

**BOROUGH OF GIBBSBORO**  
**PLANNING BOARD MINUTES**  
**June 24, 2025**  
**7:00 P.M.**

**Meeting called to order** at 7:01 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:

Absent:

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

Motion to approve by Councilman Ritz, second Mr. Rothberg

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

**MINUTES**

Motion to dispense reading and approve the minutes of 5/27/25 by Mr. Kelly, second Mr. Deichert

Vote: Ayes unanimous

**SWEAR IN PROFESSIONALS**

**OLD BUSINESS**

None

**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)

Dino Mantzas, Esquire, sent a letter via email on June 23, 2025 on behalf of the applicant requesting to adjourn this application for two months while the applicant addressed the conditions of the Board as set forth in the Board Secretary's correspondence of June 9, 2025.

**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)

Len Orzechowski appeared on behalf of the application and was sworn in by Ms. Gaskill. Mr. Orzechowski testified that the window in question is in need of replacement. A picture window is less costly than the existing double hung window. The applicant included some options for a simulated double hung window as a supplement to his application.

Mr. Slauch testified that since the window is on the side of the house, and due to the vegetation, not highly visible from the street, a picture window is not, in itself, problematic. Picture windows generally have a shallower inset into the window frame, and Mr. Slauch asked that the window have an inset of approximately 1 ½" in order to match the shadow line depth of the existing windows. The applicant agreed to this condition.

Public Comment: None

Motion to approve the application with the specified condition by Mayor Campbell, second Mr. Rothberg

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

2. FOURTH ROUND HOUSING PLAN

Mr. Slauch presented the following elements of the plan to the Board:

To address the affordable housing obligation as set forth in the Fourth Round Housing Plan, the Borough reached a settlement with Fair Share Housing in March 2025 for a total of 40 units. The obligation is based on both the present and prospective needs in Region 5 over the next 10 years.

The Borough acquired more land than was needed for development during the acquisition for Project Freedom. This additional land is sufficient to construct two additional

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buildings of 18 and 9 units respectively, for a total of 27 units. With bonus credits available under the rules, the Borough is eligible for an additional 13 credits, bringing the total to 40, which would satisfy the fourth round obligation.

Some additional stormwater management would be required at the site, and the existing entrance would need to be relocated. A new traffic study would be required, but the impact is likely to be negligible.

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

Public Comment: None

Ms. Gaskill charged the Board that should they choose to adopt the plan, they would also recommend to the Governing Body to endorse the plan and approve the spending plan.

Motion to adopt the Housing Element and Fair Share Plan for the Fourth Round by Mayor Campbell, second Mr. Deichert

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

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

Motion to table by Mayor Campbell, second Mr. Parsinitz

Vote: Ayes unanimous

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

Public Comment: None

Motion to find the zoning amendment consistent with the Master Plan and recommend adopt by the Governing Body by Mayor Campbell, second Councilman Ritz

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

**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

Motion to approve resolution to go into closed session by Mayor Campbell, second Mr. Rothberg

Vote: Ayes unanimous

\*\*\*CLOSED SESSION\*\*\*

Motion to return to open session at 8:37 p.m. by Mr. Parsinitz, second Mr. Rothberg

Vote: Ayes unanimous

**INFORMATIONAL**

1. Next regular Planning Board meeting is scheduled for Tuesday, July 22, 2025 at 7:00 p.m. at the Borough Hall.

**PUBLIC COMMENTS**

None

**ADJOURNMENT**

Motion to adjourn the meeting at 8:38 p.m. by Mr. Rothberg, second Mr. Parsinitz

Vote: Ayes unanimous

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AMY C. TROXEL, Secretary

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**RESOLUTION OF THE GIBBSBORO PLANNING BOARD  
GRANTING A FAÇADE SIGN VARIANCE AND AN AMENDED CERTIFICATE OF  
APPROPRIATENESS FOR THE PREMISES KNOWN AS 142 SOUTH LAKEVIEW  
DRIVE, ALSO KNOWN AS BLOCK 18.02, LOT 2.03 ON THE OFFICIAL TAX MAP OF  
THE BOROUGH OF GIBBSBORO**

