

**BOROUGH OF GIBBSBORO
PLANNING BOARD AGENDA
December 23, 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

RESOLUTIONS

- | | |
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| PB2025-12-28 | RESOLUTION GRANTING A SITE PLAN WAIVER WITH CONDITIONS TO HANNA SONS, LLC FOR THE PREMISES BLOCK 69.02, LOTS 8, 9, 17.01, 17.02, 18; BLOCK 90.01, LOT 1, ALSO KNOWN AS 1 WEST ROAD IN THE BOROUGH OF GIBBSBORO |
| PB2025-12-29 | RESOLUTION GRANTING A CERTIFICATE OF APPROPRIATENESS TO LEONARD AND KIRA ORZECOWSKI FOR A REAR ADDITION AT THE PREMISES BLOCK 42, LOT 6.01, ALSO KNOWN AS 150 BERLIN ROAD IN THE BOROUGH OF GIBBSBORO |
| PB2025-12-130 | RESOLUTION RECOMMENDING TO BOROUGH COUNCIL THAT THE STUDY AREA KNOWN AS BLOCK 7.01, LOTS 5.06 AND 5.08 ON THE OFFICIAL TAX MAP OF THE BOROUGH OF GIBBSBORO QUALIFIES AS AN AREA IN NEED OF NON-CONDEMNATION REDEVELOPMENT AND RECOMMENDING THAT SAID STUDY AREA BE ADDED TO THE LAKEVIEW NORTH REDEVELOPMENT AREA |

MINUTES

Motion to dispense reading and approve the minutes of 11/25/25

CORRESPONDENCE

SWEAR IN PROFESSIONALS

NEW BUSINESS

1. USE VARIANCE (#25-12)

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)

Application deemed complete on 10/28/25

2. CERTIFICATE OF APPROPRIATENESS & SIGNAGE PLAN (DOCKET #24-10)

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)

Minor Site Plan previously approved on 8/26/25

3. CERTIFICATE OF APPROPRIATENESS

Applicant: Mustafa Ozkan
Project: Construction of new residential structure
Location: Block 8.02, Lot 3.09 (Old Egg Harbor Road/Clementon Road)

FUTURE BUSINESS

INFORMATIONAL

1. Next regular Planning Board meeting is the annual Reorganization meeting, which is scheduled for Tuesday, January 27, 2026 at 7:00 p.m. at the Borough Hall.

PUBLIC COMMENTS

ADJOURNMENT