

**BOROUGH OF GIBBSBORO
PLANNING BOARD AGENDA
June 24, 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

PB2025-5-14 RESOLUTION GRANTING A FAÇADE SIGN VARIANCE AND AN AMENDED CERTIFICATE OF APPROPRIATENESS FOR THE PREMISES KNOWN AS BLOCK 18.02, LOT 2.03, ALSO KNOWN AS 142 SOUTH LAKEVIEW DRIVE, GIBBSBORO, NEW JERSEY

MINUTES

Motion to dispense reading and approve the minutes of 5/27/25

SWEAR IN PROFESSIONALS

OLD BUSINESS

COMPLETENESS

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)

NEW BUSINESS

1. CERTIFICATE OF APPROPRIATENESS (Docket #25-07)

Applicant: Leonard Orzechowski
Project: Window replacement with picture window
Location: 150 Berlin Road (Block 42, Lot 6.01)

2. FOURTH ROUND HOUSING PLAN

PB2025-6-15 RESOLUTION ADOPTING A HOUSING ELEMENT AND FAIR SHARE
PLAN FOR THE FOURTH ROUND

Public Comment:

3. AREA IN NEED OF REHABILITATION

PB2025-6-16 RESOLUTION RECOMMENDING TO THE MAYOR AND BOROUGH
COUNCIL THAT THE BOROUGH OF GIBBSBORO IN ITS ENTIRETY
QUALIFIES UNDER THE LOCAL REDEVELOPMENT AND HOUSING
LAW (N.J.S.A. 40A:12A-1 et seq.) AS AN AREA IN NEED OF
REHABILITATION

4. C-1 TOWN CENTER ZONING AMENDMENT

PB2025-6-17 RESOLUTION RECOMMENDING FOR ADOPTION BY THE
GOVERNING BODY THE ORDINANCE AMENDING CHAPTER 400,
ZONING, OF THE CODE OF THE BOROUGH OF GIBBSBORO TO
REPEAL THE C-1 COMMERCIAL ZONE AND TO ADD THE C-1
TOWN CENTER DISTRICT

FUTURE BUSINESS

1. SHED VARIANCE (Docket #25-08) - *July*

Applicant: Barbara Headley
Project: Second Shed/Oversized Shed
Location: 6 Henry Road (Block 75, Lot 3)

2. MINOR SITE PLAN WITH VARIANCES & CERTIFICATE OF APPROPRIATENESS
(#24-10) - *August*

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)

CLOSED SESSION

PB2025-6-18 RESOLUTION PERMITTING THE EXCLUSION OF THE PUBLIC FROM A
SESSION OF THE PLANNING BOARD MEETING FOR THE DISCUSSION OF
LITIGATION

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