

**BOROUGH OF GIBBSBORO**  
**HEARING NOTICE**

The ordinance published herewith was introduced and passed on first reading at a meeting of the Governing Body of the Borough of Gibbsboro on May 28, 2025, at 7:00 p.m. and will be further considered for final passage after public hearing at a meeting of said Governing Body on July 23, 2025 beginning at 7:00 p.m. at the Gibbsboro Municipal Building located at 49 Kirkwood Road, Gibbsboro, NJ 08026. The ordinance for public inspection in the Clerk's office.

**2025-08**

**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**

**WHEREAS**, the Gibbsboro Borough Council desires to implement a new zoning district to be called the C-1 Town Center Zone to provide a more focused commercial district to generate an attractive destination for persons, households, businesses and visitors from and to the region; and

**WHEREAS**, the Municipal Land Use Law requires that any amendments or revisions to Gibbsboro Borough's Zoning Ordinance shall be reviewed by the Planning Board to determine if said amendments or revisions thereto are substantially consistent with the Master Plan of the Borough of Gibbsboro; and

**WHEREAS**, the Planning Board of Gibbsboro through continuous and various master plan elements and reexamination reports examined the policies and procedures to address economic development, appropriate land use, environmental remediation and protection of the natural resources that promotes the municipality's public health, safety, morals, and general welfare; and

**WHEREAS**, the Municipal Land Use Law at N.J.S.A. 40:55D-62a requires substantial consistency of the provisions regulating zoning and land use with the adopted Land Use Plan Element; and

**WHEREAS**, the Gibbsboro Borough Council formally refers this Ordinance to the Planning Board for examination, discussion, and recommendations in accordance with N.J.S.A. 40:55D-26; and

**WHEREAS**, the Planning Board of the Borough of Gibbsboro has reviewed the additions to the Zoning Ordinance of the Borough of Gibbsboro with regard to its consistency with the adopted Land Use Plan Element of the Master Plan, has reviewed and finds no inconsistencies with said ordinance, and favorably recommends this amendment to the Borough Council of the Borough of Gibbsboro; and

**WHEREAS**, the adoption of this Ordinance was appropriately noticed pursuant to the Municipal Land Use Law at N.J.S.A. 40:55D-15 and in accordance with N.J.S.A. 40:55D-62.1.

**NOW, THEREFORE, BE IT ORDAINED**, by the Borough Council of the Borough of Gibbsboro that the Zoning Ordinance is hereby amended as follows:

**Section 1.** §400-4, Zones Established, shall be modified by renaming the C-1 Commercial Zone to the C-1 Town Center Zone.

**Section 2.** §400-5, Zoning Map, shall be adopted as follows and depicts the C-1 Town Center Zone being applied to Block 8.01, Lots 2, 3, 3.01, 3.07, 3.09 and 5:

The boundaries of the zones are hereby established as shown on a map entitled "Zoning Map, Borough of Gibbsboro, Camden County," dated May 23, 2025, on file in the office of the Borough Clerk. The map, with all explanatory matter thereon, shall be deemed to accompany and is hereby made a part of this chapter as if fully described herein.

**Section 3.** §400-18, C-1 Commercial Zone, shall be repealed in its entirety.

**Section 4.** §400-18, C-1 Town Center Zone, shall be added to Chapter 400 of the code of the Borough of Gibbsboro, as follows:

**§ 400-18. C-1 Town Center Zone.**

**A. Permitted principal uses.**

- (1) Retail business establishments of a similar nature, but not limited to, the following:
  - (a) Bagel, bakery, bread, cake decorating, chocolate, coffee and tea, confectionary, gelato, ice cream, pastry, water ice, and similar shops.
  - (b) Package liquor stores.
  - (c) Bicycle shops, including electric bicycles, sales, service, and rentals.
  - (d) Skating and skateboard shops, including sales, service and rentals.
- (2) Retail service establishments of a similar nature, but not limited to, the following:
  - (a) Bars and taverns.
  - (b) Cafes.
  - (c) Catering facility for on and off-site services.
  - (d) Luncheonettes and diners, but not to include curbside service.
  - (e) Paddleboat rentals.
  - (f) Restaurants.
- (3) Entertainment establishments limited to the following:
  - (a) Comedy club, including improv.

(b) Nightclub, provided all such activities take place indoors.

