

BOROUGH OF GIBBSBORO
PLANNING BOARD REORGANIZATION MINUTES
January 27, 2026
7:00 P.M.

Meeting called to order at 7:02 p.m.

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 (arrived 7:04 p.m.)

Mike Kelly

Barry Rothberg

Dennis Deichert

Barbara Gellura

Absent:

Jack Flynn

NOMINATION OF CHAIRPERSON

Nomination of LuAnn Watson: Mayor Campbell, second Mr. Deichert

Motion to close nominations: Mayor Campbell, second Ms. Gellura

NOMINATION OF VICE CHAIRPERSON

Nomination of Barry Rothberg: Mayor Campbell, second Councilman Ritz

Motion to close nominations: Mayor Campbell, second Ms. Watson

RESOLUTIONS

- | | |
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| PB 2026-1-01 | RESOLUTION NAMING LUANN WATSON AS CHAIRPERSON OF THE GIBBSBORO PLANNING BOARD |
| PB 2026-1-02 | RESOLUTION NAMING BARRY ROTHBERG AS VICE-CHAIRPERSON OF THE GIBBSBORO PLANNING BOARD |
| PB 2026-1-03 | RESOLUTION APPOINTING KATHLEEN MCGILL GASKILL AS SOLICITOR TO THE GIBBSBORO PLANNING BOARD |
| PB 2026-1-04 | RESOLUTION APPOINTING SHAWN SEROKA OF KEY ENGINEERS AS ENGINEER TO THE GIBBSBORO PLANNING BOARD |

JANUARY 27, 2026

PB 2026-1-05 RESOLUTION APPOINTING BRIAN M. SLAUGH OF CLARKE CATON HINTZ AS PLANNER TO THE GIBBSBORO PLANNING BOARD

PB 2026-1-06 RESOLUTION APPOINTING AMY C. TROXEL AS SECRETARY TO THE GIBBSBORO PLANNING BOARD

PB 2026-1-07 RESOLUTION AUTHORIZING PLANNING BOARD MEETING DATES FOR 2026

PB 2026-1-08 RESOLUTION DESIGNATING OFFICIAL NEWSPAPERS FOR PUBLICATION FOR THE GIBBSBORO PLANNING BOARD

Motion to approve resolutions: Mr. Deichert, second Mr. Rothberg

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

PB 2026-1-09 RESOLUTION GRANTING USE VARIANCES TO ALLOW FOUR HORSES WHERE TWO ARE PERMITTED AT THE PREMISES BLOCK 18.07, LOTS 10 AND 11, ALSO KNOWN AS 103 SOUTH LAKEVIEW DRIVE, NEW JERSEY

Ms. Gaskill noted an omission in the original draft which was added in the final draft.

Motion to approve resolution with noted addition: Mr. Kelly, second Mr. Rothberg

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

PB 2026-1-10 RESOLUTION GRANTING A CERTIFICATE OF APPROPRIATENESS AND APPROVING A SIGNAGE PLAN AT THE PREMISES BLOCK 7.03, LOTS 16.03, 20, 27.01, AND 27.02, ALSO KNOWN AS 55 EAST CLEMENTON ROAD, GIBBSBORO, NEW JERSEY

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

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

MINUTES

Motion to dispense reading and approve the minutes of 12/23/25: Councilman Ritz, second Mr. Deichert

Vote: Ayes unanimous

CORRESPONDENCE

OLD BUSINESS

NEW BUSINESS

1. CERTIFICATE OF APPROPRIATENESS (Docket #26-01)

Applicant: John Ballman
Project: Installation of roof top solar panels
Address: 207 Kirkwood Road
Block 59.01, Lot 1.03
Escrow/Fees: Paid

No one appeared on behalf of this application. The Board chose to review the application without the applicant present.

Mr. Slauch noted that most of the array is to be placed on the back portion of the roof, except for four panels, which are to be placed on the front. These additional four panels allow for a larger system. It is unclear whether it is intent of this larger system to store power, or if the array is merely the recommended size for the property. If the intent is to store power, the applicant should appear before the Board to provide testimony regarding this.

The Board determined that a critter guard would be required around the front panels in order to provide some screening of the space between the array and the roof. This has been required of previous applicants. If the applicant objects to this requirement, they should appear before the Board to discuss this requirement.

