

**BOROUGH OF GIBBSBORO  
PLANNING BOARD MINUTES  
September 23, 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  
Jack Flynn  
Dan Keashen  
Mike Kelly  
Barry Rothberg  
Dennis Deichert  
Barbara Gellura

Absent:

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

**RESOLUTIONS**

PB2025-9-24 RESOLUTION GRANTING MINOR SITE PLAN APPROVAL, BULK VARIANCES AND DESIGN WAIVERS TO GIBBSBORO GREEN ENERGY LLC FOR THE MODIFICATION OF AN EXISTING GAS STATION TO INCLUDE A CONVENIENCE STORE AND ADDITIONAL PARKING AT THE PREMISES KNOWN AS BLOCK 7.03, LOTS 16.03, 20, 27.01 & 27.02 ON THE BOROUGH OF GIBBSBORO TAX MAP, ALSO KNOWN AS 55 EAST CLEMENTON ROAD

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

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

PB2025-9-25 RESOLUTION GRANTING A CERTIFICATE OF APPROPRIATENESS TO RUSSELL POSSER FOR THE INSTALLATION OF A ROOF MOUNTED SOLAR PANEL SYSTEM AT THE PREMISES KNOWN AS BLOCK 59.01, LOT 9 OF THE OFFICIAL TAX MAP OF THE BOROUGH OF GIBBSBORO, ALSO KNOWN AS 2 GLENVIEW COURT

Motion to approve resolution: Mr. Kelly, second Mr. Keashen

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

## **MINUTES**

Motion to dispense reading and approve the minutes of 8/26/25: Mr. Rothberg, second Mr. Flynn

Vote: Ayes unanimous (Deichert abstain)

## **SWEAR IN PROFESSIONALS**

## **OLD BUSINESS**

## **COMPLETENESS**

## **NEW BUSINESS**

### **1. CERTIFICATE OF APPROPRIATENESS (25-10)**

Applicant: John McAleer  
Project: Installation of rooftop solar  
Location: 28 Glenview Way East (Block 59.04, Lot 10)

John McAleer, the owner and applicant, appeared on behalf of the application. Jim McAleer, a representative from RCL Solar, was also present at the meeting. Both were sworn in by Ms. Gaskill in preparation for their testimony.

The proposed array consists of 14 panels that will be 3 inches from the surface of the roof. The panels will be located on the side of the structure near the front entrance. Mr. Jim McAleer testified that an array skirt, which the Planning Board has previously required along the front of the solar array, prevents air flow. Mr. Slaugh suggested that a critter guard be installed as compromise to obscure the gap between the array and the roof. The applicant agreed to comply and testified that the panels will be 3 inches above the surface of the roof.

Public Comment: None

Motion to approve the application conditioned upon the testimony that the panels be 3 inches from the roof and the addition of a critter guard: Mayor Campbell, second Mr. Kelly

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

**FUTURE BUSINESS**

1. MINOR SITE PLAN WITH VARIANCES (#25-11) – *October*

Applicant: Romany Beshay (Hanna Sons LLC)  
Project: Develop warehouse site for fabrication of metal products  
Location: 1 West Road (Block 69.02, Lots 8, 9, 17.01, 17.02, 18; Block 90.01, Lot 1)

2. USE VARIANCE (#25-12) – *October*

Applicant: Rigge Blixt-Pluck  
Project: Use variance to allow four (4) horses where only two (2) are permitted  
Location: 103 South Lakeview Drive (Block 18.07, Lots 10 & 11)

**PUBLIC COMMENTS**

Dave Evans, 18 United States Avenue. Expressed concerns regarding site safety at the townhouse construction locations.

**CLOSED SESSION**

PB2025-9-26 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 move into closed session: Mr. Rothberg, second Councilman Ritz

Vote: Ayes unanimous

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Motion to return to open session at 8:09 p.m. Mayor Campbell, second Mr. Rothberg

Vote: Ayes unanimous

**INFORMATIONAL**

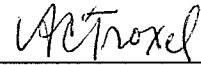
1. Next regular Planning Board meeting is scheduled for Tuesday, October 28, 2025 at 7:00 p.m. at the Borough Hall.

**ADJOURNMENT**

Motion to adjourn the meeting at 8:11 p.m. Mr. Rothberg, second Councilman Ritz

Vote: Ayes unanimous

SEPTEMBER 23, 2025



AMY C. TROXEL, Secretary

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**RESOLUTION OF THE GIBBSBORO PLANNING BOARD  
GRANTING A CERTIFICATE OF APPROPRIATENESS TO RUSSELL POSSER  
FOR THE INSTALLATION OF A ROOF MOUNTED SOLAR PANEL SYSTEM  
AT THE PREMISES KNOWN AS BLOCK 59.01, LOT 9 OF THE OFFICIAL TAX MAP  
OF THE BOROUGH OF GIBBSBORO, ALSO KNOWN AS 2 GLENVIEW COURT**

