

**BOROUGH OF GIBBSBORO  
PLANNING BOARD MINUTES  
July 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  
Dan Keashen  
Mike Kelly  
Barry Rothberg  
Dennis Deichert  
Barbara Gellura

Absent:

Jack Flynn

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

Motion to approve resolution: Mr. Rothberg, second Councilman Ritz

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

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

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

Vote: Ayes unanimous (Keashen, abstain; Flynn, absent)

## MINUTES

Motion to dispense reading and approve the minutes of 6/24/25: Councilman Ritz, second Mr. Kelly

Vote: Ayes unanimous (Keashen, abstain)

## 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*

Gibbsboro meets two out of six requirements to qualify for a Borough-wide AINR (Area in Need of Rehabilitation). First, a majority of the housing stock is fifty years old or older – 69% of Gibbsboro's housing stock meets this criterion. Second, environmental contamination has thwarted economic growth, which has, in turn, affected tax revenue, infrastructure development, and the provision of services.

Designating a Borough-wide AINR allows the Governing Body to take advantage of certain programs and use certain tools (excluding eminent domain and long-term tax abatements) to encourage growth and development.

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

Public Comment: None

Motion to support the Planner's report and approve the resolution: Councilman Ritz, second Mayor Campbell

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

## 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)

Barbara Headley, applicant and owner, appeared on behalf of the application and was sworn in by Ms. Gaskill. Mr. Slaugh's report raised several questions with regard to completeness. The Board Secretary confirmed that the public hearing was properly noticed, and Mr. Slaugh recommended the requirement to provide the square feet of living space on the property survey be waived.

Motion to deem the application complete: Mayor Campbell, second Mr. Rothberg

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

## NEW BUSINESS

### 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)

Planner Report, dated 8/21/25

The property has an existing shed measuring 10' x 14' for which a bulk variance for size was granted in 2008. The shed has been moved to a new location on the property, for which a front yard variance is now required (the property is a corner lot, which is considered to have two front yards).

Ms. Headley testified that the proposed second shed, measuring 12' x 20', would be used to store patio furniture during the winter. The house has a basement but is not suitable for storage since it sometimes floods. The property does have a garage, but Ms. Headley uses the garage to store her vehicle. The requested shed size of 12' x 20' was selected to fit easily into an existing fence made up of 10-foot segments. Two segments will be removed and replaced with the shed. Ms. Headley testified that the proposed shed will not exceed the permitted 10 feet in height, and that it will not be equipped with water or electricity.

The Board expressed concerns over permitting a second oversized shed, especially one that is almost twice the permitted 100 square feet, and proposed the applicant go with a smaller shed. Ms. Gaskill reminded the Board that in previous applications for a second shed, a deed restriction had been required as a condition of approval, whereby the second shed must be removed when there was a change in ownership, and that a similar condition could be considered here.

Public Comment: Carrie Williams, 1 Bedford Court

Ms. Gaskill summarized the required variances, should the Board move to approve the application: a variance to allow a shed of 240 square feet where 100 square feet is permitted, a variance to allow two sheds where one is permitted, a variance to allow the existing shed to be located in the front yard. No variances were requested for height.

Motion to approve the three requested variances, but restrict the size of the shed to 12' x 16' and conditioned on a deed restriction to remove the second shed upon change in ownership: Mayor Campbell, second Mr. Rothberg

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

### **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)

### **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

Motion to approve resolution and go into closed session: Mr. Rothberg, second Mr. Deichert

Vote: Ayes unanimous

**\*\*\* Closed Session \*\*\***

Motion to return to open session: Mayor Campbell, second Mr. Rothberg

Vote: Ayes unanimous

Motion to authorize the Planning Board Solicitor to sign the order of dismissal with the Wynnewood Homeowners' Association: Mayor Campbell, second Mr. Kelly

JULY 22, 2025

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

### **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**

None

### **ADJOURNMENT**

Motion to adjourn the meeting at 9:00 p.m. Chairwoman Watson, second Mr. Rothberg

Vote: Ayes unanimous



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AMY C. TROXEL, Secretary

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**RESOLUTION OF THE GIBBSBORO PLANNING BOARD  
GRANTING A CERTIFICATE OF APPROPRIATENESS TO LEONARD  
ORZECHOWSKI FOR A PICTURE WINDOW INSTALLATION AT THE PREMISES  
KNOWN AS BLOCK 42, LOT 6.01, ALSO KNOWN AS 150 BERLIN ROAD,  
GIBBSBORO, NEW JERSEY**

On June 24, 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  
John Ritz, Councilman  
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 Seroke, Planning Board Engineer  
Brian Slaugh, Planning Board Planner

**SUBJECT**

Whereas the Board considered the Application of Leonard Orzechowski, residing at 150 Berlin Road, Gibbsboro, New Jersey (hereinafter referred to as “the Applicant”), seeking a Certificate of Appropriateness with respect to the proposed removal of twin double hung windows and their replacement with a single picture window at the premises known as 150 Berlin Road, Gibbsboro, New Jersey, also known as Block 42, Lot 6.01 on the Gibbsboro Tax Map (hereinafter the “Subject Property”) and located in the Historic District of the Borough of Gibbsboro; and