On May 27, 2025 the Borough of Gibbsboro Planning Board (hereinafter the “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  
Mike Kelly  
Andrew Parsinitz  
Dennis Deichert  
Barbara Gellura

The following were also present at the meeting:

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

**SUBJECT**

Whereas the Board considered the Application of 142 South Lakeview LLC/Trina Ragsdale, having an address 142 South Lakeview Avenue, Gibbsboro, New Jersey 08026 (hereinafter referred to as the “Applicant”), for facade sign variance and an amended Certificate of Appropriateness for the premises known as 142 South Lakeview Drive, also known as Block 18.02, Lot 2.03 on the Official Tax Map of the Borough of Gibbsboro (hereinafter referred to as the “Subject Property”);

Whereas the Applicant previously received the following approvals: conditional use variance to operate a cannabis retail dispensary at the Subject Property on 06/28/2023, which approval was memorialized in the Board’s Resolution dated 07/28/2023; preliminary major site plan approval and a Certificate of Appropriateness for the Subject Property on 01/24/2024, which approval was memorialized on 02/21/2024; and final major site plan approval for the Subject Property on 03/27/2024, which approval was memorialized on 04/24/24;

Whereas the Board considered the following documents submitted by the Applicant:

- (1) Borough of Gibbsboro Planning Board Application signed by the Applicant Trina Ragsdale and counsel, Duncan Delano, Esquire dated 04/28/2025;
- (2) Borough of Gibbsboro Historic Preservation Application;
- (3) Affidavit of Ownership, signed by Trina Ragsdale and dated 04/28/2025;

RESOLUTION GRANTING A FAÇADE SIGN VARIANCE AND AN AMENDED CERTIFICATE OF  
APPROPRIATENESS FOR THE PREMISES KNOWN AS 142 SOUTH LAKEVIEW DRIVE, ALSO KNOWN  
AS BLOCK 18.02, LOT 2.03 ON THE OFFICIAL TAX MAP OF THE BOROUGH OF GIBBSBORO

- (4) Escrow Account Certification signed by Trina Ragsdale and dated 04/28/2025;
- (5) Corporate Disclosure Statement by Trina Ragsdale and dated 04/28/2025;
- (6) Escrow Account Verification signed by Triana Ragsdale and dated 04/28/2025;
- (7) Color Rendering of Subject Property with signage entitled “New Retail Dispensary for Jane’s Joint LLC”;

Whereas a completeness hearing on this application was conducted on May 27, 2025 with the Applicant being represented by Jeff Cronin, Esquire of Tarter Krinsky & Drogin, and upon motion duly made and seconded the application was found to be complete for hearing purposes;

Whereas the Board heard and considered the testimony of Trina Ragsdale, the owner and founder of the Applicant, and Tom Giovanucci, the owner and the general manager of the Applicant, and the testimony of the Board’s engineer, Shawn Seroka, PE, CME. and the Board’s planner, Brian Slaugh, PP, AICP, and having opened the hearing to the public and no member of the public stepping forward to comment, and having heard the arguments of the Applicant’s counsel, Jeff Cronin, Esquire, and having considered the application and exhibits submitted in connection herewith;

NOW THEREFORE BE IT RESOLVED that the Board makes the following findings of facts:

### **FINDINGS OF FACT**

1. The Applicant is the owner of the Subject Property, which is a 20,265 SF parcel located at 142 South Lakeview Drive (County Route 561), Gibbsboro, New Jersey on which is situated a 1.5 story frame split-level styled building approximately 2,000 +/- SF in size, which building has been renovated for the operation of a retail cannabis dispensary. The Subject Property fronts on County Route 561, which is a four-lane highway.

