

**MINUTES OF THE REGULAR MEETING
OF THE GLOUCESTER CITY PLANNING/ZONING BOARD
January 17, 2024 @ 7:00 pm**

1. **Call to Order:** Meeting was called to order at 7:00 pm by Chairman Pro-tempore Todd O'Donnell
2. **Salute to the flag and Open Public Meetings Statement:** Salute to the flag and Open Public Meetings Statement was led by Todd O'Donnell. This regular meeting of the Gloucester City planning board has been noticed to the Gloucester City News and the Courier Post in accordance with the open public meetings act.
3. **Oath of Office. The following member read and signed the oath.**
 - a. Dave Smith, Class I Member (Mayors Designee) – Term Expiring 12/24.
 - b. Patrick Gartland, Class II Member – Term Expiring 12/24.
 - c. George Berglund, Class III Member – Term Expiring 12/24.
 - d. Shawn Spotts. Class IV Member – Term Expiring 12/31/2024.

4. **Roll Call:** Board members and professionals'/staff attendance:

PRESENT	Position	YES	NO
1. Gartland	Class I	X	
2. Smith	Class II	X	
3. Berglund	Class III	X	
4. Howarth	Class IV	E	
5. O'Donnell	Class IV	X	
6. Tetreault	Class IV	E	
7. Spotts	Class IV	X	
8. Schultes	Class IV	X	
9. Courant	Class IV	X	
10. Wasko	ALT# 1	X	
11. Thompson	ALT# 2	X	
12. Unitis	ALT# 3	E	
13. Vacant	ALT# 4		
Engineer/ Planner		X	
Solicitor		X	
Secretary		X	

5. **Resolutions:**
 - a. Resolution appointing Chairman, Thomas O'Donnell, of the Gloucester City Planning/Zoning Board - Motion carried. Spotts/ Smith. O'Donnell Abstained.
 - b. Resolution appointing Vice Chairman, Shawn Spotts, of the Gloucester City Planning/Zoning Board - Motion carried. O'Donnell/ Gartland. All members voted yes. Spotts Abstained.
 - c. Resolution appointing Solicitor of the Gloucester City Planning/Zoning Board – Mattleman - Motion carried. Spotts/ Smith. All members voted yes.

- d. Resolution appointing Engineer& Planner of the Gloucester City Planning/Zoning Board - Key Engineers – Motion carried. Spotts/ Thompson. All voted yes.
 - e. Annual Report for 2023 – Approval – Motion to Approve. Spotts/ Thompson. All voted yes.
 - f. Totem Real Estate LLC – 220 Monmouth St. – Block 50 Lots 9 & 19 – C Variance, Amended Approval, Minor Subdivision, Minor Site Plan and Waiver of Development Standards – Motion to approve. Spotts/ Thompson. All voted yes.
 - g. Interstate Outdoor Advertising LP – North Broadway – Block 2.01 Lot 3 – Minor Site Plan – Billboards – Motion to approve. Spotts/ Thompson. All voted yes.
 - h. Interstate Outdoor Advertising LP – North King Street – Block 5 Lot 8 – Minor Site Plan – Billboards – Motion to approve. Spotts/ Thompson. All voted yes.
 - i. Carl Brozis – 32 Champion Road – Block 148 Lot 6 – D Variance - Motion to approve. Spott/ Thompson. All members yes, except Berglund & Smith whom abstained.
6. **Minutes:** Meeting mins - December 20, 2023 – Motion to approve. Spotts/ Thompson. All members voted yes.
7. **Hearings on Applications for Development:**
- a. Organic Remedies NJ Inc. – 400 S Broadway – Block 131 Lot 10 – Conditional Use – Minor Site Plan Waiver – Dispensary

Anthony Drollis, attorney for the applicant, provided testimony on the RCS zone for a class 5 cannabis retailer for medical and a recreational sale. Eric Hauser, the applicant, Nate Mosley, the applicants traffic engineer, Shane Carvardo, the applicant's security expert, Bill Cook, security expert, Chris Hannel, applicants' architect, were sworn in as experts and the board accepted their credentials.

Eric Hauser provided testimony and now possess two licenses for cannabis sales for medical client sales and retail sales of cannabis which is to provide commercial sales to both type of clients. Medical sales would be a separate menu for those clients, and they would get service first and at a separate location in the building. The retail sales would be separate from the medical sales and clients. There will be no outside storage of cannabis, and no one allowed to use the products on site. They will conform to the operational hours set by the ordinance. Deliveries twice a day would be the maximum amount to the site in small dodge caravans to the rear of the

building. They are not providing a drive thru facility on the site. The security plan was provided and approved by the Police Chief.

Shane Carvadro provided testimony on how they provide safety on site for this kind of retail use and discussed the security plans.

Nate Mosley provided testimony on the traffic and parking plans on and off site. The site has been revised to have one way in and two ways out of the property and the existing angled parking spaces have been revised to 90-degree parking stalls. They are providing 19 stalls on site and 10 offsite parking spaces at the dollar general store parking lot for the employees.

Greg Fusco provided comments about his review letter on the site upgrades.

Motion to open to the public comments. Spotts/ Thompson.

Jason Fanning of 233 Morris Street questions about the off-street parking with the retail use across the way.

Sandy Reed of 637 Hunter Street question about handing the people waiting outside to get into the business? They do not anticipate a line outside the door, but their security is prepared for a line with a que. The parking will not be enough for the site. She has concerns about medical and retail at the site when another end of town is a dispensary.

Motion to close the public comments. Spotts/ Thompson.

Motion to Approve. Spott/ Thompson. All voted yes.

- b. Fausto Castaneda – 16 Marlborough Ave. – Block 235.01 Lot 2 – D Use Variance – Tabled till the February meeting due to lack of notices.
- c. Shaquanna Jenkins – 220 Warren Street – Block 12 Lot 35 – Appeal of Zoning officers’ decision – EV Charging station along the right of way.

The board attorney and engineer stated that they need vetting of the laws since this is along the right of way, so they need a review and case law research. The applicant asked to table the application until February meeting.

- 8. **Correspondence** – PSEG Wetlands Letter. The letter is in the PZB secretary’s office for review.
- 9. **Adjournment:** Motion to Adjourn – Spotts/ Smith. All voted yes. The meeting adjourned at 8:37 pm.

ATTEST:

Adrianne Moore
Gloucester City Planning/Zoning Board Secretary