

**BOROUGH OF GIBBSBORO
PLANNING BOARD AGENDA
July 22, 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
Jack Flynn
Dan Keashen
Mike Kelly
Barry Rothberg
Dennis Deichert
Barbara Gellura

Kathleen McGill Gaskill, Solicitor
Brian Slaugh, Planner
Shawn Seroka, Engineer

FIRST ORDER OF BUSINESS

Introduction of new Board Members:
Jack Flynn, Member Class #4
Dan Keashen, Member Class #4

RESOLUTIONS

PB2025-7-19 RESOLUTION GRANTING A CERTIFICATE OF APPROPRIATENESS TO LEONARD ORZECOWSKI FOR A PICTURE WINDOW INSTALLATION AT THE PREMISES KNOWN AS BLOCK 42, LOT 6.01, ALSO KNOWN AS 150 BERLIN ROAD, GIBBSBORO, NEW JERSEY

PB2025-7-21 RESOLUTION OF SUPPORT FOR AN APPLICATION TO CAMDEN COUNTY FOR RECREATION FACILITY ENHANCEMENT FUNDING FOR RECREATION AND PLAYGROUND EQUIPMENT AT POLE HILL PARK

MINUTES

Motion to dispense reading and approve the minutes of 6/24/25

SWEAR IN PROFESSIONALS

OLD BUSINESS

1. AREA IN NEED OF REHABILITATION

Report on a Borough-Wide Area in Need of Rehabilitation: Gibbsboro Borough prepared by Borough Planner, dated 7/16/25

PB2025-7-20 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

COMPLETENESS

1. BULK VARIANCE (Docket #25-08)

Applicant: Barbara Headley
Project: Installation of second oversized shed
Location: 6 Henry Road (Block 75, Lots 3, 4.10, 6.02 & 7)

NEW BUSINESS

1. BULK VARIANCE (Docket #25-08)

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Planner Report, dated 8/21/25

FUTURE BUSINESS

1. MINOR SITE PLAN WITH VARIANCES (#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)

2. CERTIFICATE OF APPROPRIATENESS (#25-09) - *August*

Applicant: Russel Posser
Project: Installation of rooftop solar
Location: 2 Glenview Court (Block 59.04, Lot 9)

JULY 22, 2025

CLOSED SESSION

PB2025-7-22 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, August 27, 2025 at 7:00 p.m.
at the Borough Hall.

PUBLIC COMMENTS

ADJOURNMENT