil Conservation Commission.

A letter from April 2024 addressed to the applicant by the Borough Clerk on behalf of the Code Enforcement office stated that the applicant had begun removing trees prior to receiving approval from the Environmental Commission (Exhibit). The applicant subsequently submitted a tree removal application to the Borough's Environmental Commission. Mr. Adigwe provided a letter from May 2024 addressed to him from the Borough Clerk on behalf of the Environmental Commission (Exhibit). The letter provided approval for the removal of trees (those already removed as well as additional trees) and approved the replanting that had already been completed at the property. The Tree Removal Application included a survey of the property indicating the trees marked for removal and replanting (Exhibit). Mr. Adigwe testified that some of the trees were removed because they were leaning and unhealthy, while others were removed to allow for the installation of a pool.

Mr. Seroka recommended the applicant seek a waiver from the Camden County Soil Conservation Commission for the tree removal in conjunction with project approval for the installation of the proposed pool. This waiver/approval by the County should be a condition of approval by the Board.

Mr. Seroka also recommended that a small basin be installed at the property for stormwater management. The plans submitted by the application should be revised to include this basin, and approval by the Board Engineer of the revised plans should be a condition of approval by the Board.

Ms. Gaskill asked the applicant if he would be willing to rotate the pool 90% to allow for

additional trees to be planted along the property line. The purpose of the additional replanting is to restore the privacy between the applicant's lot and the adjoining lot. Mr. Slauch will perform a site visit to determine the need for additional replanting and recommend a replacement plan. The rotation of the pool requires the Board to grant an additional setback variance.

Ms. Gaskill noted that while the property is located in the Historic Preservation, it is non-contributing and a Certificate of Appropriateness should be granted.

Public Comment: None

Summary: The applicant seeks three variances; a rear and front setback variance for the proposed pool and fence, and a variance to exceed the permitted impervious coverage. Should the Board grant these variances, the following are conditions of approval; the application must receive approval from the Camden County Soil Conservation Commission for the removal of trees and installation of a pool, the applicant must submit revised plans for approval by the Board Engineer, revisions to include stormwater management, the relocation of the proposed pool and fence, and any additional replanting, as required by the Board Planner after a site visit.

Motion to grant the requested variances with conditions: Mrs. Croll, second Mr. Deichert

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

PENDING BUSINESS

1. CERTIFICATE OF APPROPRIATENESS (#24-13)

Applicant: Go Green Car Wash
Project: Installation of roof top solar panels
Location: 11 North Lakeview Drive (Block 7.04, Lot 19.12)
Fee/Escrow: Paid

2. CERTIFICATE OF APPROPRIATENESS FOR NEW RESIDENTIAL STRUCTURE (#24-14)

Applicant: Richard & Tracy Snyder
Project: New residential structure
Location: 175 Kirkwood Road (Block 59.01, Lot 5.02)
Fee/Escrow: Paid

3. MINOR SITE PLAN WITH VARIANCES & CERTIFICATE OF APPROPRIATENESS (#24-10)

Applicant: Gibbsboro Green Energy LLC
Project: Expansion of convenience store & signage
Location: 55 East Clementon Road (Block 7.03, Lots 16.03, 20, 27.01, 27.02)
Fee/Escrow: Paid

CLOSED SESSION

**PB2024-12-25 RESOLUTION PERMITTING THE EXCLUSION OF THE PUBLIC FROM
A SESSION OF THE PLANNING BOARD MEETING FOR THE
DISCUSSION OF LITIGATION**

Motion to approve resolution: Mayor Campbell, second Mrs. Croll

Vote: Ayes unanimous

Motion to return to open session: Mayor Campbell, second Mr. Rothberg

Vote: Ayes unanimous

INFORMATIONAL

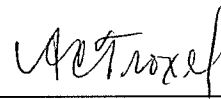
1. The next Planning Board meeting is scheduled for Wednesday, January 22, 2025 at 7:00 p.m. at the Gibbsboro Borough Hall at 49 Kirkwood Road.

PUBLIC COMMENTS

ADJOURNMENT

Motion to adjourn the meeting at 9:07 p.m. Mrs. Croll, second Mr. Deichert

Vote: Ayes unanimous



AMY C. TROXEL, Secretary

REMAINDER OF PAGE INTENTIONALLY LEFT BLANK