

**BOROUGH OF GIBBSBORO
PLANNING BOARD MINUTES
February 24, 2026
7:00 P.M.**

Meeting called to order at 7:02 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
Mike Kelly
Barry Rothberg
Barbara Gellura

Absent:

Dan Keashen
Dennis Deichert

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

RESOLUTIONS

PB2026-2-11 RESOLUTION GRANTING A CERTIFICATE OF APPROPRIATENESS TO JOHN BALLMAN FOR THE INSTALLATION OF A ROOFTOP SOLLAR PANEL SYSTEM AT THE PREMISES BLOCK 59.01, LOT 1.03, ALSO KNOWN AS 207 KIRKWOOD ROAD ON THE OFFICIAL TAX MAP OF THE BOROUGH OF GIBBSBORO

Motion to approve: Mr. Rothberg, second Mr. Kelly

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

MINUTES

Motion to dispense reading and approve the minutes of 1/27/26: Mayor Campbell, second Mr. Rothberg

Vote: Ayes unanimous (Flynn, abstain)

CORRESPONDENCE

SWEAR IN PROFESSIONALS

OLD BUSINESS

NEW BUSINESS

1. FOURTH ROUND AFFORDABLE HOUSING PLAN

PB2026-2-12 RESOLUTION OF FINDINGS CONCERNING AMENDMENTS TO CHAPTER 400, ZONING, TO INSTITUTE AFFORDABLE HOUSING PROCEDURES AND ELIGIBILITY REQUIREMENTS AND MANDATORY DEVELOPMENT FEES IN ACCORDANCE WITH NEWLY ADOPTED REGULATIONS AT N.J.A.C. 5:80-26.1 ET SEC. AND 5:99

Motion to approve: Mr. Rothberg, second Mayor Campbell

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

FUTURE BUSINESS

INFORMATIONAL

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

PUBLIC COMMENTS

None

ADJOURNMENT

Motion to adjourn the meeting at 7:42 p.m. Mayor Campbell, second Mr. Rothberg

Vote: Ayes unanimous



AMY C. TROXEL, Secretary

**RESOLUTION OF THE GIBBSBORO PLANNING BOARD
GRANTING A CERTIFICATE OF APPROPRIATENESS TO JOHN BALLMAN FOR
THE INSTALLATION OF A ROOFTOP SOLLAR PANEL SYSTEM AT THE PREMISES
BLOCK 59.01, LOT 1.03, ALSO KNOWN AS 207 KIRKWOOD ROAD ON THE
OFFICIAL TAX MAP OF THE BOROUGH OF GIBBSBORO**

On January 27, 2026, 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
Dan Keashen
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 John Ballman, residing at 207 Kirkwood Road, Gibbsboro, New Jersey (hereinafter referred to as "the Applicant"), seeking a Certificate of Appropriateness for the installation of a rooftop solar panel system at his residence located at 207 Kirkwood Road, Gibbsboro, New Jersey, also known as Block 59.01, Lot 1.03 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. Borough of Gibbsboro Land Use Application, undated;
2. Borough of Gibbsboro Application Historic Preservation Application, undated;
3. Narrative of the proposed application by Melanie Dreyer, Permitting Manager for Trinity Solar located at 2211 Allenwood Road, Wall, NJ 07719;
4. Plans Prepared by Trinity Solar of the proposed PV Solar System (Sheet PV-1, PV-2 and PV-3) along with six (6) pages of product specification sheets;
5. A NJ Certificate of Authorization to Ayracón Almaraz, PE of Trinity Solar;
6. Four (4) photographs of the Subject Property from front, rear and side vantage points;

Whereas a hearing on this application was scheduled for January 27, 2026, and it was brought to the Board's attention that the Applicant's solar panel expert was not available for this hearing;

As the Board has become familiar with solar panel roof installation having considered many, a decision was made to consider the application on the papers filed by the Applicant;

Whereas the Board heard the 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 having a modern appearance and per the testimony of the Board's planner the residence is not a contributory factor to the historic district. The proposed plan under consideration involves the installation of a 9.020 KW solar array involving 18 solar panels which will be flat mounted to the roof and will add six inches to the height of the roof. Four (4) of those panels will be installed on the front roof with the remaining panels to be located on the rear roof. The solar panel contractor indicated that the panels have to be installed as designed in order for the system to have maximum efficiency. The engineer's certification indicated that the existing roof is in good condition and capable of supporting the proposed load. The shingles are a dark grey and the solar panels will blend in well.

2. The proposed system did not provide for a skirt around the array to conceal its underlying framing and wiring. The Board has proposed as a condition of approval that the Applicant install a critter guard, a mesh like screen, along the front panels to conceal these underlying items. Additionally, the Board was concerned around the visibility of the battery storage for the system and has imposed as a condition of approval that the battery storage be hidden from view or screened.

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 Bord 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 Barry Rothberg and seconded by Mike Kelly on January 27, 2026, that the Board grants the Certificate of Appropriateness for the proposed installation of the rooftop solar panel system at the Subject Property subject to the conditions set forth above.

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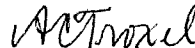
ROLL CALL VOTE

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



LuAnn Watson Chairperson
Planning Board
Borough of Gibbsboro



AMY C. TROXEL, Secretary
Planning Board
Borough of Gibbsboro

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 February 24, 2026, memorializing the action of the Board taken on January 27, 2026.



AMY C. TROXEL, Secretary