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On August 26, 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  
Jack Flynn  
Dan Keashen  
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 Russell Posser, residing at 2 Glenview Court, Gibbsboro, New Jersey (hereinafter referred to as the "Applicant") seeking a Certificate of Appropriateness with respect to the proposed installation of a roof mounted solar system located at 2 Glenview Court, Gibbsboro, New Jersey, also known as Block 59.04, Lot 9 on the Gibbsboro Official 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 Land Use & Historic Preservation Applications undated and unsigned;
2. Photographs of Subject Property (1 Sheet containing 4 Photographs);
3. Plan for Photovoltaic Roof Mount System prepared by SunnyMac Solar LLC, dated 06/17/2025, and signed and sealed by Wyssling Consulting, PLLC, dated 06/19/2025 (8 Sheets);
4. Evaluation Letter signed by Scott E. Wyssling, PE, of Wyssling Consulting PLLC, dated 06/19/2025;
5. Specification Sheets on solar modules Q.Tron BLK M-G2 manufactured by Q Cell (1 sheet);
6. Specification Sheet of Home Hub Inverter manufactured by SolarEdge (2 Sheets)
7. Specification Sheet of Power Optimizer manufactured by SolarEdge (2 Sheets)

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8. Specification for RockIt Rail-Less Racking System manufactured by Eco-Fasten (5 Sheets)
9. Authorization For Certification Mark issued by Intertek Testing Services for SolarEdge Technologies (2Sheets);

Whereas a hearing on this application was conducted on 08/26/2025 and upon motion duly made and seconded, the application was deemed complete for hearing with the Applicant Russell Posser, appearing *pro se*;

Whereas the Board heard the testimony of the Applicant, Russell Posser and Nicholas Fillari, a representative from SunnyMac LLC along with the testimony of the Board's planner, Brian Slauch, PP, AICP and that of the Board's 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.

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

**FINDINGS OF FACT**

1. The Subject Property is a single-family, ranch-styled residence situated on Glenview Court and located in the Historic District, which 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 installation of a solar panel system on its roof.

2. The Applicant is the owner of the Subject Property and seeks permission to install 7.8 kw solar system consisting of 18 roof mounted solar panels to be mounted on the southwest side of of the residence situated on the Subject Property, the installation of which is to be undertaken by SunnyMac Solar. LLC. The panels will be situated on the roof with an eighteen (18) panels array on the rear slope of the roof opposite the front of the residence. The solar panels will be installed with a rackless PC racking system. The electric conduit to the system will be through the attic of the residence. As part of this application, the Applicant submitted the letter report of Wyssling Consulting concluding that that the existing roof system will adequately support the additional loading imposed by the proposed solar panel system.

3. Both the solar panels and racking will be black in color and as testified by the installer, will have a low-profile racking system with a height off the roof surfaces of between 3 to 6 inches off the roof. A mesh skirt will be installed around the system as a critter guard to prevent entry under the system of animals. It was suggested that to make the system less obtrusive that the system profile will be 3 inches off the roof to which the Applicant agreed.

4. The Board's planner found that the location of the system to the rear of the residence and with a lower 3-inch profile off the roof would make the installation relatively less obtrusive.

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**CONCLUSION OF LAW**

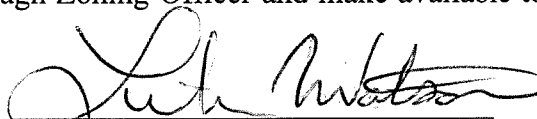
1. The Gibbsboro Planning Board has jurisdiction to approve the application for the Historic Certification of Appropriateness in accordance with N.J.S.A. 40:55D-111 and Section 222-7(a)(1) of the Gibbsboro Historic Preservation Ordinance.

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 subject to the following conditions: that the solar panels be situated in an array that is no more than 3 inches off the roof.

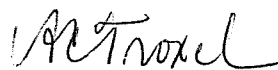
**NOW THEREFORE, BE IT RESOLVED**, by the motion duly made by Mayor Edward Campbell and seconded by Mr. Barry Rothberg on August 26, 2025 that the Board grants the Certificate of Appropriateness for the installation of a roof mounted solar panel system on the Subject Property subject to the condition hereinabove set forth.

LuAnn Watson, Chairperson	Yes
Barry Rothberg Vice-Chairperson	Yes
Edward Campbell, Mayor	Yes
John Ritz, Councilman	Yes
Mike Kelly	Yes
Jack Flynn	Yes
Dan Keashen	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.



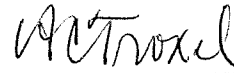
LuAnn Watson, Chairperson  
Planning Board  
Borough of Gibbsboro



Amy C. Troxel, Secretary  
Planning Board  
Borough of Gibbsboro

RESOLUTION GRANTING A CERTIFICATE OF APPROPRIATENESS TO RUSSELL POSSER  
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KNOWN AS 2 GLENVIEW COURT

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 September 23, 2025, memorializing the action of the Board taken on August 26, 2025.



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Amy C. Troxel, Secretary



PB2025-9-26

**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.

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LuAnn Watson  
Chairperson

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Amy C. Troxel, RMC  
Borough Clerk

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

Adopted: September 23, 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 September 23, 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