

**BOROUGH OF GIBBSBORO
PLANNING BOARD MINUTES
March 25, 2025
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:

LuAnn Watson

Edward G. Campbell, Mayor

John Ritz, Council

Mike Kelly

Barry Rothberg

Andrew Parsinitz

Dennis Deichert

Barbara Gellura

Absent:

Kathleen McGill Gaskill, Solicitor

Brian Slaugh, Planner

Shawn Seroka, Engineer

RESOLUTIONS

None

MINUTES

Motion to dispense reading and approve the minutes of 2/25/25: Mr. Parsinitz, second Mr. Ritz

Vote: Ayes unanimous (Mr. Deichert abstained)

SWEAR IN PROFESSIONALS

CORRESPONDENCE

To: Gibbsboro Planning & Zoning Board, dated 3/3/25

From: John Favat, 20 Haddon Avenue

Re: Construction of new single-family home on Block 7.04, Lot 16.02

Action: Preliminary response provided by Secretary Troxel on 3/6/25

To: Secretary Troxel, dated 3/19/25

From: Trina Ragsdale, Jane’s Joint Boutique Dispensary

Re: Request to continue application

OLD BUSINESS

None

COMPLETENESS

None

NEW BUSINESS

1. 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

Kristopher Berr, Esquire (DeDuca, Lewis & Berr), Clifton Quay, engineer, (Stantec), and Jason Harari (principal) appeared to present the conversion of the former Wells Fargo Bank located at 50 East Clementon Road to a Starbucks.

Public Comment: None

2. CONCEPT PLAN (Docket #25-03)

Applicant: Entheon Capital
Project: Cannabis
Location: 8 Democrat Way (Block 59.03, Lot 1)
Escrow/Fees: Paid

Manish Patel, Esquire (Sentient Law Group) appeared on behalf of Entheon Capital to present the development of 8 Democrat Way for cannabis cultivation and the addition of a large greenhouse.

Public Comment: None

3. ENVIRONMENTAL COMMISSION TREE INVENTORY PRESENTATION

Dave Evans presented a Tree Inventory Survey prepared by the Environmental Commission. The goal of the inventory is to identify large, old, and significant trees in the Borough. The Commission surveyed large trees, mainly on public land, to determine their age and species. Many significant trees were identified, some of which are also included in the County and State inventory of trees.

PENDING 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: Paid

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

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

- 3. MINOR SITE PLAN WITH VARIANCES & CERTIFICATE OF APPROPRIATENESS (#24-10) - TBD

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

INFORMATIONAL

- 1. Next regular Planning Board meeting is scheduled for Tuesday, April 22 at 7:00 p.m. at the Borough Hall.

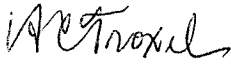
PUBLIC COMMENTS

Trina Ragsdale, Jane’s Joint, 142 South Lakeview Drive.

ADJOURNMENT

Motion to adjourn the meeting at 8:42 p.m. Mr. Rothberg, second Mayor Campbell

Vote: Ayes unanimous



AMY C. TROXEL, Secretary