2. As part of the Applicant’s original application for a Certificate of Appropriateness, the front street level door of this building was not to be utilized as the entrance to the building was to be located in the rear of the building by the parking lot, and that front door would remain permanently locked and remain painted red. Due to the traffic and speed on Route 561, the Applicant reconsidered the front façade of the building. The Applicant is proposing removing that front door entirely and closing same with the new white alabaster stucco surface which will be installed and match the color of the existing stucco. In this area, and as set forth in the invoice of The Sign Co., which the Applicant entered into evidence at the hearing, the Applicant proposes to install a façade sign with fabricated stainless steel black lettering approximately 13 inches in height reading JANE’S JOINT.” Below that name there will be black aluminum lettering, approximately 8 inches in height reading “BOUTIQUE DISPENSARY.” All lettering will be mounted to and flush with the exterior wall. It is estimated that the signage may be 37 square feet in size. The Applicant also proposes to install another façade sign on the chimney of the building, which abuts the entrance driveway and which will read “JJ”. That lettering will be comprised of black aluminum letters approximately 8 inches in height mounted to the studs of the chimney and flush with the chimney. The Applicant is seeking a variance of the requirement set forth in Borough Code 318-17.B which limits façade signage to 20 square feet per sign and requesting relief to

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APPROPRIATENESS FOR THE PREMISES KNOWN AS 142 SOUTH LAKEVIEW DRIVE, ALSO KNOWN  
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install this combined façade signage which the Applicant estimates to be 37 square feet but were requesting a variance for up to 44 square feet of total facade signage. It was agreed that the total facade signage was not to exceed 40 square feet for the combined front and chimney signage.

3. In seeking this variance relief, the Applicant maintains that the signage will enhance visibility of this business on this heavily traveled county road and will promote public safety as visible signage tends to prevent abrupt vehicular turns into the Subject Property. The Applicant maintains that there is no adverse impact on the surrounding commercial district and in granting this relief, there is no substantial detriment to the zoning plan.

4. As this newly proposed signage will alter the front facade of the Subject Property which is located in the Borough of Gibbsboro Historic District, the Applicant is seeking an amended Certificate of Appropriateness to allow for this additional signage.

5. It is noted that the subject Property will have a previously approved a freestanding monument sign at the driveway entrance to this business.

### CONCLUSIONS OF LAW

1. Whereas the Board has jurisdiction over this application for bulk variance for signage under authority of N.J.S.A. 40:55D-70(c)(2) which allows for deviations from the zoning requirements where the goals of zoning will be advanced by the deviation, the benefits of the deviation substantially outweigh the detriment and same can be granted without substantial detriment to the public good and without substantial impairment of the intent and purposes of the zoning plan.

2. Whereas the Applicant has demonstrated by the preponderance of the evidence that the deviation from the signage restrictions as set forth in Borough Code 318-17 for Commercial and Highway Business Districts would promote the public safety and general welfare, and the Board has concluded that the goals of zoning will be advanced by this development, the benefits of granting the relief will substantially outweigh any detriments associated with granting the relief, and same can be done without substantial detriment to the public goods and without substantial impairment of the intent and purposes of the zoning plan.

3. Whereas the Board has jurisdiction to approve the application for the Historic Certification of Appropriateness in accordance with N.J.S.A. 40:55D-111 and Section 222-7(a)(1) of the Gibbsboro Historic Preservation Ordinance.

4. Whereas the Board concludes that the application is complete and sufficiently satisfies the criteria for granting a Certificate of Appropriateness and complies with the review standards under Section 222-8 of the Borough Ordinances subject to the condition hereinabove set forth.

