

**BOROUGH OF GIBBSBORO
PLANNING BOARD MINUTES
October 23, 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
Mrs. Susan Croll
Mr. John Ritz
Mr. Barry Rothberg
Ms. Barbara Gellura

Absent:

Mr. Dennis Deichert

Professionals:

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

Engineer, Gregory Fusco

RESOLUTIONS

PB2024-9-23 RESOLUTION GRANTING A CERTIFICATE OF APPROPRIATENESS TO LEONARD TOLIVER FOR THE INSTALLATION OF SOLAR PANELS AT THE PREMISES KNOWN AS BLOCK 58.01, LOT 8.02, ALSO KNOWN AS 46 WEST CLEMENTON ROAD, GIBBSBORO, NJ

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

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

MINUTES

Motion to dispense reading and approve the minutes of 9/25/24: Mayor Campbell, second Mrs. Croll

Vote: Ayes unanimous (Gellura, MacFerren abstain)

CORRESPONDENCE

SWEARING IN OF PROFESSIONALS

OLD BUSINESS

1. HOUSING PLAN

Letter to Mayor Campbel from William Kaufmann, Esquire re amendments to Zoning Ordinance 2024-12

Borough Council Resolution 2024-10-144

COMPLETENESS

1. 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

Engineer’s Review Letter, dated 10/17/24
Planner’s Review Letter, dated 10/21/24

Motion to deem application incomplete: Mayor Campbell, second Mr. Ritz

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

Application will be continued to the December 18th meeting, and no new notices will be sent.

2. CERTIFICATE OF APPROPRIATENESS (#24-12)

Applicant: Frank “Wes” Marchewka
Project: Installation of solar panels
Location: 12 Washington Street (Block 2, Lot 7.02)
Fee/Escrow: Paid

Mr. Frank “Wes” Marchewka, owner, and Evan McCollum, representative from Advanced Renewable Solutions, appeared to testify on behalf of the application and were sworn in by Ms. Gaskill.

Mr. Slaugh recommended the application be deemed complete.

Motion to deem application complete: Mrs. Croll, second Mr. Rothberg

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

NEW BUSINESS

1. CERTIFICATE OF APPROPRIATENESS (#24-11)

Applicant: Frank “Wes” Marchewka
Project: Installation of solar panels
Location: 12 Washington Street (Block 2, Lot 7.02)
Fee/Escrow: Paid

Mr. McCollum testified that the house is set back from the road. An array of twenty-eight (28) panels is proposed. The panels will be less than six (6) inches from the surface of the roof. Both the panels and roof shingles will be black.

Mr. Slauch asked that an array skirt be added along the front and sides. Mr. McCollum agreed to add an array skirt along the front, but testified that it could not be added on the sides due to fire safety codes.

Motion to grant a Certificate of Appropriateness with the addition of skirting as discussed: Mayor Campbell, second Mr. Kelly

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

PENDING 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

2. 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

INFORMATIONAL

1. The November 27, 2024 meeting is cancelled. The next meeting of the Gibbsboro Planning Board is scheduled for Wednesday, December 18, 2024 at 7:00 p.m. at the Gibbsboro Borough Hall at 49 Kirkwood Road.

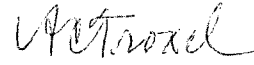
PUBLIC COMMENTS

Larry Laubach, 1 Yarmoth Way. Housing Plan and Zoning Ordinance 2024-12
Angela Bryant, 9 Bedford Court. Housing Plan and Zoning Ordinance 2024-12
Delia Mahadas, 31 Eastwick Drive. Housing Plan and Zoning Ordinance 2024-12

