

**BOROUGH OF GIBBSBORO**  
**PLANNING BOARD MINUTES**  
**February 25, 2025**  
**7:00 P.M.**

**Meeting called to order** at 7:01 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:

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

Absent:

Dennis Deichert

Kathleen McGill Gaskill, Solicitor

Brian Slaugh, Planner  
Shawn Seroka, Engineer

**RESOLUTIONS**

PB2025-2-10            RESOLUTION GRANTING A CERTIFICATE OF APPROPRIATENESS FOR THE INSTALLATION OF A SOLAR PANEL SYSTEM ON THE CAR WASH FACILITY LOCATED AT 11 NORTH LAKEVIEW DRIVE, GIBBSBORO, NEW JERSEY, ALSO KNOWN AS BLOCK 7.04, LOT 19.12 OF THE OFFICIAL TAX MAP OF THE BOROUGH OF GIBBSBORO

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

Poll:    Ayes – Campbell, Ritz, Kelly, Rothberg, Parsinitz, Gellura, Watson

PB2025-2-11            RESOLUTION GRANTING A CERTIFICATE OF APPROPRIATENESS FOR THE CONSTRUCTION OF A NEW RESIDENCE AT 175 KIRKWOOD ROAD, GIBBSBORO, NEW JERSEY, ALSO KNOWN AS BLOCK 59.01, LOT 5.02 OF THE OFFICIAL TAX MAP OF THE BOROUGH OF GIBBSBORO

Motion to approve resolution: Mr. Rothberg, second Mr. Parsinitz

Poll:    Aye – Campbell, Ritz, Kelly, Rothberg, Parsinitz, Watson

**MINUTES**

Motion to dispense reading and approve the minutes of 1/22/25: Mayor Campbell, second Mr. Rothberg

Vote: Ayes unanimous

**CORRESPONDENCE**

To: Secretary Troxel, received via email on 2/24/25  
From: Ebony Archibald, Paralegal, KD Law Group LLC  
Re: Request to adjourn public hearing (Docket #24-10)  
55 East Clementon Road

**OLD BUSINESS**

**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)  
Escrow/Fees: Paid

**NEW BUSINESS**

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)  
Escrow/Fees: Paid

**PENDING BUSINESS**

1. AMENDED CERTIFICATE OF APPROPRIATENESS (Docket #25-01)

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

2. CONCEPT PLAN (Docket #25-02)

Applicant: 50 Clementon Development, LLC  
Project: Development of a Starbucks  
Location: 50 East Clementon Road  
Block 8.01, Lot 2  
Escrow/Fees: Paid

**INFORMATIONAL**

1. Next regular Planning Board meeting is scheduled for Tuesday, March 25 at 7:00 p.m. at the Borough Hall.

**PUBLIC COMMENTS**

None

**ADJOURNMENT**

Motion to adjourn the meeting at 7:08 p.m. Mr. Parsinitz, second Mr. Rothberg

Vote: Ayes unanimous

  
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AMY C. TROXEL, Secretary

**RESOLUTION OF THE GIBBSBORO PLANNING BOARD  
GRANTING A CERTIFICATE OF APPROPRIATENESS FOR THE INSTALLATION OF  
A SOLAR PANEL SYSTEM ON THE CAR WASH FACILITY LOCATED AT 11 NORTH  
LAKEVIEW DRIVE, GIBBSBORO, NEW JERSEY, ALSO KNOWN AS BLOCK 7.04,  
LOT 19.12 OF THE OFFICIAL TAX MAP OF THE BOROUGH OF GIBBSBORO**

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On January 22, 2025, the Borough of Gibbsboro Planning Board (hereinafter the “Board”) held a public hearing at which time the following members were present:

LuAnn Watson, Chairperson  
Barry Rothberg, Vice-Chairperson, Councilman  
Edward Campbell, Mayor  
Dennis Deichert  
Barbara Gellura  
John Ritz  
Andrew Parsinitz

The following were also present at the meeting:

Kathleen McGill Gaskill Esquire, Solicitor  
Amy C. Troxel, Planning Board Secretary  
Shawn Seroka, Planning Board Engineer  
Donna Miller appearing on behalf of Brian Slaugh, Planning Board Planner