**NOW THEREFORE, BE IT RESOLVED**, by the motion duly made by Andrew Parsinitz



RESOLUTION GRANTING A FAÇADE SIGN VARIANCE AND AN AMENDED CERTIFICATE OF  
APPROPRIATENESS FOR THE PREMISES KNOWN AS 142 SOUTH LAKEVIEW DRIVE, ALSO KNOWN  
AS BLOCK 18.02, LOT 2.03 ON THE OFFICIAL TAX MAP OF THE BOROUGH OF GIBBSBORO

and seconded by Mayor Campbell on May 27, 2025, that the Applicant's request for variance relief for the proposed façade signage and a Certificate of Appropriateness be and are hereby GRANTED, subject to the following terms and conditions hereinafter set forth:

1. That the application, all exhibits, testimony, maps and other documents submitted, and all representations made, and all testimony given before the Board at its meeting of May 27, 2025 are true and accurate of the facts relating to the Applicant's request for relief. In the event that it appears to the Board, on reasonable grounds, that the application, exhibits, testimony, maps and other documents submitted are not accurate, are materially misleading, or are the result of mistake, and the same have been relied upon by the Board as they bear on facts which were essential in the granting of the relief sought, the Board may rescind its approval and rehear the application, or any part of said application, either upon the application of an interested party or on its own motion, when unusual circumstances so require, where a rehearing is necessary and appropriate in the interest of justice.

2. This approval is granted under the condition that the façade signage at the Subject Property shall not exceed in the aggregate 40 square feet in size.

3. This approval is conditioned on compliance with the terms and conditions set forth in the Applicant's previously granted preliminary and final site plan approvals;

4. The Applicant is responsible for obtaining all other approvals or permits from other governmental agencies as may be required by law, and the Applicant shall comply with any requirements or conditions of such approvals or permits which are necessary in order to finalize and/or implement the relief being granted herein, as well as any construction that may be a part of said relief. The Applicant is solely responsible for determining which governmental and/or public agencies permits and/or approvals, if any, are required. The Applicant is further required to submit a copy to the Board's Secretary of all approvals and/or denials received from any such outside agencies, with a copy thereof to the Board's professional.

5. The Applicant must maintain an escrow account with the Borough of Gibbsboro and pay the costs of all professional review and other fees required to act on the application, pursuant to the applicable provisions of the Borough's land development ordinances, zoning code and any other applicable municipal codes, and the New Jersey Municipal Land Use Law. The Applicant's escrow account must be current prior to any permit being issued, or construction or other activity commencing on the approved application.

6. At any time after adoption of this Resolution should a party of interest appeal to the Board for an order vacating or modifying any term or condition set forth herein, upon a proper showing of materially misleading submission, material misstatement, materially inaccurate information or a material mistake made by the Applicants, the Board reserves the right to conduct a hearing with the Applicants present, for the purpose of fact-finding regarding the same. Should the facts at said hearing confirm that there had been a material fault or deficiency in the application, the Board shall take whatever action it deems appropriate at that time, including but not limited to

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a rescission of its prior approval, a rehearing, a modification of its prior approval or such other action as appropriate.

7. The Applicant s shall indemnify and hold the Borough of Gibbsboro harmless from any claims whatsoever which may be made as a result of any deficiency in the application, or as to any representation made by the Applicants, including but not limited to proper service and notice upon interested parties made in reliance on certified list of property owners and other parties entitled to notice, said list having been provided to the Applicants by the Borough pursuant to N.J.S.A. 340:55D-12.C, and publication of the notice of public hearing in this matter in accordance with the law.

**ROLL CALL VOTE**

LuAnn Watson, Chairperson	Yes
Barry Rothberg Vice-Chairperson	Yes
Edward Campbell, Mayor	Yes
John Ritz, Councilman	Yes
Mike Kelly	Yes
Andrew Parsinitz	Yes
Dennis Deichert	Yes

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

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LuAnn Watson, Chairperson  
Planning Board  
Borough of Gibbsboro

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Amy C. Troxel, Secretary  
Planning Board  
Borough of Gibbsboro

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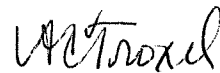
a rescission of its prior approval, a rehearing, a modification of its prior approval or such other action as appropriate.