OCTOBER 23, 2024

Maria Pacifico, 11 Eastwick Drive. Housing Plan and Zoning Ordinance 2024-12

ADJOURNMENT



AMY C. TROXEL, Secretary

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**RESOLUTION OF THE GIBBSBORO PLANNING BOARD
GRANTING A CERTIFICATE OF APPROPRIATENESS TO LEONARD TOLIVER FOR
THE INSTALLATION OF SOLAR PANELS AT THE PREMISES KNOWN AS BLOCK
58.01, LOT 8.02, ALSO KNOWN AS 46 WEST CLEMENTON ROAD, GIBBSBORO, NJ**

On September 25, 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
Susan Croll
Barry Rothberg
John Ritz-Recused
Dennis Deichert-Recused

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 Leonard Toliver, residing at 46 West Clementon Road, Gibbsboro, New Jersey (hereinafter referred to as “the Applicant”), seeking a Certificate of Appropriateness with respect to the installation of solar panels at the premises known as 46 West Clementon Road, Gibbsboro, New Jersey, also known as Block 58.01, Lot 8.02 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 08/23/2024;
2. Roof Mount Photovoltaic System prepared by Freedom Forever, LLC and signed by Greg Albright dated 05/10/2024, and consisting of 11 sheets being designated PV-1 through PV-7A;
3. Product specifications from Jinko on Eagle solar modules, Eaton power switch, EcoFasten smart slide fasteners, and Rokit Rail-Less Racking system; and
4. Five (5) color photographs of the Subject Property, consisting of photographs from street view and from the property’s four (4) sides.

Whereas a hearing on this application was conducted on September 25, 2024, with the Applicant appearing along with Sabrina Pinto from Freedom Forever, LLC, the contractor for the solar panel installation;

Whereas the Board heard the testimony of the Applicant and Sabrina Pinto of Freedom Forever, LLC, and that of the Board’s planner, Brian Slaugh, AICP with Shawn Seroka, appearing

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on behalf of the Board engineer, Key Engineers, Inc., and having opened 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 single-family residence located in the Historic District and requires 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.

2. The Applicant is the owner of the Subject Property and seeks permission to install 14 roof mounted solar panels on the Subject Property, the installation of which is to be undertaken by Freedom Forever, LLC. The panels will be situated on the roof with five (5) panels on each side of the residence and four (4) panels on the rear side of the roof. No panels will be installed on the front section of the roof facing the street. The main service panel, utility meter, the ac disconnect and inverter will be located on the right side of the residence.

3. The solar panels will be black in color and will have a low-profile racking system with a height off the roof surfaces being 3-4 inches. The conduits to the system will be run through the attic of the residence with less piping being exposed on the exterior of the house. To minimize the impact of the system’s weight on the structure of the residence, additional rafters will be added to the attic and sister with the existing rafters.

4. As a condition of approval, the Applicant agreed to provide black skirting along the bottom and along the sides of the solar panels for a more visibly appealing look.

5. The Board’s planner found that the system was visibly unobtrusive from the view from Clementon Road and would not entail the removal of any trees.

CONCLUSION OF LAW

6. 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.

7. 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 on skirting set forth above.

NOW THEREFORE, BE IT RESOLVED, by the motion duly made by Mayor Campbell and seconded by Barry Rothberg on September 25, 2024, that the Board grants the Certificate of Appropriateness for the installation of the solar panels located at 46 West Clementon Road, Gibbsboro, New Jersey.

LuAnn Watson, Chairperson	Yes
Michael Kelly, Vice-Chairperson	Yes
Edward Campbell, Mayor	Yes
Susan Croll	Yes
Barry Rothberg	Yes

RESOLUTION GRANTING A CERTIFICATE OF APPROPRIATENESS TO LEONARD TOLIVER FOR THE
INSTALLATION OF SOLAR PANELS AT THE PREMISES KNOWN AS BLOCK 58.01, LOT 8.02, ALSO
KNOWN AS 46 WEST CLEMENTON ROAD, GIBBSBORO, NJ

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 October 23, 2024, memorializing the action of the Board taken on September 25, 2024.



Amy C. Troxel, Secretary