

As I understand the situation:

1 The lot is in an industrial zone.

2 The minimum lot size is one acre.

3 The existing lots are less than the minimum thus any new use will require a bulk variance.

Alternatively, a new business could attempt to create a one acre lot by acquiring some of the adjacent lots to remove the need for a bulk variance.

4 Regardless, a new user will need to apply for and receive site plan approval for improvements required for the use - parking, lighting curbing etc, as determined by the Gibbsboro Planning Board.

5 A business requires a bath room and the building is within 400 feet of the Borough's sanitary sewer system. Therefore, it needs to be connected to the system. Staff has assisted potential suitors with the best location to connect.

We want to see it put back into productive use and cleaned up.

Regards,

Ed Campbell

Mayor - Gibbsboro Borough