

**BOROUGH OF GIBBSBORO
PLANNING BOARD AGENDA
April 22, 2025
7:00 P.M.**

Meeting called to order

Opening Statement: “All the notice requirements of the Open Public Meeting Act have been complied with in full”.

ROLL CALL

LuAnn Watson
Edward G. Campbell, Mayor
John Ritz, Council
Mike Kelly
Barry Rothberg
Andrew Parsinitz
Dennis Deichert
Barbara Gellura

Kathleen McGill Gaskill, Solicitor
Brian Slaugh, Planner
Shawn Seroka, Engineer

RESOLUTIONS

MINUTES

Motion to dispense reading and approve the minutes of 3/25/25

SWEAR IN PROFESSIONALS

OLD BUSINESS

1. REFERRAL OF RLM (RESIDENTIAL LOW & MODERATE) ZONE AMENDMENTS

PB2025-4-12 RESOLUTION RECOMMENDING THE ADOPTION BY GIBBSBORO BOROUGH COUNCIL OF THE PROPOSED AMENDMENTS TO THE PROVISIONS OF THE BOROUGH CODE, CHAPTER 400, ZONING, MODIFYING SECTION 14, THE RLM, RESIDENTIAL LOW AND MODERATE ZONE, AS SET FORTH IN PROPOSED ORDINANCE 2025-07

NEW BUSINESS

1. CERTIFICATE OF APPROPRIATENESS (Docket #25-04) – April 22, 2025

Applicant: Leonard & Kira Orzechowski
Project: Door Relocation
Location: 150 Berlin Road (Block 42, Lot 6.01)
Escrow/Fees:

2. HISTORIC PRESERVATION DISTRICT (Brian Slaugh, Planner)

FUTURE BUSINESS

1. BULK VARIANCE & CERTIFICATE OF APPROPRIATENESS (Docket #25-06)

Applicant: Mohammed Ahamed
Project: Installation of backyard gazebo
Location: 2 North Tanglewood Drive (Block 18.04, Lot 1)
Escrow/Fees: Paid

2. SIGN VARIANCE & AMENDED CERTIFICATE OF APPROPRIATENESS (Docket #25-07)

Applicant: 142 South Lakeview LLC/Trina Ragsdale
Project: Amended façade design
Location: 142 South Lakeview Drive (Block 18.02, Lot 2.03)
Escrow/Fees:

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)
Escrow/Fees:

INFORMATIONAL

1. Next regular Planning Board meeting is scheduled for Tuesday, May 27 at 7:00 p.m. at the Borough Hall.

PUBLIC COMMENTS

ADJOURNMENT