

**BOROUGH OF GIBBSBORO
PLANNING BOARD MINUTES**

July 24, 2024

7:00 P.M.

Meeting called to order at 7:02 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
Mr. John Ritz
Mr. Dennis Deichert
Ms. Barbara Gellura

Absent:

Councilman Michael MacFerren
Mrs. Susan Croll
Mr. Barry Rothberg

Professionals:

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

Engineer, Gregory Fusco

RESOLUTIONS

PB2024-7-17 RESOLUTION GRANTING A CERTIFICATE OF APPROPRIATENESS TO JOHN DIPIERRO FOR RENOVATIONS AT THE PREMISES KNOWN AS BLOCK 9, LOT 2, ALSO KNOWN AS 45 BERLIN ROAD, GIBBSBORO, NEW JERSEY

Motion to approve resolution: Mr. Deichert, second Ms. Gellura

Poll: Ayes – Kelly, Gellura, Deichert, Ritz, Watson (Campbell, recused)

PB2024-7-18 RESOLUTION GRANTING AN AMENDED CERTIFICATE OF APPROPRIATENESS TO MAK'S 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

Motion to approve resolution: Mr. Kelly, second Mr. Ritz

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

PB2024-7-19 RESOLUTION AUTHORIZING THE VICE CHAIRMAN TO EXECUTE AN AGREEMENT BETWEEN THE BOROUGH OF GIBBSBORO, THE BOROUGH OF GIBBSBORO PLANNING/ZONING BOARD, AND BRANDYWINE OPERATING PARTNERSHIP, L.P. ENTITLED “SECOND

AMENDMENT TO DEVELOPER’S AGREEMENT”

Motion to approve resolution: Mayor Campbell, second Mr. Ritz

Poll: Ayes – Kelly, Campbell, Gellura, Deichert, Ritz (Watson, recused)

MINUTES

Motion to dispense reading and approve the minutes of 6/26/24: Mr. Deichert, second Ms. Gellura

Vote: Ayes unanimous (MacFerren, Croll, Rothberg absent)

CORRESPONDENCE

To: Gibbsboro Planning Board
From: PS&S, LLC (for Atlantic City Electric)
Re: Application for NJDEP Universal Multi-Permit for Vegetative and Structural Maintenance within Power Line Rights-of-Way and Geotechnical Investigations
Action: Informational

SWEARING IN OF PROFESSIONALS

Ms. Gaskill swears in Mr. Slaugh and Mr. Seroka

OLD BUSINESS

NEW BUSINESS

1. CERTIFICATE OF APPROPRIATENESS (DOCKET #24-06)

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

Ms. Gaskill swears in John and Cheryl Ballman in preparation for their testimony. The Ballmans wish to build a second floor addition to their home in order to add a primary bedroom, bathroom, and walk-in closet. The siding and roofing materials will match the existing materials on the structure, as will the windows and pitch of the roof.

Mr. Slaugh testified that the proposed addition is consistent with the spirit of the Historic Preservation District since it preserves the character of the house. He recommended to the Board that the application be deemed complete and approved as submitted.

Public Comment: None

JULY 24, 2024

Motion to deem application complete and approve as submitted: Mayor Campbell, second Mr. Kelly

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

PENDING BUSINESS

1. BULK VARIANCE TO CONSTRUCT ADDITION (#24-07)

Applicant: [REDACTED]
Project: Construction of an addition to existing residential structure
Location: 69 Holly Road (Block 88, Lot 6)
Fee/Escrow: Paid

2. BULK VARIANCE & COA TO INSTALL SHED (#24-08)

Applicant: Robert Jack & Margaret Anderson
Project: Installation of a shed
Location: 106 Berlin Road (Block 26, Lot 5)
Fee/Escrow: Paid

INFORMATIONAL

1. The Planning Board meeting is scheduled for Wednesday, August 28, 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 7:25 p.m. Chairwoman Watson, second Mr. Deichert

Vote: Ayes unanimous



AMY C. TROXEL, Secretary

**RESOLUTION OF THE GIBBSBORO PLANNING BOARD
GRANTING A CERTIFICATE OF APPROPRIATENESS TO JOHN DIPIERRO FOR
RENOVATIONS AT THE PREMISES KNOWN AS BLOCK 9, LOT 2,
ALSO KNOWN AS 45 BERLIN ROAD, GIBBSBORO, NEW JERSEY**