7. The Applicant s shall indemnify and hold the Borough of Gibbsboro harmless from any claims whatsoever which may be made as a result of any deficiency in the application, or as to any representation made by the Applicants, including but not limited to proper service and notice upon interested parties made in reliance on certified list of property owners and other parties entitled to notice, said list having been provided to the Applicants by the Borough pursuant to N.J.S.A. 340:55D-12.C, and publication of the notice of public hearing in this matter in accordance with the law.

**ROLL CALL VOTE**

LuAnn Watson, Chairperson	Yes
Barry Rothberg Vice-Chairperson	Yes
Edward Campbell, Mayor	Yes
John Ritz, Councilman	Yes
Mike Kelly	Yes
Andrew Parsinitz	Yes
Dennis Deichert	Yes

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




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Amy C. Troxel, Secretary  
Planning Board  
Borough of Gibbsboro

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 June 24, 2025, memorializing the action of the Board taken on May 27, 2025.




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Amy C. Troxel, Secretary

**RESOLUTION OF THE GIBBSBORO PLANNING BOARD  
ADOPTING A HOUSING ELEMENT AND FAIR SHARE PLAN FOR THE FOURTH  
ROUND**

**WHEREAS**, in March of 2024, Governor Philip Murphy signed an amendment to the New Jersey Fair Housing Act, N.J.S.A. 52:27D-301 et seq.; and

**WHEREAS**, amended Fair Housing Act established a procedure by which municipalities can secure approval of a Housing Element and Fair Share Plan; and

**WHEREAS**, the law required municipalities to adopt a resolution by January 31, 2025 committing to affordable housing obligations for the Fourth Round and filing a declaratory relief action within 48 hours from its adoption with the Affordable Housing Dispute Resolution Program (the "Program"); and

**WHEREAS**, the Borough Council adopted Resolution 2025-1-54 on January 21, 2025 committing to affordable housing obligations and filing a declaratory relief action on January 23, 2025 which was within 48 hours from adoption of the resolution as required; and

**WHEREAS**, the Borough's affordable housing obligations were challenged by Fair Share Housing Center ("FSHC") and the New Jersey Builders Association ("NJBA") before the Program; and

**WHEREAS**, the Borough and FSHC through the auspices of the Program entered into a Mediation Agreement ("Agreement") dated April 2, 2025 and the NJBA accepted those terms as to its challenge; and

**WHEREAS**, the Agreement specified a Fourth Round Present Need of 14 units and a Prospective Need of 40 units; and

**WHEREAS**, by Order of the Hon. Sherri Schweitzer, P.J. Ch. Dated May 5, 2025, the Agreement was accepted by the court and established the Borough's Fourth Round affordable housing obligations; and

**WHEREAS**, the Borough Planner, Brian Slaugh P.P., A.I.C.P., of Clarke Caton Hintz, P.C., has prepared a Housing Element and Fair Share Plan to address the Borough's affordable housing obligations under amended Fair Housing Act; and

**WHEREAS**, in accordance with the provisions of N.J.S.A. 40:55D-13, the Planning Board scheduled a public hearing on the Housing Element and Fair Share Plan, attached hereto, for June 24, 2025 at 7:00 p.m. at Borough Hall, 49 Kirkwood Road, Gibbsboro, New Jersey 08026; and

**WHEREAS**, in accordance with the provisions of N.J.S.A. 40:55D-13, the Planning Board published a notice of this public hearing in the official newspaper of the municipality at least ten days before the scheduled date for the public hearing and served a copy of this notice upon the clerks of all municipalities adjoining the Borough, upon the clerk of the County Planning Board, and upon the New Jersey Office of Planning Advocacy; and

## RESOLUTION ADOPTING A HOUSING ELEMENT AND FAIR SHARE PLAN FOR THE FOURTH ROUND

**WHEREAS**, a copy of the Housing Element and Fair Share Plan ( hereinafter “HEFSP”) was placed on file with the Planning Board Secretary and was available for public review at least ten days before the scheduled date for the public hearing; and

**WHEREAS**, upon notice duly provided pursuant to N.J.S.A. 40:55D-13, the Planning Board held a public hearing on the Housing Element and Fair Share Plan on June 24, 2025; and

**WHEREAS**, at the public hearing the Borough Planner provided professional planning testimony regarding the document and provided Board members and the public with the opportunity to ask questions and comments about the Plan.