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

1. Gibbsboro Planning Board Land Use Application dated 05/2372045
2. Borough of Gibbsboro Historic Preservation Application;
3. Applicant’s narrative of proposed façade change;
4. Sketch Elevations of the Existing and Proposed Façade, unsigned and undated;
5. Specification Sheet of the proposed picture window;
6. Email of simulated double hung window with photographs; and
7. Color Photographs of the Subject Property where the picture window is to be installed;

Whereas a hearing on this application was conducted on June 24, 2025 with the Applicant, Leonard Orzechowski and his wife, Kira Orzechowski appearing;

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

Whereas the Board heard the testimony of the Applicant, and the expert testimony of the Board's planner, Brian Slaugh, AICP and the Board engineer, Shawn Seroka, PE., and having opened the hearing to the public and no member of the public appearing and having considered the application and exhibits submitted in connection herewith.

**FINDINGS OF FACT**

1. The Subject Property is a single-family residence which the Applicant classified as a Federalist styled residence situated on a 5.36 acre lot on Berlin Road near its junction with Haddonfield Berlin Road. The Subject Property is located in the Historic District and requires a Certificate of Appropriateness in accordance with Section 222-7(a)(1) of the Gibbsboro Historic Preservation Ordinance and the Municipal Land Use Law, N.J.S.A. 40:55-111 for the proposed renovation and façade change.

2. The Applicant and his wife are the owner of the Subject Property and seeks permission to replace the existing twin double hung windows located on the north side of the residence opposite the driveway, which are leaking, with a 60 inch by 48 inch picture window. The proposed picture window is manufactured by Castle Windows and Doors and the Applicant proposes to install for aesthetic enhancement a simulated double hung window, which creates the appearance of multiple windows and individual glass panes within a single window panel. This style window will have vertical and horizontal dividers permanently affixed to the glass and frame. The window frames will match the color of the other windows and will have a shallow depth to match the house. The Applicant testified that this side of the residence is adjacent to Borough property and too much of the house is observable from the street. Picture windows have a shallower insert into the window frame and the Board planner requested that the window have an inset of approximately 1.5 inches in order to match the shadow line depth of the existing windows, which the Applicant agreed to do.

**CONCLUSION OF LAW**

1. The Gibbsboro Planning 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.

2. The Planning 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.

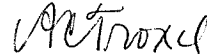
**NOW THEREFORE, BE IT RESOLVED**, by the motion duly made by and seconded by on June 24, 2025, that the Board grants the Certificate of Appropriateness for the façade change of the Subject Property involving the removal of the existing double hung windows on the north side of the residence and the replacement of same with a single picture window residence.

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

ROLL CALL VOTE

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

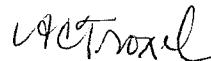
**BE IT FURTHER RESOLVED** that a certified copy of this Resolution of Memorialization be sent via regular mail to the Applicant within ten (10) days of the date of adoption, and a copy of this Resolution shall be filed with the Administrative Officer or Clerk of the Borough, Borough Construction Official, 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 July 22, 2025, memorializing the action of the Board taken on June 24, 2025.




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Amy C. Troxel, Secretary



**RESOLUTION OF THE GIBBSBORO PLANNING BOARD  
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**

**WHEREAS**, the Mayor and Counsel for the Borough of Gibbsboro have determined that it is in the best interest of the Borough and its residents to investigate and determine whether the Borough of Gibbsboro in its entirety (hereinafter the “Study Area”) satisfies the criteria set forth in the Local Redevelopment and Housing Law (N.J.S.A. 40A:12A-1 et seq.) and qualifies as an “Area In Need of Rehabilitation,” thereby allowing for the development of a municipal program for rehabilitation; and

**WHEREAS**, by Resolution 2025-05-89, the Mayor and Council of the Borough of Gibbsboro directed the Borough of Gibbsboro Planning Board under authority granted to said Planning Board by N.J.S.A. 40A:12A-14 to study and make recommendations to the Mayor and Borough Council as to whether the aforementioned Study Area qualifies as an “Area in Need of Rehabilitation”; and

**WHEREAS**, pursuant to authority vested with the Borough Council under the provisions of the New Jersey Redevelopment and Housing Act, N.J.S.A. 40A-12-6, said Resolution of the Borough Council further authorized the Board to utilize the services of Brian M. Slaugh, PP, AICP of Clarke Caton Hintz, PC, a New Jersey licensed planner and the Borough Planner and Planning Board Planner to the Borough of Gibbsboro and its Planning Board to conduct a study in compliance with the Local Redevelopment and Housing Act, N.J.S.A. 40A:12A-1 et seq. for purposes of assisting the Board in making a determination whether the Study Area satisfies the criteria set forth in N.J.S.A. 40A:12A-14 of the Local Redevelopment and Housing Act and qualifies as an Area in Need of Rehabilitation; and

**WHEREAS**, the Board’s Planner undertook a review of the Study Area, and said findings were set forth in the Planner’s report entitled, “2025, Report on a Borough-Wide Area in Need of Rehabilitation” and dated July 16, 2025; and