On June 26, 2024, the Borough of Gibbsboro Planning Board (hereinafter the “Board”) held a public hearing at which time the following members were present:

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

The following were also present at the meeting:

Kathleen McGill Gaskill Esquire, Solicitor
Amy C. Troxel, Planning Board Secretary
Greg Fusco, Planning Board Engineer-absent
Brian Slauch, Planning Board Planner

SUBJECT

Whereas the Board considered the Application of John DiPierro, residing at 230 Union Avenue, Runnemede, New Jersey 08078 (hereinafter referred to as “the Applicant”), seeking a Certificate of Appropriateness with respect to his proposed renovations at the premises known as 45 Berlin Road, Gibbsboro, New Jersey, also known as Block 9, Lot 2 on the Gibbsboro Tax Map (hereinafter the “Subject Property”) and located in the Historic District of the Borough of Gibbsboro; and

Whereas the Board considered the following documents submitted by the Applicant:

1. Gibbsboro Planning Board Land Use Application dated 05/24/2025;
2. Narrative by the Applicant;
3. Photographs (4 color photos) of Existing Property from four sides;
4. Photographs (4 color renderings) of Artist Rendering of Property with Proposed Renovations; and
5. Photographs (8 color photos) of Property View from both Side Streets;

Whereas a hearing on this application was conducted on June 26, 2024 with the Applicant appearing *pro se*;

RESOLUTION GRANTING A CERTIFICATE OF APPROPRIATENESS TO JOHN DIPIERRO FOR
RENOVATIONS AT THE PREMISES KNOWN AS BLOCK 9, LOT 2, ALSO KNOWN AS 45 BERLIN ROAD,
GIBBSBORO, NEW JERSEY

Whereas the Board heard the testimony of John DiPierro and that of the Board's planner, Brian Slaugh, AICP, and having open the hearing to the public and no member of the public appearing and having considered the application and exhibits submitted in connection herewith.

FINDINGS OF FACT

1. The Subject Property is a two-story single-family residence located at 45 Berlin Road and situated in the Historic District. A Certificate of Appropriateness in accordance with Section 222-7(a)(1) of the Gibbsboro Historic Preservation Ordinance and the Municipal Land Use Law, N.J.S.A. 40:55-111 is required for any additions or renovations to the residence.

2. The Applicant is the owner of the Subject Property and seeks permission to (1) enclose the second floor front porch which is already covered by the existing roof; (2) install a small roof, 4 feet by 12 feet, over the exterior stairway leading down to the basement; (3) replace the 5 foot wide window in the rear with a 3 foot wide window; (4) replace 10 windows with white vinyl double hung windows; (5) remove wall vent for existing stove on rear of residence; (6) add white vinyl railing and spindles at front entrance and kitchen entrance and (7) remove the jacuzzi situated in the front lawn facing Berlin Road.

3. The Applicant testified that the home was originally built in 1910 and there were at least three (3) additions made over the years. One of the additions was a second-floor front porch, approximately 7 feet by 20 feet covered by an existing roof. The Applicant proposes to enclose this porch and to expand the existing second floor master bedroom into this area and he testified that his engineer advised him that the structure would support the expansion of the second floor bedroom into this area. This enclosure will involve the installation of two (2) windows with shutters to match the construction of neighboring homes and the windows would be from the same manufacturer of the replacement windows proposed for the rest of the home lending visual continuity throughout the home. The exterior of this second-floor enclosure will be finished with 8-foot smooth finish aluminum siding sections which will not match the existing "woodgrain" aluminum siding which has been discontinued, but the Applicant testified that he proposes to paint the home one color, which will minimize this difference in texture. The Applicant testified that there is no use for this second floor porch off a bedroom and no other homes in the Historic District have one. The Applicant also indicated that this open second floor porch is a source of leaks to the first floor living room, which will be addressed by this enclosure.

4. The Applicant is proposing to install a small roof, approximately 4 feet by 12 feet over the existing exterior stairway to the basement located on the rear of the house. This proposed roof will be over the kitchen window and will match the existing charcoal roof shingles. This open stairway is problematic as it allows water to enter into the basement and the proposed roof with divert water away from the basement door.