B. Permitted accessory uses.

- (1) Drive-thru lanes provided the following provisions are met:
  - (a) Stacking for a minimum of eight passenger vehicles.
  - (b) A bypass lane around the ordering and pickup lanes.
  - (c) A limitation on two lanes for pickup.
  - (d) No more than one driveway crossing the right-of-way line consisting of no more than two lanes that lead directly to the drive-thru shall be permitted.
- (2) Outdoor dining, provided no outdoor loudspeakers are used.
- (3) Off-street parking space for the use of patrons and employees of a permitted use.
- (4) Signs as provided for Chapter 318, Signs, of the Code of the Borough of Gibbsboro.
- (5) Other customary uses which are incidental to the operation of the principal use, subject to the approval of the Planning Board as outlined in Subsection D.
- (6) Public utility installations subject to the standards and conditions set forth in §400-72.

C. Area, yard and building requirements. Except as modified by Article IX, the following standards shall apply to all structures in a C-1 Zone:

- (1) Minimum lot size: 35,000 sf.
- (2) Minimum lot frontage at street line: 100 feet.
- (3) Minimum lot frontage at building line: 100 feet.
- (4) Maximum building coverage: 30%.
- (5) Maximum lot coverage: 75%.
- (6) Maximum height: 35 feet.
- (7) Minimum front yard: 30 feet.
- (8) Minimum side yards: 20 feet each.
- (9) Minimum rear yard: 30 feet each.

D. Other provisions and requirements.

- (1) Not more than two driveways of not less than 20 feet nor more than 30 feet in width for means of ingress and egress for such parking areas shall be permitted for each 300 feet of frontage upon a public street, nor shall any driveway be located closer than 100 feet to the intersection of two public streets.

- (2) All property in the C-1 Town Center Zone shall be subject to the streetscape standards of the Borough (see §358-18.Q). Additional buffering behind the streetscape improvements may be required to hide views from the public right-of-way of trash and garbage, recycling and loading areas, and other potentially unsightly operations of the proposed use. Landscaping shall also be designed to enhance views to and from Silver Lake, and to screen trash enclosures and loading zones.
- (3) Directional signs are encouraged at driveways where there are cross-access easements for the proper guidance and control of vehicular traffic in accordance with Chapter 318, Signs, of the Code of the Borough of Gibbsboro.

**Section 5.** Continuation. In all other respects, the Zoning Ordinance of the Borough of Gibbsboro shall remain unchanged.

**Section 6.** Severability. If any portion of this Ordinance is for any reason held to be unconstitutional or invalid by a court of competent jurisdiction, such decision shall not affect the validity of this Ordinance as a whole, or any other part thereof. Any invalidation shall be confined in its operation to the section, paragraph, sentence, clause, phrase, term, or provision or part thereof directly involved in the controversy in which such judgment shall have been rendered.

**Section 7.** Interpretation. If the terms of this Ordinance shall be in conflict with those of another Ordinance of the Code of the Borough of Gibbsboro, then the restriction which imposes the greater limitation shall be enforced.

**Section 8.** Repealer. All ordinances or parts of ordinances which are inconsistent with the provisions of this Ordinance are hereby repealed to the extent of such inconsistency only.

**Section 9.** Enactment. This Ordinance shall take effect upon the filing thereof with the Camden County Planning Board after final passage, adoption, and publication by the Borough Clerk of the Borough of Gibbsboro in the manner prescribed by law.

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Edward G. Campbell, III  
Mayor

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Amy C. Troxel, RMC  
Borough Clerk

Introduced: May 28, 2025  
Public Hearing: July 23, 2025  
Adoption Date:

Roll Call Vote: Councilman Brown  
Councilman Deterding

Councilman Parsinitz  
Councilman Rickert  
Councilman Ritz  
Councilman Werner

## NOTICE

NOTICE IS HEREBY GIVEN that the above Ordinance was introduced and passed on first reading at the Borough Council Meeting of the Borough Council of the Borough of Gibbsboro in the County of Camden, State of New Jersey held on May 28, 2025 and will be considered for final passage and adoption at the Council Meeting scheduled for July 23, 2025 at 7:00 p.m. at the Borough Hall, 49 Kirkwood Road, Gibbsboro, New Jersey. Any person interested in this matter will be given an opportunity to be heard at that meeting. A copy of this Ordinance may be obtained at no cost by any member of the general public upon request at the Borough Hall during normal business hours.

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Amy C. Troxel, RMC  
Borough Clerk