**WHEREAS**, a meeting of the Borough Planning Board was conducted on July 22, 2025 with due notice of said public meeting having been given in accordance with New Jersey statutes, the Open Public Meetings Act and the Municipal Land Use Law, with a quorum being present; and

**WHEREAS**, at said meeting the Board’s Planner, Brian M. Slaugh, PP, AICP, presented through his expert professional planning testimony his findings to the Board on whether the Study Area qualifies as an Area in Need of Rehabilitation and provided Board members and the public with the opportunity to ask questions and provide comments on this issue; and

**NOW, THEREFORE, BE IT RESOLVED** by the Planning Board of Gibbsboro, County of Camden, State of New Jersey, of the following findings of fact:

1. That a program of rehabilitation for the Study Area, which is the Borough of Gibbsboro in its entirety, would promote the overall development of the community and could be expected to prevent further deterioration in the community;

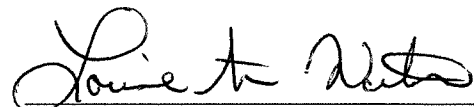
RESOLUTION RECOMMENDING TO THE MAYOR AND BOROUGH COUNCIL THAT THE BOROUGH OF GIBBSBORO IN ITS ENTIRETY QUALIFIES UNDER THE LOCAL REDEVELOPMENT AND HOUSING LAW (N.J.S.A. 40A:12A-1 et seq.) AS AN AREA IN NEED OF REHABILITATION

2. That in the Study Area there exists a number of conditions that singularly and/or in the aggregate would warranted a finding that the area is in need of rehabilitation that include the following as numbered in the statute: (2) more than half of the housing stock in the delineated area is at least 50 years old; and, (5) environmental contamination is discouraging improvements and investment in properties in the area;

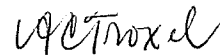
3. That the proposed designation of the Study Area as an "Area of Rehabilitation" is in the public interest and would promote the general welfare; and

4. That there is substantial evidence that the Study Area qualifies as an Area in Need of Rehabilitation under the criteria set forth in N.J.S.A. 40A:12A-14 and warrants the Board's recommendation to the Borough Council that same be designated as such.

**NOW THEREFORE BE IT FURTHER RESOLVED** upon motion duly made by Councilman Ritz and seconded by Mayor Campbell that the Board shall and does hereby recommend to the Mayor and Borough Council that the Delineated Area being the Borough of Gibbsboro in its entirety should be designated as an "Area in Need of Rehabilitation."

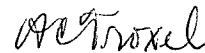


LuAnn Watson, Chairperson



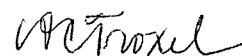
Amy C. Troxel, Secretary

**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 July 22, 2025.



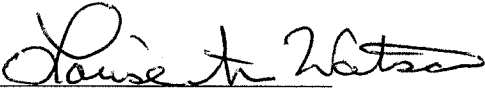
Amy C. Troxel, Secretary


**RESOLUTION OF THE GIBBSBORO PLANNING BOARD  
OF SUPPORT FOR AN APPLICATION TO CAMDEN COUNTY FOR RECREATION  
FACILITY ENHANCEMENT FUNDING FOR RECREATION AND PLAYGROUND  
EQUIPMENT AT POLE HILL PARK**

**WHEREAS**, applications for Recreation Facility Enhancement Funding are funded through the Camden County Open Space, Farmland, Recreation and Historic Preservation Trust Fund, which provides money for recreation projects for towns within Camden County via the Camden County Open Space Acquisition, Farmland Preservation, Recreation Facility Enhancement and Historic Preservation Trust Fund; and

**WHEREAS**, the Borough of Gibbsboro seeks funds from the Camden County Open Space, Farmland, Recreation and Historic Preservation Trust Fund to fund the purchase of recreation and playground equipment at Pole Hill Park.

**NOW, THEREFORE BE IT RESOLVED**, by the Planning and Zoning Board of the Borough of Gibbsboro, County of Camden, State of New Jersey, that the board fully supports the application to secure funds for the purchase of recreation and playground equipment at Pole Hill Park.

  
LuAnn Watson  
Chairperson

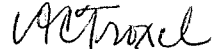
  
Amy C. Troxel, RMC  
Borough Clerk

	AYE	NAY	ABSENT	ABSTAIN
WATSON	✓			
KELLY	✓			
CAMPBELL	✓			
ROTHBERG	✓			
RITZ	✓			
KEASHEN				✓
FLYNN			✓	
DEICHERT	✓			
GELLURA	✓			

Adopted: July 22, 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.

  
Amy C. Troxel, RMC  
Borough Clerk

**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



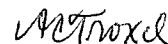
Amy C. Troxel, RMC  
Borough Clerk

	AYE	NAY	ABSENT	ABSTAIN
WATSON	✓			
KELLY	✓			
CAMPBELL	✓			
ROTHBERG	✓			
RITZ	✓			
KEASHEN	✓			
FLYNN			✓	
DEICHERT	✓			
GELLURA	✓			

Adopted: JULY 22, 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.



Amy C. Troxel, RMC  
Borough Clerk