**SUBJECT**

Whereas the Board considered the application of Go Green N Clean Car Wash, LLC, maintaining a place of business at 11 North Lakeview Drive, Gibbsboro, New Jersey (hereinafter referred to as the “Applicant”) seeking a Certificate of Appropriateness with respect to the proposed installation of solar panel system at its car wash facility located at 11 North Lakewood Drive, Gibbsboro, New Jersey, also known as Block 7.04, Lot 19.12 on the Gibbsboro Official 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 Historic Preservation Application undated and unsigned;
- (2) Site Plan prepared by John P. Wanskus, RA, AIA, NCARD of Wanskus Architecture dated 07/23/2024;
- (3) Structural Roof Certification Report prepared by John P. Wanskus, RA, AIA, NCARD of Wanskus Architecture dated 07/23/2024;
- (4) Electrical Line Diagram, prepared by John P. Wanskus, RA, AIA, NCARD of Wanskus Architecture dated 07/23/2024; and
- (5) Electrical Labels prepared by John P. Wanskus, RA, AIA, NCARD of Wanskus Architecture dated 07/23/20024 (3 Sheets);

Whereas the application was reviewed by the Board’s planner, Brian Slaugh, AICP, PP, by letter dated 01/21/2025;

RESOLUTION GRANTING A CERTIFICATE OF APPROPRIATENESS FOR THE INSTALLATION OF A SOLAR PANEL SYSTEM ON THE CAR WASH FACILITY LOCATED AT 11 NORTH LAKEVIEW DRIVE, GIBBSBORO, NEW JERSEY, ALSO KNOWN AS BLOCK 7.04, LOT 19.12 OF THE OFFICIAL TAX MAP OF THE BOROUGH OF GIBBSBORO

Whereas a hearing on this application was conducted on 01/22/2025 and upon motion duly made and seconded, the application was deemed complete for hearing with the Applicant's managing member, Ed Henry, appearing with counsel, Jennifer Johnson, Esquire, of Flaster Greenberg, PC;

Whereas the Board heard the testimony of the Applicant's manager, Ed Henry, John DiCaprio of Sea Bright Solar, the contractor on this project, and that of the Board's planner, Donna Miller, PP, AICP, CFM and the Board's engineer, Shawn Seroka, PE, 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.

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

**FINDINGS OF FACT**

1. The Subject Property is the site of an existing car wash trading as Go Green N Clean Car Wash, located at 11 North Lakewood Drive, Gibbsboro, NJ and located in the C-2 Zoning District. This facility received preliminary and final site plan approval along with variances and submission and design waivers on 02/22/2023 from this Board. This site is also located within the Historic District of the Borough of Gibbsboro and as part of the aforementioned approval the Applicant was granted a Certificate of Appropriateness for the construction of this car wash facility. The Applicant now proposes to install a solar generating system on the roof of the car wash building and is seeking a Certificate of Appropriateness for that installation. The proposed system will be owned (not leased) by the Applicant and will be used solely to generate energy for consumption by the car wash facility.

2. The proposed system will consist of 41 solar photovoltaic modules which will be grouped in three (3) arrays to be mounted on three separate roof planes. The largest array of 35 modules will be situated on the south side of the gable roof over the one-story car wash tunnel, which runs parallel to Lakeview Drive. These panels will be facing south to the interior of the lot and not visible from Lakeview Drive. The second array will be comprised of four (4) modules which will be located on the southeast side of the hip roof and the third array of two (2) modules will be located on the south side of the hip roof. These smaller arrays will also not have direct visibility exposure to Lakewood Dive.

3. The proposed system will be a railless installation, where in lieu of rails installed on the roof to which the solar modules are attached, the components of these modules are attached directly to the roof for support and is proposed to be a cleaner look. The modules will be situated between 2-3 inches off the roof. The Applicant proposes to use a "critter guard" in lieu of a "skirt" around the array to conceal the underside mechanics of the system. The Applicant's reasoning is that a critter guard prevents damage to the system by animals. The critter guard will be a black mesh which will extend around the entire perimeter of the solar array. The Applicant did not present a photograph of the critter guard for the Board to examine. As the Board typically requests that a skirt be installed around the solar array for aesthetic reasons to conceal its components, the Board requested as a condition of approval to see a sample of the proposed critter guard. All equipment and other components for the system are to be housed in the interior of the building