Motion to approve the application with the two above-referenced conditions: Mayor Campbell, second Mr. Kelly

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

PENDING BUSINESS

INFORMATIONAL

1. Next regular Planning Board meeting is scheduled for Tuesday, February 24 at 7:00 p.m. at the Borough Hall.

PUBLIC COMMENTS

None

ADJOURNMENT

Motion to adjourn the meeting at 7:30 p.m. Chairwoman Watson, second Mr. Rothberg

Vote: Ayes unanimous



AMY C. TROXEL, Secretary

100

100

100

PB2026-1-01

**RESOLUTION OF THE GIBBSBORO PLANNING BOARD
NAMING LUANN WATSON AS CHAIRPERSON OF THE
GIBBSBORO PLANNING BOARD**

WHEREAS, the laws of the State of New Jersey require the position of Chairperson for municipal planning boards; and

NOW, THEREFORE, BE IT RESOLVED by the Gibbsboro Planning Board that LuAnn Watson shall serve as Chair for the year 2026.

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 January 27, 2026.



Amy C. Troxel
Secretary

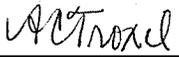
PB2026-1-02

**RESOLUTION OF THE GIBBSBORO PLANNING BOARD
NAMING BARRY ROTHBERG AS VICE-CHAIRPERSON TO THE
GIBBSBORO PLANNING BOARD**

WHEREAS, the laws of the State of New Jersey require the position of Vice-Chairperson for municipal planning boards; and

NOW, THEREFORE, BE IT RESOLVED by the Gibbsboro Planning Board that Barry Rothberg shall serve as Vice-Chairperson for the year 2026.

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 January 27, 2026.



Amy C. Troxel
Secretary

**RESOLUTION OF THE GIBBSBORO PLANNING BOARD
APPOINTING KATHLEEN MCGILL GASKILL AS SOLICITOR TO THE
GIBBSBORO PLANNING BOARD**

WHEREAS, the laws of the State of New Jersey require that municipal planning boards have a solicitor to guide the Board in legal matters; and

WHEREAS, such special legal services can be provided only by a recognized firm, and Kathleen McGill Gaskill, Attorney at Law, Moorestown, New Jersey is so recognized by the legal community; and

WHEREAS, the Local Public Contracts Law, N.J.S.A. 40A:11-1 et seq., requires that notice with respect to contracts for Professional Services under the Open and Fair process;

NOW, THEREFORE, BE IT RESOLVED by the Planning Board of the Borough of Gibbsboro, County of Camden, State of New Jersey as follows:

1. Kathleen McGill Gaskill, Attorney at Law, Moorestown, New Jersey is hereby retained to provide the specialized legal services necessary in connection with the Gibbsboro Planning Board in accordance with an Agreement submitted to the Planning Board (the "Contract").
2. The Contract is awarded under the Fair and Open process as a "Professional Service" in accordance with the Local Public Contracts Law, N.J.S.A. 40A:11-5(1)(a).
3. A copy of this resolution as well as the Contract shall be placed on file with the Clerk of the Borough.
4. A notice in accordance with the Local Public Contracts Law of New Jersey in the form attached hereto shall be published in the Borough's legal newspaper.

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 January 27, 2026.



Amy C. Troxel
Secretary

**RESOLUTION OF THE GIBBSBORO PLANNING BOARD
APPOINTING SHAWN SEROKA, KEY ENGINEERS, AS ENGINEER TO THE
GIBBSBORO PLANNING BOARD**

WHEREAS, there exists a need for the services of an Engineer for the Gibbsboro Planning Board;

WHEREAS, such engineering services can be provided only by a recognized firm, and Shawn Seroka the engineering firm of Key Engineers, Berlin, New Jersey is so recognized by the engineering community; and

WHEREAS, the Local Public Contracts Law, N.J.S.A. 40A:11-1 et seq., requires that notice with respect to contracts for Professional Services is awarded under the Fair and Open process;

NOW, THEREFORE, BE IT RESOLVED by the Planning Board of the Borough of Gibbsboro, County of Camden, State of New Jersey as follows:

1. Shawn Seroka of the engineering firm of Key Engineers, Berlin, New Jersey is hereby retained to provide the specialized engineering services necessary in connection with the Gibbsboro Planning Board in accordance with an Agreement.
2. The Contract is awarded under the Fair and Open process as a "Professional Service" in accordance with the Local Public Contracts Law, N.J.S.A. 40A:11-5(1)(a).
3. A copy of this resolution as well as the Contract shall be placed on file with the Clerk of the Borough.
4. A notice in accordance with the Local Public Contracts Law of New Jersey in the form attached hereto shall be published in the Borough's legal newspaper.

