

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

Meeting called to order at 7:00 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

Dennis Deichert

Barbara Gellura

Absent:

Andrew Parsinitz

Kathleen McGill Gaskill, Solicitor

Brian Slaugh, Planner

Shawn Seroka, Engineer

RESOLUTIONS

MINUTES

Motion to dispense reading and approve the minutes of 3/25/25: Mayor Campbell, second Mr. Deichert

Vote: Ayes unanimous

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

Mr. Slaugh summarized the amendments.

Public Comment: None

Motion to recommend adoption by the Governing Body of the proposed amendments: Mayor Campbell, second Councilman Ritz

Poll: Ayes – Campbell, Kelly, Ritz, Rothberg, Deichert, Gellura, Watson (Parsinitz, absent)

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:

Len and Kira Orzechowski appeared on behalf of the application and were sworn in by Ms. Gaskill. Mr. Orzechowski testified that the existing front door opens into a living room rather than a foyer or entryway. They propose removing the existing front door and relocating it to the far side of the house, still on the front façade.

Mr. Slaugh proposed retaining the existing door as a “dummy door” and closing the interior wall behind it in order to retain the Second Empire style of the architecture. Ms. Orzechowski testified that the existing door has a significant amount of rot and will need to be replaced if it is not removed, adding to the overall expense of the project. Mr. Slaugh requested that, should the Board approve their application, they take photographs of the house for the historic record before they remove the door.

Public Comment: None

Motion to approve application: Mayor Campbell, second Mr. Rothberg

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

2. HISTORIC PRESERVATION DISTRICT (Brian Slaugh, Planner)

Tabled to future meeting.

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-

APRIL 22, 2025

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.

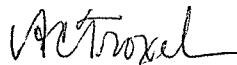
PUBLIC COMMENTS

None

ADJOURNMENT

Motion to adjourn the meeting at 7:45 p.m. Mr. Rothberg, second Ms. Gellura

Vote: Ayes unanimous



AMY C. TROXEL, Secretary

**RESOLUTION OF THE GIBBSBORO PLANNING BOARD
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**

WHEREAS the Planning Board of Gibbsboro adopted a Housing Element and Fair Share Plan of the Master Plan of the Borough of Gibbsboro on June 26, 2024 that addresses the municipality's affordable housing obligations in a manner that will promote the public health, safety, morals and general welfare; and

WHEREAS the Planning Board of the Borough of Gibbsboro also adopted on June 26, 2024 an amendment to the Land Use Element of the Master Deed, which identified the RLM, Residential Low and Moderate Zone, as an area for senior multi-family affordable housing development; and

WHEREAS the Gibbsboro Borough Council in furtherance of these objectives adopted Ordinance 2024-12 on October 8, 2024, to give effect to revisions contemplated for the RLM, Residential Low and Moderate Zone; and

WHEREAS as a result of public comment concerning provisions of the RLM, Residential Low and Moderate Zone, as set forth in Ordinance 2024-12 and to amicably resolve legal challenges to said ordinance instituted by Wynnewood Homeowners' Association Inc., Borough Council on April 15, 2025 introduced Ordinance No.2025-07, which modifies the provisions of RLM, Residential Low and Moderate Zone, to address the public concerns; and

WHEREAS N.J.S.A. 40:55D-26 and 64 provide that any proposed zoning ordinances or any amendments to the municipality's zoning ordinance should be referred to the municipality's Planning Board for its comments and recommendations; and

WHEREAS on April 15, 2025, said Borough Council has referred the proposed Ordinance No. 2025-07 amending Ordinance 2024-12 to the Borough's Planning Board for examination, discussion and its recommendation in accordance with N.J.S.A. 40:55D-26; and

WHEREAS On April 22, 2025, the Borough of Gibbsboro Planning Board held a public hearing at which time the following members were present:

LuAnn Watson, Chairperson
Barry Rothberg, Vice Chairperson
Edward Campbell, Mayor
Councilman John Ritz
Michael Kelly
Andrew Parsinitz (absent)
Dennis Deichert
Barbara Gellura

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PROPOSED AMENDMENTS TO THE PROVISIONS OF THE BOROUGH CODE, CHAPTER 400, ZONING,
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The following were also present at the meeting:

Kathleen McGill Gaskill, Esquire, Solicitor
Amy C. Troxel, Planning Board Secretary
Brian Slaugh, Planning Board Planner
Shawn Seroka, Planning Board Engineer

WHEREAS the Borough Planner, Brian Slaugh, PP, AICP of Clarke Caton Hintz, PC, presented the proposed Ordinance No. 2025-07 for the Board's consideration, answered questions from the Planning Board members and the public concerning the provisions, requirements and implications of Ordinance No. 2025-07; and provisions of affordable housing;

NOW THEREFORE BE IT RESOLVED by motion duly made by Mayor Campbell and seconded by Councilman Ritz that the Planning Board of the Borough of Gibbsboro, County of Camden, State of New Jersey, recommends to the Borough of Gibbsboro Council the adoption of Ordinance No. 2025-07, following public notice and public hearing.

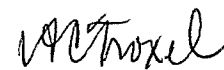
ROLL CALL VOTE

| | |
|----------------------------------|-----|
| LuAnn Watson, Chairperson | Aye |
| Barry Rothberg, Vice Chairperson | Aye |
| Edward Campbell, Mayor | Aye |
| Councilman John Ritz | Aye |
| Michael Kelly | Aye |
| Dennis Deichert | Aye |
| Barbara Gellura | Aye |

BE IT FURTHER RESOLVED that a certified copy of this Resolution of Memorialization be sent via internal mail to Borough Council within ten (10) days of the date of this Resolution, and a copy of this Resolution shall be filed with the Borough Clerk of the Borough, Borough Construction Official, Borough Zoning Officer, and make available to all other interested parties.



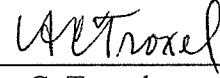
LuAnn Watson, Chairperson
Gibbsboro Planning Board



Amy C. Troxel, Secretary
Gibbsboro Planning Board

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The foregoing Resolution is a true copy of the Resolution adopted by the Planning Board
of the Borough of Gibbsboro at a duly noticed meeting on April 22, 2025.



Amy C. Troxel
Secretary