5. The Applicant also proposes to replace the existing 5-foot-wide kitchen window along the rear of the house with a 3-foot-wide white vinyl double hung window of matching height. The exterior around this reduced window will be finished with the matching 7 foot "wood grain" aluminum siding on the exterior of the residence. Several pieces of spare "wood grain" siding were found in the basement which will be used for the exterior around this reduced window. The existing 12-inch shutters will be reused and will conceal any change in the aluminum siding. The Applicant testified that the reduction of the size of kitchen window will allow space for a more functional kitchen. There is a non-working pull chain vent fan for the existing stove which will be removed and the area sealed. Aside from this reduced kitchen window, the Applicant proposes 10 other

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replacement windows for the home, all of which will be white double hung vinyl windows and they will be capped with white “wood grain” aluminum siding.

6. Lastly, the Applicant proposes to add a vinyl railing to the front entrance of the residence and to replace the wood railing to the kitchen with a vinyl railing to match the railing at the front entrance.

7. There is an existing 5-7 person Jacuzzi, having no historical significance, in the front lawn facing Berlin Roaf which the Applicant proposes to remove and fill in, grade and seed this area.

8. The Board’s planner testified that that the main focus, from an historical preservation perspective, is the front of the house, which presently has an unbalanced design. The proposals will provide a new, more balanced look and design to the residence. The Board’s planner had some concerns with the roof line over the porch area to be enclosed and the Applicant agreed that his engineer will work with the Board’s planner to address any concerns with the roof line. In general, the Board planner recommended that the roof overhang be reduced so the soffit does not extend more than 28 to 32 inches from the face of the building.

CONCLUSION OF LAW

9. The Gibbsboro Planning Board has jurisdiction to approve the application for the Historic Certification of Appropriateness in accordance with N.J.S.A. 40:55D-111 and Section 222-7(a)(1) of the Gibbsboro Historic Preservation Ordinance.

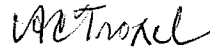
10. The Planning Bord concludes that the application is complete and sufficiently satisfies the criteria for granting a Certificate of Appropriateness and complies with the review standards under Section 222-8 of the Borough Ordinances subject to the condition hereinabove set forth.

NOW THEREFORE, BE IT RESOLVED, by the motion duly made by Councilman Michael MacFerren and seconded by John Ritz on June 26, 2024, that the Board grants the Certificate of Appropriateness for the renovations proposed in this application for the Subject Property.

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

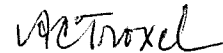
BE IT FURTHER RESOLVED that a certified copy of this Resolution of Memorialization be sent via regular mail to the Applicant within ten (10) days of the date of adoption, and a copy of this Resolution shall be filed with the Administrative Officer or Clerk of the Borough, Borough Construction Official,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

RESOLUTION GRANTING A CERTIFICATE OF APPROPRIATENESS TO JOHN DIPIERRO FOR
RENOVATIONS AT THE PREMISES KNOWN AS BLOCK 9, LOT 2, ALSO KNOWN AS 45 BERLIN ROAD,
GIBBSBORO, NEW JERSEY



Amy C. Troxel, Secretary
Planning Board
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 July 24, 2024, memorializing the action of the Board taken on June 26, 2024.



Amy C. Troxel, Secretary

**RESOLUTION OF THE GIBBSBORO PLANNING BOARD
GRANTING AN AMENDED 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**

On June 26, 2024, the Borough of Gibbsboro Planning Board (hereinafter the “Board”) held a public hearing at which time the following members were present:

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

The following were also present at the meeting:

Kathleen McGill Gaskill Esquire, Solicitor
Amy C. Troxel, Planning Board Secretary
Greg Fusco, Planning Board Engineer-absent
Brian Slaugh, Planning Board Planner

SUBJECT

Whereas the Board considered the Application of MAKS Properties, LLC, having an office at 138 S. Lakeview Drive, Gibbsboro, New Jersey 08026 (hereinafter referred to as “the Applicant”), for an Amended Certificate of Appropriateness for the proposed facade changes for the previously approved development at the premises known as 138 S. Lakeview Drive, Gibbsboro New Jersey, also known as Block 18.02, Lots 2.09 and 1.04 on the Gibbsboro Tax Map (hereinafter the “Subject Property”), which parcel is situated in the C-2 Zoning District, and located within the Gibbsboro Historic District;