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 January 27, 2026.



Amy C. Troxel
Secretary

**RESOLUTION OF THE GIBBSBORO PLANNING BOARD
APPOINTING BRIAN SLAUGH, CLARKE CATON HINTZ, AS PLANNER TO THE
GIBBSBORO PLANNING BOARD**

WHEREAS, there exists a need for the services of a Planner for the Gibbsboro Planning Board;

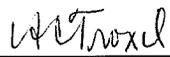
WHEREAS, such special planning services can be provided only by a recognized firm, and Brian M. Slauch, of Clarke Caton Hintz, Trenton, New Jersey is so recognized by the planning community; and

WHEREAS, the Local Public Contracts Law, N.J.S.A. 40A:11-1 *et seq.*, requires that notice with respect to contracts for Professional Services is awarded under the Fair and Open Process;

NOW, THEREFORE, BE IT RESOLVED by the Planning Board of the Borough of Gibbsboro, County of Camden, State of New Jersey as follows:

1. Brian M. Slauch of the planning firm of Clarke Caton Hintz, Trenton, New Jersey is hereby retained to provide the specialized planning services necessary in connection with the Gibbsboro Planning Board in accordance with an Agreement.
2. The Contract is awarded under the Fair and Open Process as a "Professional Service" in accordance with the Local Public Contracts Law, N.J.S.A. 40A:11-5(1)(a).
3. A copy of this resolution as well as the Contract shall be placed on file with the Clerk of the Borough.
4. A notice in accordance with the Local Public Contracts Law of New Jersey in the form attached hereto shall be published in the Borough's legal newspaper.

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Amy C. Troxel
Secretary

PB2026-1-06

**RESOLUTION OF THE GIBBSBORO PLANNING BOARD
APPOINTING AMY C. TROXEL AS SECRETARY TO THE
GIBBSBORO PLANNING BOARD**

WHEREAS, the laws of the State of New Jersey require the position of Secretary for municipal planning boards; and

NOW, THEREFORE, BE IT RESOLVED by the Gibbsboro Planning Board that Amy C. Troxel will serve as Secretary for the year 2026.

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 January 27, 2026.



Amy C. Troxel
Secretary

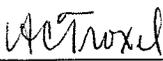
**RESOLUTION OF THE GIBBSBORO PLANNING/ZONING BOARD
AUTHORIZING PLANNING BOARD MEETING DATES FOR 2025**

In accordance with the requirements of the Open Public Meetings Act, Chapter 132, P.L. 1979 of the law of New Jersey, the following meeting dates for the Borough of Gibbsboro Planning Board for the year 2026 have been established.

Meetings will be held every fourth Tuesday of the month at 7:00 P.M. unless otherwise stated. Meetings will be held at the Gibbsboro Borough Hall, 49 Kirkwood Road, Gibbsboro, NJ. The scheduled dates are:

February 24, 2026	August 25, 2026
March 24, 2026	September 22, 2026
April 28, 2026	October 27, 2026
May 26, 2026	November 24, 2026
June 23, 2026	December 22, 2026
July 28, 2026	January 26, 2027 - Reorganization

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 January 27, 2026.



Amy C. Troxel
Secretary

PB2026-1-08

**RESOLUTION OF THE GIBBSBORO PLANNING BOARD
DESIGNATING OFFICIAL NEWSPAPERS FOR PUBLICATION FOR THE
GIBBSBORO PLANNING BOARD**

BE IT RESOLVED by the Gibbsboro Planning Board that the following are the official publications for advertisement of legal notices and other business of the Gibbsboro Planning Board for the year 2026:

The Retrospect
Central Record
The Courier Post
Philadelphia Inquirer
The Trenton Times

Collingwood, NJ
Montgomery, PA
Cherry Hill, NJ
Cherry Hill, NJ
Trenton, NJ

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 January 27, 2026.



