

**BOROUGH OF GIBBSBORO  
PLANNING BOARD MINUTES  
November 25, 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  
Barbara Gellura

Absent:

Dennis Deichert

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

**RESOLUTIONS**

**MINUTES**

Motion to dispense reading and approve the minutes of 10/28/25: Mayor Campbell, second Councilman Ritz

Vote: Ayes unanimous (Kelly – abstain)

**CORRESPONDENCE**

To: Secretary Troxel, 11/17/25  
From: Michael Ward, Esquire  
Re: Request to continue Docket #25-12 (Rigge Blixt Pluck) to the December meeting and consent to toll the time for the Board to act on the application

**SWEAR IN PROFESSIONALS**

**NEW BUSINESS**

1. SITE PLAN WAIVER (#25-11)

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)

Michael Georgi, Esquire, appeared on behalf of the applicant, Romany Beshay of Hanna Sons LLC. Sam xxx, engineer, was also present. Mr. Beshay and Mr. xxx were sworn in by Ms. Gaskill in preparation for their testimony.

Mr. Beshay wishes to use an existing warehouse building for steel fabrication for construction. He is proposing no changes to the site or egress. Materials will be delivered to the site, where they will be fabricated to order. Completed orders will be delivered from the site in a flatbed, so the parking lot requires maneuverability for trucks. Customers will not visit the site, except on rare occasions, and there will be a minimal number of employees. The business will be operated during normal business hours.

A fence is proposed to be installed on the property line, and the applicant will work with the Board professionals to determine a location that will not affect the sight triangle at the intersection with Norcross Road. Norcross Road is a County road, so the application will require approval by the County Planning Board or a letter of no impact.

Exterior improvements to the façade are being proposed, including gray stucco which mimics aluminum paneling and faux cedarwood resin around the windows. The entrance will feature metal cladding and some reveals to look like metal panels. Mr. Slauch asked that the final plan should denote the size of the letters to be used for signage and the lighting plan. The applicant also agreed to turn the lighting off at night to remove any disturbance to the neighboring residents.

The applicant is required to connect to the sanitary sewer, but testified that they found no septic tank on the property. They believe the property may already be connect to the sanitary sewer. Mr. Seroka suggested the do a dye test to determine whether the property is connected. The applicant agreed to connect to the sanitary sewer if necessary.

Public comment: None

Ms. Gaskill summarized the conditions of approval – the applicant will complete a dye test for the sewer and if the sewer is not connected, they will connect; the applicant will comply with the recommendations in the Engineer’s letter of 11/21/25 (with the exception of the sewer); the applicant will provide sign details and place sign lighting on a timer; the applicant will obtain County approval or waiver; the application comply with any recommendations made by the Fire Official; the application will plant evergreens to screen the south side of the fence.

Motion to grant a waiver of site plan with conditions: Mayor Campbell, second Councilman Ritz

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

2. CERTIFICATE OF APPROPRIATENESS (DOCKET #25-13)

Applicant: Leonard & Kira Orzechowski  
Project: Rear addition  
Location: 150 Berlin Road (Block 42, Lot 6.01)

Leonard and Kira Orzechowski appeared on behalf of the application and were sworn in by Ms. Gaskill in preparation for their testimony. The original house has two additions off of the rear, both at different floor and roof elevations. The applicants propose to renovate the second, rear-most addition to the home. The renovation will remain within the existing footprint and will bring the floor and roof heights flush with those of the first addition. The materials proposed will be an exact match to the existing materials.

Public comment: None

Motion to approve the application as submitted: Mayor Campbell, second Mr. Rothberg

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

3. LAKEVIEW NORTH REDEVELOPMENT AREA

*Public Hearing to determine if Block 7.01, Lots 5.06 and 5.08 qualify as an area in need of non-condemnation redevelopment.*

Secretary Troxel confirmed that this hearing was properly noticed. A notice was sent by certified mail to the property owners of Block 7.01, Lots 5.06 and 5.08 on November 13, 2025. A notice was published in the official newspaper on November 7 and 13, 2025.

Mr. Slauch testified that the original Area in Need of Condemnation Redevelopment resulted in the consolidation of the various lots into two lots, one of which is occupied by One Green Leaf Cannabis Dispensary at 95 North Lakeview Drive, and one of which is owned by the Borough and available for development. The two lots proposed to be added to the redevelopment area are non-condemnation. The Borough-owned lot (Lot 1.01) is approximately one acre, and due to new regulations promulgated by the NJDEP, the development potential of Lot 1.01 has some limitations due to new environmental constraints. The addition of Lots 5.06 and 5.08 would create more development potential.

Public comment:

Mary Dougherty, 84 Haddon Avenue (owner, Lot 5.06). Ms. Dougherty is not interested in selling her lot for development.

Motion to recommend that the Borough Council determine that Block 7.01, Lots 5.06 and 5.08 qualify as an area in need of non-condemnation redevelopment: Mayor Campbell, second Mr. Rothberg

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

**FUTURE 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)

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)

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)

**INFORMATIONAL**

1. Next regular Planning Board meeting is scheduled for Tuesday, December 23, 2025 at 7:00 p.m. at the Borough Hall.

**PUBLIC COMMENTS**

None

**ADJOURNMENT**

Motion to adjourn the meeting at 8:50 p.m. Mr. Rothberg, second Councilman Ritz

Vote: Ayes unanimous

  
\_\_\_\_\_  
AMY C. TROXEL, Secretary