Whereas the present application was reviewed by the Board’s planner, Brian Slaugh, PP, AICP of Clarke Caton Hintz by letter dated June 18, 2024;

Whereas the Board considered the following documents submitted by the Applicant:

- (1) Gibbsboro Land Use Application dated 06/03/2024;
- (2) Cover Letter of Tony DiGuglielmo of MAKS Properties LLC providing a narrative of the proposed façade changes;
- (3) Historic Preservation Application undated;
- (4) Retail Façade prepared by Enrico M. Fumo, AIA, PP of Fumo & Associates, Inc. dated 05/24/2024 and consisting of the following:
 - (a) Existing /Dem Floor Plans, Sheet AB1.1;
 - (b) Existing/Demo Elevations, Sheet AB1.2;

RESOLUTION GRANTING AN AMENDED 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

- (c) Proposed Floor Plans & Wall Section, Sheet A1.1;
- (d) Proposed Elevations, Sheet A2.1;
- (5) Alterations, prepared by Enrico M. Fumo, AIA, PP of Fumo & Associates, Inc. dated 05/17/24 and consisting of two sheets, Sheet SD2.1 and an unlabeled rendering of the elevation as seen from Lakeview Drive South;

Whereas a completeness hearing on this application was conducted on June 26, 2024 with the Applicant being represented by Luke Grabiak, Esquire of DelDuca, Lewis & Berr, LLC with the application for a certificate of appropriateness deemed complete for hearing purposes;

Whereas a hearing on this application followed on said date with the Applicant again being represented by Luke Grabiak, Esquire who submitted a set of Exhibits marked A-1 through A-7, consisting of a color photograph of the Subject Property, the existing demo elevation, the proposed elevations, a rendering of the proposed new front façade, a photograph of a proposed monument signage and a photograph of the Subject Property with existing signage;

Whereas, the Board accepted and heard the testimony of the Applicant’s principal, Anthony DiGuglielmo, the expert testimony of the Applicant’s architect, Nick Kukowsky of Fumo & Associates, and the expert testimony of the Board’s planner, Brian Slaugh, PP, AICP, and having heard the arguments of the Applicant’s counsel, Luke Grabiak, Esquire, and having considered the application and exhibits submitted in connection herewith.

NOW THEREFORE BE IT RESOLVED that the Board makes the following findings of facts:

FINDINGS OF FACT

1. The Applicant is the owner of the Subject Property, which is a 1.75-acre site located on the southwest side Lakeview Drive South (County Road 561) and is comprised of two tax lots, Lots 2.09 and 1.04, on Block 18.02 of the Borough of Gibbsboro Tax Map. Lot 2.09 is a 0.759-acre lot predominantly covered by impervious surfaces with a two-story brick building in the front and a two-story warehouse building to the rear, and Lot 1.04, which is a 0.991-acre vacant lot predominantly covered by woods. The Subject Property previously received preliminary and final site plan approval along with variances, design and submission waivers at the Board’s hearing on December 27, 2023. As the Subject Property is located within the Gibbsboro Historic District, the Applicant also received a Certificate of Appropriateness for the façade changes to the buildings on the Subject Property. These approvals were memorialized in the Board Resolution No PB23-08 which was approved on January 24, 2024.

2. Upon commencement of the approved renovations to the front building, extensive dry rot was discovered in the lower portions of the building which will have to be re-built, causing the Applicant to redesign the building façade in the front and on the side. With this new design, the front columns and the first-floor roof overhang will be removed and the roof line will be cut back to more proportionate 2-foot soffit with cement board running along the front of the building below the soffit and above the windows and door and wrapping around the side of the first-floor

RESOLUTION GRANTING AN AMENDED CERTIFICATE OF APPROPRIATENESS TO MAK'S 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

portion of the building with decorative corbels being installed between the wall and the soffit. The Applicant proposes to have the business name spelled out in 10-inch high lettering on this cement board above the front door with the area comprising the lettering conforming to the signage requirements provided that the lettering does not exceed 10 inches in height. The front door and windows are now proposed to be removed and replaced. The front door will be replaced with a glass front door having a grid pattern with side lites on either side and fiber cement panel above the door. New windows will be installed on either side of the front door with a grid pattern and fiber cement panels installed above and below the windows. New windows will be installed on the sides of the one-story part of the building surrounded by fiber cement panels and with no changes being made to the windows in the rear. The remaining facades on the one-story portion will remain Stanford brick veneer. The panels and most of the trim will be a dark gray, the window frames will be black, the corbels will be black, and the roofing materials will be medium gray.