Amy C. Troxel
Secretary

**RESOLUTION OF THE GIBBSBORO PLANNING BOARD
GRANTING A USE VARIANCE UNDER N.J.S.A. 40:55D-70d(3) FROM THE
CONDITIONAL USE STANDARDS SET FORTH IN BOROUGH CODE § 400-70Q(3)
TO ALLOW FOR FOUR (4) HORSES TO BE MAINTAINED ON THE PREMISES
BLOCK 18.07, LOTS 10 & 11, ALSO KNOWN AS 103 SOUTH LAKEVIEW DRIVE ON
THE OFFICIAL TAX MAP OF THE BOROUGH OF GIBBSBORO**

On December 23, 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
Mayor Edward G. Campbell – RECUSED
Councilman John Ritz – RECUSED
Jack Flynn
Dan Keashen
Mike Kelly
Dennis Deichert
Barbara Gellurs

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 Slauch, Planning Board Planner

SUBJECT

Whereas the Board considered the Application of Rigge Blixt Pluck having an address of 103 South Lakeview Drive, New Jersey (hereinafter referred to as the “Applicant”), for a conditional use variance under N.J.S.A. 70:55D-70(d) (3) to allow for four (4) horses to be maintained at her residence located at 103 South Lakeview Drive, Gibbsboro, also known as Block 18.07, Lot 10 & 11 on the Official Tax Map of the Borough of Gibbsboro (hereinafter referred to as the “Subject Property”);

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

- (1) Gibbsboro Land Use Application signed by the Applicant’s counsel, Michael J. Ward, Esquire dated 08/11/2025;
- (2) Borough of Gibbsboro Historic Preservation Application, undated and unsigned;
- (3) Affidavit of Ownership signed by the Applicant and dated 08/11/2025;
- (4) Plan of Survey prepared and signed by Robert Scott Smith of KEI Engineers, dated 05/24/2025;
- (5) Aerial Photograph of site and photograph of the electric fence; and
- (6) Escrow Account Certification and Tax & Assessment Report dated 08/07/2025 and 08/11/2025 respectively and signed by the Applicant;

RESOLUTION GRANTING A USE VARIANCE UNDER N.J.S.A. 40:55D-70d(3) FROM THE CONDITIONAL USE STANDARDS SET FORTH IN BOROUGH CODE § 400-70Q(3) TO ALLOW FOR FOUR (4) HORSES TO BE MAINTAINED ON THE PREMISES BLOCK 18.07, LOTS 10 & 11, ALSO KNOWN AS 103 SOUTH LAKEVIEW DRIVE ON THE OFFICIAL TAX MAP OF THE BOROUGH OF GIBBSBORO

Whereas the application was reviewed by the Board's planner, Brian Slaugh, PP, AICP of Clarke Caton Hintz by letter dated 10/23/2025.

Whereas a completeness hearing on this application was conducted on 10/23/2025 with the Applicant appearing pro se and upon motion duly made and seconded was deemed to be complete for hearing purposes;

Whereas a hearing on this application was conducted on 12/23/2025 with notice of this hearing 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 the Applicant being represented by counsel, Michael J. Ward, Esquire;

Whereas the Board heard and considered the testimony of the Applicant, Rigge Blixt Pluck, and her expert on horse maintenance, Thomas Giangliulo, and the testimony of the Board's planner, Brian Slaugh, PP, AICP, and having open the hearing to the public with no member of the public stepping forward to speak and having heard the arguments of the Applicant's counsel, Michael G. Ward, Esquire, and having considered the application and exhibits submitted in connection herewith;

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

FINDINGS OF FACTS

1 The Applicant is the owner of the Subject Property, which is a 4.67 acre wooded lot which has been developed with a single family residence and accessory garage and barn. The Subject Property is located on Lakeview Drive South and is known as Block 18.07, Lots 10 and 11 on the Official Tax Map of the Borough. The Subject Property is a split-zoned parcel with the majority of the property being situated in the C-2 Highway Business District and with a narrow strip of land at the rear of the property being situated in the R-40 Residential Zone. The single family residence is located in the C-2 Highway Business District and is a pre-existing non-conforming use. The Subject Property is surrounded by Borough owned lands.

2 The Applicant has owned the Subject Property since 1997, and horses have always been housed and maintained on the property. She testified that she rides horses as a hobby and that the horses were never used for a commercial purpose and she has no intention of using them in any commercial capacity or to increase the number of horses. She also testified that as the horses die, she will not be replacing them.