RESOLUTION GRANTING A CERTIFICATE OF APPROPRIATENESS FOR THE INSTALLATION OF A SOLAR PANEL SYSTEM ON THE CAR WASH FACILITY LOCATED AT 11 NORTH LAKEVIEW DRIVE, GIBBSBORO, NEW JERSEY, ALSO KNOWN AS BLOCK 7.04, LOT 19.12 OF THE OFFICIAL TAX MAP OF THE BOROUGH OF GIBBSBORO

with the exception of the emergency shutoff which will be on the exterior for access by the fire officials, which the Board requested be reviewed by the Borough Fire Official.

4. As a primary concern of the Board is the system’s appearance and visibility from the streets, a photo rendering on this proposed system was not provided as part of the application and the submission of same shall be required as a condition of 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) 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 subject to the following terms and conditions:

- a. The Applicant shall provide a photo rendering of the proposed solar system to the Board’s planner for his review and approval;
- b. The Applicant shall provide the Board planner with a sample of the proposed critter guard to be installed for his review and approval. If the Board’s planner determines that the proposed critter guard does not sufficiently conceal the underlying components of the system, the Applicant shall install a solar skirt around the solar system. If a skirt is determined to be required, it shall match the black modules.
- c. The Applicant shall have the exterior emergency switch for rapid shutdown of the system reviewed and approved by the Borough Fire Official.

**NOW THEREFORE, BE IT RESOLVED**, by the motion duly made by Mayor Campbell and seconded by Michael Kelly on January 22, 2025 that the Board grants the Certificate of Appropriateness for the installation of a solar panel system on the Applicant’s car wash located at 11 North Lakeview Drive, Gibbsboro, New Jersey, subject to the conditions hereinabove set forth.

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

RESOLUTION GRANTING A CERTIFICATE OF APPROPRIATENESS FOR THE INSTALLATION OF A SOLAR PANEL SYSTEM ON THE CAR WASH FACILITY LOCATED AT 11 NORTH LAKEVIEW DRIVE, GIBBSBORO, NEW JERSEY, ALSO KNOWN AS BLOCK 7.04, LOT 19.12 OF THE OFFICIAL TAX MAP OF THE BOROUGH OF GIBBSBORO

the Borough, Borough Construction Official, Borough Zoning Officer and make available to all other interested parties.



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Amy C. Troxel, Secretary  
Planning Board  
Borough of Gibbsboro

**CERTIFICATION**

This Resolution of Memorialization being adopted by the action of the Planning Board of the Borough of Gibbsboro on this 25th day of February, 2025 is a true copy of the action taken by the Lindenwold Joint Land Use Board at its meeting held on January 22, 2025.



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Amy C. Troxel, Secretary  
Planning Board  
Borough of Gibbsboro

**RESOLUTION OF THE GIBBSBORO PLANNING BOARD  
GRANTING A CERTIFICATE OF APPROPRIATENESS FOR THE CONSTRUCTION  
OF A NEW RESIDENCE AT 175 KIRKWOOD ROAD, GIBBSBORO, NEW JERSEY,  
ALSO KNOWN AS BLOCK 59.01, LOT 5.02 OF THE OFFICIAL TAX MAP OF THE  
BOROUGH OF GIBBSBORO**

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On January 22, 2025, the Borough of Gibbsboro Planning Board (hereinafter the “Board”) held a public hearing at which time the following members were present:

LuAnn Watson, Chairperson  
Barry Rothberg, Vice-Chairperson, Councilman  
Edward Campbell, Mayor  
Dennis Deichert  
Barbara Gellura  
John Ritz  
Andrew Parsinitz

The following were also present at the meeting:

Kathleen McGill Gaskill Esquire, Solicitor  
Amy C. Troxel, Planning Board Secretary  
Shawn Seroka, Planning Board Engineer  
Donna Miller appearing on behalf of Brian Slaugh, Planning Board Planner