3. The Applicant proposes to use composite wood vertical siding on the sides of the two-story portion of the building to add another texture to the building. The Board's planner found this contracting material to be too busy and to run counter to the intent of the historic district to facilitate uniformity in texture and recommended that the Stanford brick veneer be used in lieu of this siding as set forth in the May 17, 2024 elevation. The Applicant agreed to revise its plans to reflect that the Stanford brick veneer will be continued along the sides of the building.

4. The Applicant proposes to paint the off-white existing brick to match the color of the Stanford brick veneer, which color match is to be approved by the Board's planner.

5. The Applicant intends to place a monument sign in the front of this property, but the proposed signage was not presented with this application. As the prior approval addressed this signage issue, the proposed signage may be addressed administratively as a field change. If the Applicant's proposed signage departs from what was approved in the prior hearing, the Applicant will be required to apply to the Board for approval.

CONCLUSION OF LAW

1. The Gibbsboro Planning Board has jurisdiction to approve the application for the Historic Certification of Appropriateness in accordance with N.J.S.A. 40:55D-111 and Section 222-7(a)(1) of the Gibbsboro Historic Preservation Ordinance.

2. The Planning Board concludes that the application is complete and sufficiently satisfies the criteria for granting a Certificate of Appropriateness and complies with the review standards under Section 222-8 of the Borough Ordinances subject to the condition hereinabove set forth.

NOW THEREFORE, BE IT RESOLVED, by the motion duly made by Mayor Campbell and seconded by Councilman MacFerren on June 26, 2024, that the Board grants the Certificate of Appropriateness for the renovations proposed in this application for the Subject Property.

RESOLUTION GRANTING AN AMENDED 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

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

BE IT FURTHER RESOLVED that a certified copy of this Resolution of Memorialization be sent via regular mail to the Applicant within ten (10) days of the date of adoption, and a copy of this Resolution shall be filed with the Administrative Officer or 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

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 July 24, 2024, memorializing the action of the Board taken on June 26, 2024.



Amy C. Troxel, Secretary

PB2024-7-19

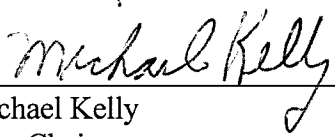
**RESOLUTION OF THE GIBBSBORO PLANNING BOARD
AUTHORIZING THE VICE CHAIRMAN TO EXECUTE AN AGREEMENT
BETWEEN THE BOROUGH OF GIBBSBORO, THE BOROUGH OF GIBBSBORO
PLANNING/ZONING BOARD, AND BRANDYWINE OPERATING PARTNERSHIP,
L.P. ENTITLED "SECOND AMENDMENT TO DEVELOPER'S AGREEMENT"**

WHEREAS, the Borough of Gibbsboro, the Borough of Gibbsboro Planning/Zoning Board, and Brandywine Operating Partnership, L.P. (the "Parties") have previously executed a Developer's Agreement and First Amendment to Developer's Agreement that set forth the terms for redevelopment of lands within the Borough of Gibbsboro; and

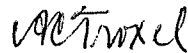
WHEREAS, the Parties find that circumstances necessitate changes in prior agreements; and

WHEREAS, the Parties find that such changes are mutually beneficial.

NOW, THEREFORE BE IT RESOLVED by the Planning Board of the Borough of Gibbsboro, County of Camden, State of New Jersey, that the Vice Chairman is hereby authorized to execute an agreement between the Borough of Gibbsboro, the Borough of Gibbsboro Planning/Zoning Board, and Brandywine Operating Partnership, L.P. entitled "SECOND AMENDMENT TO DEVELOPER'S AGREEMENT".




Michael Kelly
Vice Chairman



Amy C. Troxel
Secretary

Adopted: July 24, 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 July 24, 2024.



Amy C. Troxel
Secretary