3 The barn is located in a cleared area entirely on Lot 11 with the barn being set backed from Lakeview Drive a distance of 300 feet and is approximately 15 feet from the rear property line with a 4.5 to 5.0 foot high wire fence, which is not electrified, and which is used to contain the horses on the site. The Applicant testified that the horses do not feed on the ground cover but are fed hay, and they have direct access to a water source which is equipped with a heater to prevent freezing. The Applicant also testified that the horse manure is picked up on a daily or every other day basis, and this waste is stationed in a trailer, which is then taken every two weeks

RESOLUTION GRANTING A USE VARIANCE UNDER N.J.S.A. 40:55D-70d(3) FROM THE CONDITIONAL USE STANDARDS SET FORTH IN BOROUGH CODE § 400-70Q(3) TO ALLOW FOR FOUR (4) HORSES TO BE MAINTAINED ON THE PREMISES BLOCK 18.07, LOTS 10 & 11, ALSO KNOWN AS 103 SOUTH LAKEVIEW DRIVE ON THE OFFICIAL TAX MAP OF THE BOROUGH OF GIBBSBORO

to a farmer in Woodstown. The ground cover of weeds in the cleared area of the Subject Property minimizes sediment runoff problems and provides an area for the horses to exercise. With respect to any runoff, there was a concern raised about the Subject Property's close proximity to environmentally sensitive area. The Applicant concluded that she believed that there was no adverse effect on the environment with the presence of horses on the Subject Property as the horse waste is picked up and shipped off-site, and runoff is controlled by the ground cover. There was a concern raised that portions of the Subject Property had been cleared of trees as reflected in the aerial photographs in the Board's planner's review letter. The Applicant testified that she has not undertaken any tree clearing except for the removal of fallen and dead trees.

4 The Applicant testified that the number of horses on her property was originally nine (9) but had been reduced to six (6) horses over time. When the Applicant was advised that she could only maintain two (2) horses on the Subject Property, she had four (4) horses removed from the site to be housed elsewhere and she kept two (2) horses. The Applicant is seeking variance relief to allow her to maintain four (4) horses on the Subject Property.

5. The section of the Borough Code applicable to this keeping of horses is Borough Code §400-7Q which provides as follows:

The keeping or maintaining for non-commercial purposes of any animal other than a common household pet is permissible only when all of the following conditions are met:

- (1) The animal is housed in a stable or suitable shelter which is located on a tract of land of two acres or more.
- (2) No portion of the stable or suitable shelter shall be nearer than 150 feet to the property line or to a building occupied by any human being.
- (3) The stable or suitable shelter and appropriate exercise area for the animal shall be surrounded by a fence suitable to contain the animal. The fence shall be no less than four feet in height and shall be constructed from split rail, four-board posts or an equivalent fencing, also wire fencing and other suitable fencing.
- (4) One (1) horse or pony will be permitted for every two acres.

This provision functions as a conditional use for the keeping of animals other than common household pets on site and is applicable to all zoning districts in the Borough. As noted above, the Subject Property contains a barn for the sheltering of the horses and has the required fence height for containing the horses. The barn is located 15 feet from the property line, and it was determined that the barn's location was a pre-existing non-conforming condition. The Applicant is seeking variance relief from the conditional use requirement of one (1) horse per two acres under N.J.S.A. 40:70(d)(3), allowing her to keep four (4) horses on the Subject Property.

6. The Applicant produced the testimony of Thomas Giangliulio, who is a State of NJ licensed thoroughbred horse trainer, a member of the State of NJ Racing Commission, and held membership and official positions in several horse related organizations and was qualified as an

RESOLUTION GRANTING A USE VARIANCE UNDER N.J.S.A. 40:55D-70d(3) FROM THE CONDITIONAL USE STANDARDS SET FORTH IN BOROUGH CODE § 400-70Q(3) TO ALLOW FOR FOUR (4) HORSES TO BE MAINTAINED ON THE PREMISES BLOCK 18.07, LOTS 10 & 11, ALSO KNOWN AS 103 SOUTH LAKEVIEW DRIVE ON THE OFFICIAL TAX MAP OF THE BOROUGH OF GIBBSBORO

expert with respect to the suitability of the Subject Property and its operations to accommodate four (4) horses. He testified that there is sufficient space in the field and in the barn to adequately accommodate four (4) horses for sheltering and exercise purposes. He further testified that there is enough vegetative growth on the soil to maintain erosion control. He found from an operational perspective that the horses appeared in good health, and this facility was well maintained. As noted by the Board's planner in his review letter one of the purposes of restricting the number of horses on site is to ensure that the animals' welfare with adequate exercise areas and fencing.