**WHEREAS**, the Planning Board determined that the attached HEFSP is consistent with the goals and objectives of the current Master Plan of Gibbsboro, and that adoption and implementation of the plan is in the public interest and protects public health and safety and promotes the general welfare.

**NOW, THEREFORE, BE IT RESOLVED** by the Planning Board of Gibbsboro, County of Camden, State of New Jersey, that the Planning Board hereby adopts the HEFSP attached hereto.

**BE IT FURTHER RESOLVED** that the Planning Board hereby requests that the Borough Solicitor, Salvatore Siciliano, Esq., file the duly adopted Housing Element and Fair Share Plan with the Program, within 48 hours of adoption and present the duly adopted Housing Element and Fair Share Plan to the Borough Council of Gibbsboro for endorsement and approval of the spending plan.

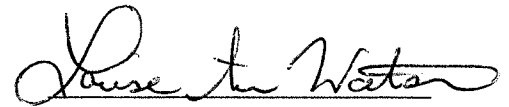
**NOW THEREFORE BE IT RESOLVED**, by motion duly made by Mayor Campbell, and seconded by Dennis Deichert, that the Planning Board of the Borough of Gibbsboro, County of Camden, State of New Jersey, hereby adopts the Fourth Round Housing Plan Element and Fair Share Plan, dated June 24, 2025, following public notice and public hearing.

### ROLL CALL VOTE

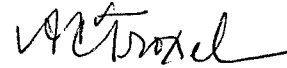
LuAnn Watson, Chairperson	Aye
Barry Rothberg, Vice Chairperson	Aye
Edward Campbell, Mayor	Aye
Councilman John Ritz	Aye
Michael Kelly	Aye
Andrew Parsinitz	Aye
Dennis Deichert	Aye
Barbara Gellura	Aye

**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.

RESOLUTION ADOPTING A HOUSING ELEMENT AND FAIR SHARE PLAN FOR THE FOURTH ROUND

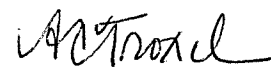


LuAnn Watson, Chairperson  
Gibbsboro Planning Board



Amy C. Troxel, Secretary  
Gibbsboro Planning Board

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 June 24, 2025.



Amy C. Troxel  
Secretary

**RESOLUTION OF THE GIBBSBORO PLANNING BOARD  
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**

**WHEREAS**, an Ordinance amending Chapter 400, Zoning, of the Code of the Borough of Gibbsboro, which will serve to repeal the C-1 Commercial Zone and add the C-1 Town Center District to Chapter 400, Zoning, of the Code of the Borough of Gibbsboro as more specifically set forth in Ordinance No. 2025-08 was passed on first reading at the Council Meeting of the Borough Council of the Borough of Gibbsboro on May 28, 2025;

**WHEREAS**, the Municipal Land Use Law at N.J.S.A. 40:55D-26 provides that any amendments or revisions to the Borough's zoning ordinances should be referred to the Borough's Planning Board for review to determine if the amendments or revisions are substantially consistent with the Master Plan of the Borough of Gibbsboro and to make recommendations concerning any inconsistencies;

**WHEREAS**, said proposed Ordinance was on first reading formally referred to the Planning Board for examination, discussion and recommendation in accordance with N.J.S.A. 40:55D-26;

**WHEREAS**, the Municipal Land Use Law at N.J.S.A. 40:55D-62 further provides that any amendment to the Borough's zoning ordinance shall be reviewed by the Planning Board specifically for its consistency with the Land Use Element of the Borough's Master Plan or designed to effectuate the Land Use Plan Element;

