# BOROUGH OF GIBBSBORO PLANNING BOARD AGENDA

May 27, 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

PB2025-5-13 RESOLUTION GRANTING A CERTIFICATE OF APPROPRIATENESS TO LEONARD ORZECHOWSKI FOR A FRONT DOOR FACADE CHANGE AT THE PREMISES KNOWN AS BLOCK 42, LOT 6.01, ALSO KNOWN AS 150 BERLIN ROAD, GIBBSBORO, NEW JERSEY

## **MINUTES**

Motion to dispense reading and approve the minutes of 4/22/25

## **SWEAR IN PROFESSIONALS**

#### **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)

Planner Review Letter, dated 5/22/25

Engineer Review Letter, dated 5/23/25

# 2. SIGN VARIANCE & AMENDED CERTIFICATE OF APPROPRIATENESS (Docket #25-01, B)

Applicant: 142 South Lakeview LLC/Trina Ragsdale

Project: Amended façade & signage

Location: 142 South Lakeview Drive (Block 18.02, Lot 2.03)

## 3. 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)

## **NEW BUSINESS**

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Project: Amended façade & signage

Location: 142 South Lakeview Drive (Block 18.02, Lot 2.03)

## 2. 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)

## 3. FOURTH ROUND HOUSING PLAN

#### **FUTURE BUSINESS**

## **INFORMATIONAL**

1. Next regular Planning Board meeting is scheduled for Tuesday, June 24 at 7:00 p.m. at the Borough Hall.

## **PUBLIC COMMENTS**

#### **ADJOURNMENT**