7. The Applicant was also seeking a Certificate of Appropriateness for the horse fence. It was determined that the fencing was part of an application made in 2020. The fencing at its closest point is 130 feet from Lakeview Drive and not visible from this county highway and it was determined that a Certificate of Appropriateness was not required.

CONCLUSION OF LAW

1. Whereas the Board has jurisdiction over this application for use variance relief pursuant to authority granted by the Municipal Land Use Law, N.J.S.A. 40:55D-70 (d)(3), which grants the Board the power to grant a variance to allow for a conditional use which does not satisfy the conditions and/or standards imposed for such use.

2. Whereas the Supreme Court in Coventry Square v Woodland Zoning Board of Adjustment held that in determining whether the positive and negative criteria have been met in granting a variance for a conditional use, the focus of the examination as to whether the positive criteria for conditional use variance relief have been met should be limited to the impact of the deviation, not the impact of the use, and should look to whether the site continues to be an appropriate site for the conditional use notwithstanding the deviation from the condition and/or standard and that the site can accommodate the problems associated with that deviation. Similarly, in determining whether the negative criteria have been met in granting a conditional use variance, the focus is to be on the effect on the surrounding area in allowing this deviation and whether the grant of such a variance will not substantially impair the intent and purposes of the zone plan and zoning ordinance.

The Board finds that there are "special reasons" to support the requested conditional use variance under the standard enunciation by the New Jersey Supreme Court in Coventry Square v. Woodland Board of Adjustments. The requested relief from the conditional use standard in allowing for four (4) horses on this 4.67 acre site when only two (2) horses are permitted can be granted as this deviation will have little or no impact on the site and the animal's welfare as the site was found to be sufficient for the housing and exercising of four (4) horses.. Any adverse impact from having more than the required limit of horses on site is minimize by the operations of this horse farm, where the horse waste is promptly taken off-site and the grounds are maintained so as to minimize erosion and sediment runoff. The Subject Property remains a suitable site for the keeping of four (4) horses notwithstanding the deviation from the one (1) horse per 2-acre limit. requirement. The deviation has no substantial impact on the surrounding area and will not substantially impair the intents and purposes of these zoning provisions.

RESOLUTION GRANTING A USE VARIANCE UNDER N.J.S.A. 40:55D-70d(3) FROM THE CONDITIONAL USE STANDARDS SET FORTH IN BOROUGH CODE § 400-70Q(3) TO ALLOW FOR FOUR (4) HORSES TO BE MAINTAINED ON THE PREMISES BLOCK 18.07, LOTS 10 & 11, ALSO KNOWN AS 103 SOUTH LAKEVIEW DRIVE ON THE OFFICIAL TAX MAP OF THE BOROUGH OF GIBBSBORO

NOW THEREFORE, BE IT RESOLVED, that the motion duly made by Mike Kelly and duly seconded by Barry Rothberg on December 23, 2025 that the within application for a conditional use variance under authority of N.J.S.A. 40:55D-70(d)(3) from the provisions of §400-7-Q of the Borough Code to allow for the keeping of four (4) horses on the Subject Property be and is hereby GRANTED subject to the following terms and conditions:

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 October 28, 2025 and December 23, 2025, are true and accurate of the facts relating to the Applicants' 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. That the use variance granted herein is subject to the following conditions:
- a. That there will be no commercial use of the horses on the Subject Property;
 - b. That the current waste management of the horse manure and ground cover maintenance as testified by the Applicant shall remain in place as long as horse are kept on the Subject Property.

3. 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.

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

5. 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

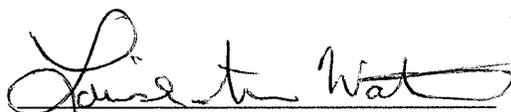
RESOLUTION GRANTING A USE VARIANCE UNDER N.J.S.A. 40:55D-70d(3) FROM THE CONDITIONAL USE STANDARDS SET FORTH IN BOROUGH CODE § 400-70Q(3) TO ALLOW FOR FOUR (4) HORSES TO BE MAINTAINED ON THE PREMISES BLOCK 18.07, LOTS 10 & 11, ALSO KNOWN AS 103 SOUTH LAKEVIEW DRIVE ON THE OFFICIAL TAX MAP OF THE BOROUGH OF GIBBSBORO

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
Jack Flynn	YES
Dan Keashen	YES
Mike Kelly	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 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.