**WHEREAS**, pursuant to authority vested with the Borough of Gibbsboro Planning Board under N.J.S.A. 40:55D-62, said Ordinance was reviewed by the Planning Board's planner, Brian M. Slaugh, PP, AICP of Clarke Caton Heinz PC, a New Jersey licensed planner, to assist the Board in its determination;

**WHEREAS**, a public hearing was held on June 24, 2025 with due notice of said public hearing having been given in accordance with the Municipal Land Use Law at N.J.S.A. 40:55D-15 and in accordance with N.J.S.A. 40:55D-62., with a quorum being present at which time the Board's Planner presented through his expert professional planning testimony his findings on the consistency of said Ordinance with the adopted Land Use Element of the Borough of Gibbsboro Master Plan;

**WHEREAS**, the Board having reviewed the Ordinance and having considered the findings of the Board's planner and any questions or comments of the members of the public in attendance. finds no inconsistencies with said Ordinance and the Land Use Element of the Master Deed;

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


NOW, THEREFORE, BE IT RESOLVED on motion duly made by Mayor Campbell and seconded by Councilman Ritz that the Planning Board of Gibbsboro, County of Camden, State of New Jersey, finds:

1 That the Ordinance No. 2025-08 is consistent with the adopted Land Use Element of the Borough of Gibbsboro's Master Plan; and


2. That the Planning Board recommends the adoption of said Ordinance by the Borough Council of the Borough of Gibbsboro.

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

**BE IT FURTHER RESOLVED** that a certified copy of this Resolution be delivered to the Mayor and Borough Council within ten (10) days of the date of adoption, and a copy of this Resolution shall be filed with the Administrative Officer or Clerk of the Borough, Borough Construction Official, Borough Zoning Officer and make available to all other interested parties.

  
\_\_\_\_\_  
Amy C. Troxel  
Secretary

The foregoing Resolution is a true copy of the Resolution adopted by the Planning Board of the Borough of Gibbsboro memorializing the action taken of the Board at a duly noticed meeting on June 24, 2025.

  
\_\_\_\_\_  
Amy C. Troxel, Secretary



**RESOLUTION OF THE GIBBSBORO PLANNING BOARD  
PERMITTING THE EXCLUSION OF THE PUBLIC FROM A SESSION OF THE  
PLANNING BOARD MEETING FOR THE DISCUSSION OF LITIGATION**

**WHEREAS**, the Open Public Meetings Act, P. L. 1975, Chapter 231 permits the exclusion of the public from a meeting in certain circumstances; and


**WHEREAS**, this public body is of the opinion that such circumstances presently exist; and

**WHEREAS**, the Gibbsboro Planning Board wishes to discuss Litigation; and

**WHEREAS**, minutes will be kept and once the matter involving the confidentiality of the above no longer requires that confidentiality, then the minutes can be made public.

**NOW THEREFORE BE IT RESOLVED** by the Chairperson and Planning Board of the Borough of Gibbsboro in the County of Camden, and the State of New Jersey that the public be excluded from this meeting.

\_\_\_\_\_  
LuAnn Watson  
Chairperson

  
\_\_\_\_\_  
Amy C. Troxel, RMC  
Borough Clerk

	AYE	NAY	ABSENT	ABSTAIN
WATSON	✓			
KELLY	✓			
CAMPBELL	✓			
ROTHBERG	✓			
RITZ	✓			
PARSINITZ	✓			
VACANCY				
DEICHERT	✓			
GELLURA	✓			

Adopted: June 24, 2025

I HEREBY CERTIFY, that the foregoing resolution is a true copy of a resolution adopted by the Planning Board of the Borough of Gibbsboro, New Jersey at their meeting held June 24, 2025.

IN WITNESS THEREOF, I have hereunto set my hand and affixed the seal of this Borough.

  
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Amy C. Troxel, RMC  
Borough Clerk