**SUBJECT**

Whereas the Board considered the application of Richard and Tracy Snyder, having an address of P.O. Box 6, Gibbsboro, New Jersey (hereinafter referred to as the “Applicant”) seeking a Certificate of Appropriateness with respect to the proposed construction of a new home on the property located at 175 Kirkwood Road, Gibbsboro, New Jersey, also known as Block 59.01, Lot 5.02 on the Gibbsboro Official 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 Land Use & Historic Preservation Applications undated and unsigned;
- (2) Architecture Plan signed and sealed by Daniel Edward Jost, AIA of DJ Architecture, LLC dated 10/29/24 (7 Sheets);
- (3) Color Rendering of Snyder Residence prepared and sealed by Daniel Edward Jost, AIA of DJ Architecture, LLC dated 10/29/24;
- (4) Site Plan signed and sealed by Michael E. Avila of Avila Engineering, dated 10/24/24;
- (5) Architectural Plans prepared by Superior Builders dated 09/06/24 (10 Sheets); and
- (6) Compliance Report dated 11/19/24;

Whereas the application was reviewed by the Board’s planner, Brian Slaugh, AICP, PP, by letter dated 01/21/2025;



Whereas a hearing on this application was conducted on 01/22/2025 and upon motion duly made and seconded, the application was deemed complete for hearing with the Applicant Richard Snyder, appearing *pro se*;

Whereas the Board heard the testimony of the Applicant, Richard Snyder, and that of the Board's planner, Donna Miller, PP, AICP, CFM and the Board's engineer, Shawn Seroka, PE, 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.

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

#### **FINDINGS OF FACT**

1. The Subject Property is a 78,774 square foot vacant lot, located at 175 Kirkwood Road, Gibbsboro, New Jersey and situated in the R-40 Zoning District and within the Historic District of the Borough of Gibbsboro. The Applicant recently purchased this lot and is intending on constructing a two-story single family colonial styled residence with a side entry two car garage and with a front porch to the right of the front door with decorative columns. The residence will be finished with clapboard siding with the roof singles, trim and downspouts to match or complement the house. The front of the house will have five (5) six over six pane double hung windows on the second floor, three (3) six over six pane double hung windows along the front porch to the right of the front door and two (2) joined six over six pane double hung windows to the left of the front door, all of which will be accented by paneled shutters. The Board's planner recommended that the double window to the left of the front door be replaced by two single windows or that the shutters for this window be removed. The Board did not think this window and/or its shutters needed to be modified.

2. The proposed house will have an English basement, where the lower level is only partially sunken into the grounds which is due to the high groundwater level on the site and the grading on the lot. The house will have a walk-out basement, a raised rear door and a retaining wall to the rear of the garage due to the grading of the property. As a result of these site conditions, there is a large area of exposed foundation that faces Kirkwood Road and which is also visible of the sides on the proposed residence. It was recommended by the Board's planner that the siding extend lower than the first-floor level, which the Applicant indicates was not an option as the residence is a modular prefabricated structure. It was suggested and the Applicant agreed that a combination of evergreens and shrubs be installed along this exposed foundation to minimize the exposed front foundation as the street view of the residence is the Board's main concern and the Applicant is to develop a landscape plan for the Board's planner's approval as a condition of 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) 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 subject to the following condition: The Applicant shall design a landscaping plan for the frontage of the proposed residence which shall be subject to the Board's planner review and approval.

**NOW THEREFORE, BE IT RESOLVED**, by the motion duly made by Mayor Campbell and seconded by Andrew Parsinitz on January 22, 2025 that the Board grants the Certificate of Appropriateness for the construction of the new residence at 175 Kirkwood Road, Gibbsboro, New Jersey, subject to the condition hereinabove set forth.

LuAnn Watson, Chairperson	Yes
Barry Rothberg, Vice-Chairperson	Yes
Edward Campbell, Mayor	Yes
Michael Kelly	Yes
Dennis Deichert	Yes
Barbara Gellura	Abstain
John Ritz	Yes
Andrew Parsinitz	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.



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Amy C. Troxel, Secretary  
Planning Board  
Borough of Gibbsboro

**CERTIFICATION**

This Resolution of Memorialization being adopted by the action of the Planning Board of the Borough of Gibbsboro on this 25<sup>th</sup> day of February, 2025 is a true copy of the action taken by the Lindenwold Joint Land Use Board at its meeting held on January 22, 2025.



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Amy C. Troxel, Secretary  
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