LuAnn Watson Chairperson
Planning Board
Borough of Gibbsboro



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 January 27, 2026, memorializing the action of the Board taken on December 23, 2025.



AMY C. TROXEL, Secretary

**RESOLUTION OF THE GIBBSBORO PLANNING BOARD
GRANTING A CERTIFICATE OF APPROPRIATENESS TO GIBBSBORO GREEN
ENERGY LLC FOR THE EXPANSION OF A CONVENIENCE STORE AND SIGNAGE
FOR THE PREMISES BLOCK 7.03, LOTS 16.03, 20, 27.01 & 27.02, ALSO KNOWN AS 55
EAST CLEMENTON ROAD ON THE OFFICIAL TAX MAP OF THE BOROUGH OF
GIBBSBORO**

On December 23, 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 G. Campbell, Mayor
John Ritz, Councilman
Dean Keashen
Mike Kelly
Jack Flynn
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 Slauch, Planning Board Planner

SUBJECT

Whereas the Board considered the Application of Gibbsboro Green Energy LLC, maintaining a place of business at 55 East Clementon Road, Gibbsboro, New Jersey (hereinafter referred to as “the Applicant”), seeking a variance for the number of signs and a Certificate of Appropriateness with respect to the proposed renovation and expansion of the existing gas station as well as the proposed signage at the premises known as 55 East Clementon Road, Gibbsboro, New Jersey, also known as Block 7.03, Lots 16.03, 20, 27.01 and 27.02 on the Gibbsboro Tax Map (hereinafter the “Subject Property”) and located in the Historic District of the Borough of Gibbsboro; and

Whereas the Applicant appeared before the Board on 08/26/2025 and was granted site plan approval with variances and design waivers for the above project with the Applicant electing to forego its application for a Certificate of Appropriateness, which remained incomplete, to a later date; and

Whereas the Board considered the following documents submitted by the Applicant for this application for a Certificate of Appropriateness and proposed signage;

1. Cover Letter of Kevin Diduch, Esquire of KDLaw dated 11/19/2025;
2. Borough of Gibbsboro Historic Preservation Application dated 4/25/2022;

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- 3. Proposed renovations For Gibbsboro Green Energy, prepared by Gibson Associates, dated 08/23/2025 consisting of:
 - Sheet CS- Cover Sheet;
 - Sheet ED-1- Exist/Demo Plan;
 - Sheet ED-2- Exist//Demo Elevations;
 - Sheet A-1-Proposed Plan; and
 - Sheet A-2- Proposed Elevations;
- 4. Project Narrative, including photographs of the existing site conditions and material specifications, prepared by Gibson Associates, dated 09/19/2025; and
- 5. Sign details, specifications and photographs from Signarama;

Whereas the application was reviewed by the Board's planner, Brian Slaugh, PP, AICP of Clarke Caton Hintz, by letters dated 12/19/2025;

Whereas a hearing on this application was heard at the Board's meeting of 12/23/2025 with notice of this hearing 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 with the Applicant being represented by counsel, Kevin Diduch, Esquire, of KD Law.

Whereas the Board accepted and heard the expert testimony of the Applicant's engineer, Joseph A. Mancini, PE ,PP, CPM, the Applicant's architect, Keith H. Gibson, AIA, and Justin Remfer of Signarama and the Applicant's principal Giang Nguyen; and the expert testimony of Brian Slaugh, the Board' s planner, and Shawn Seroka, the Board's engineer, and having open the hearing to the public and no member of the public appearing to be heard on this application, and having considered the arguments of the Applicant's counsel, Kevin Diduch, Esquire, and having considered the application and exhibits submitted in connection herewith;

NOW THEREFORE, the Board makes the following findings of fact:

FINDINGS OF FACT

1. The Subject Property is a 27,430 square foot (0.63 acre) site located at the northeast corner of the intersection of Lakeview Drive (County Route 561) and East Clementon Road and is improved with a one-story 1,983 square foot masonry service station. The Subject Property is situated on Block 7.03 of the Borough Tax Map and comprised of four (4) tax lots, Lots 16.03, 20, 27.01 and 27.02 and is commonly known as 55 East Clementon Road. The site currently exists as a Conoco Gasoline service station with a fueling canopy that contains four (4) gasoline pumps capable of servicing eight (8) automobiles. A portion of the existing service station building currently operates as a small convenience store. The existing building contains three (3) automotive service bays that have not been utilized for many years.

2. The Applicant received site plan approval for their application to make a number of modifications to the existing gas station and site, which include the removal of the three (3) existing service bays, which will be converted into a retail convenience store and expand the existing retail space. The overhead garage doors are proposed to be replaced with a new aluminum

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storefront facade. Additions to the existing building will include a front entry vestibule and a rear entry for the convenience store from the parking area, and a gas station payment counter. The gas pump canopy will be refurbished. The renovations to be undertaken are subject to the Certificate of Appropriateness approval process as the Subject Property is in the Borough of Gibbsboro Historic District.

3. The conversion of the service bays into a convenience store requires the removal of the overhead garage doors which will be replaced with a new storefront aluminum glazing system, which will match the exterior of the front and rear entries. The center garage door will be replaced by adding a vestibule to match the storefront aluminum glazing, all of which will meet the Borough's black sash requirement. The existing exterior brick which is presently painted white is proposed to be sandblasted/power washed to remove the paint and expose the original brick color. The Board's planner examined this brick exterior which has an orange-pink tone, which does not meet the Borough's design standards for the Historic District that all exterior brick be Glen-Gery Sanford brick. The Board planner found that the brick color on the building is slightly redder than Stanford brick but is close enough to warrant a design exception from the Sanford brick requirement.

4. The roof on the service station is proposed to be replaced with a standing seam metal roof in black. The fasci board and eaves of the roof are proposed to be painted a dark gray. The door surrounds, window frames and associated trim on the building will be in black in accordance with the Borough's design standards for commercial buildings. This use of gray tone in conjunction with black trim was approved by the Board's planner as the gray provides a good counterbalance to the black. With respect to the motor fuel canopy, the Applicant proposes to paint the outer edge of the canopy with bands which will consist of a dark gray band at the top, a lighter gray band in the middle and a dark gray band at the lower edge with the underside of the canopy remaining white. The canopy support columns will be painted dark gray. The Board planner found that the color scheme of this canopy ties the canopy and the convenience store together and is consistent with the standards of the Historic District.

5. The Applicant will install a streetscape wall on Clementon Road as detailed in the approved site plan, which will be constructed of the Glen-Gery Sanford brick along with new landscaping to improve the overall look of the site.

6. The Applicant has removed its request for a variance to allow for an additional sign in the rear of the building not facing a street. As now proposed, there will be signs facing Route 561 and Clementon Road, which are compliant with the Borough's sign requirements. These façade signs will be identical, consisting of 20sf in area with white lettering on a sandblasted red background and illuminated by gooseneck lamps as required by the Borough's design standards. The Applicant received approval for a freestanding sign on top of an existing brick base at the corner intersection. The sign will be 32sf in area with white lettering on a red sandblasted background with a LED changeable copy band below with 16-inch letter to display fuel prices with enough area to display two (2) prices.

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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) of the Gibbsboro Historic Preservation Ordinance.

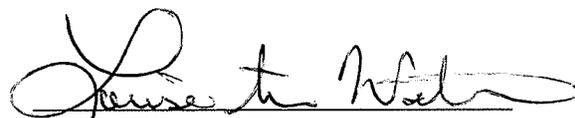
2. The Planning Board concludes that the application is complete and sufficiently satisfies the criteria for granting a Certificate of Appropriateness and complies with the review standards under Section 222-8 of the Borough subject to the design exception herein noted and in accordance with the testimony provided.as the testimony provided.

NOW THEREFORE, BE IT RESOLVED, by the motion duly made by Barry Rothberg and seconded by John Ritz on December 23, 2025 that the Board grants the Certificate of Appropriateness for the renovations to and signage for the service station situated on the Subject Property located at 55 East Clementon Road, Gibbsboro, New Jersey, as hereinabove set forth.

ROLL CALL VOTE

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



LuAnn Watson Chairperson
Planning Board
Borough of Gibbsboro

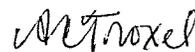
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AMY C. TROXEL, Secretary
Planning Board
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CERTIFICATION

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 January 27, 2026, memorializing the action of the Board taken on December 23, 2025.



AMY C. TROXEL, Secretary