

**MINUTES OF THE REGULAR MEETING
OF THE GLOUCESTER CITY PLANNING/ZONING BOARD
February 18, 2015 @ 7:30 pm**

Call to Order: Meeting was called to order at 7:30 pm by Chairman Frank Wunsch

Salute to the flag and Open Public Meetings Statement: Salute to the flag and Open Public Meetings Statement was led by Frank Wunsch. 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.

Oath of Office: The following member was sworn in:

- a. Nicholas Marchese, Class IV Member, term expiring 12/16

Roll Call: Board members and professionals/staff attendance:

PRESENT	Position	YES	NO
1. Murphy	Class I	X	
2. Parant	Class II		E
3. Parry	Class III	X	
4. Luciani	Class IV		X
5. King	Class IV	X	
6. Wunsch	Class IV	X	
7. Baus	Class IV	X	
8. Williams	Class IV	X	
9. Marchese	Class IV	X	
10. Nolan	ALT# 1	X	
11. Wills	ALT# 2		X
12. Cerrone	ALT# 3		E
13. Howarth	ALT# 4	X	
Engineer (Norman Rodgers)		X	
Solicitor (Anthony Costa)		X	
Planner (Barbara Fegley)		X	
Secretary (Lois Riding)		X	

Resolutions:

- a. Church of the Risen King – 301 Nicholson Rd – Block 232 Lot 1 for a Use Variance

Motion to Approve - Howarth/Baus
 Yes: Williams, Howarth, Baus, Nolan
 No: None
 Abstained: King
 Motion carried

Minutes: January 21, 2015 Motion to approve meeting minutes – Parry/Murphy
 Motion carried.

Historic District Resolutions:

- a. 237-239 Monmouth Street – Block 45 Lot(s) 1.01 & 6

Motion to approve – Marchese/Murphy
All in favor, motion carried.

Hearings on Applications for Development:

- a. MMH 913, LLC – Northeast Corner of King Street and Monmouth Street – Block 44 Lot(s) 6,7,8,8.01,9 & 10 for a Bulk Variance, Use Variance and Major Site Plan

Damien Delduca (attorney) stated that the applicant would like to construct a surfaced parking lot with 35 spaces to be used by PB Beauty school. He believes it is consistent with the master plan and redevelopment goals.

Colleen Hagan Onofrio (PB Beauty School) gave testimony on the number of students and the hours of operation. She said that the parking lot would be private but they are agreeable to allow it to be used on occasion for city functions.

Pam Pellegrini (engineer) stated that the lot would be 100feet by 120 feet with entrance and exit on Monmouth Street. She described the plan to the board and explained why they feel that this is the best plan to maximize the space available.

Professional Portion:

The applicant is requesting waivers to the following points in Barbara Fegley's review letter:

- a. Page 4, paragraphs 3 and 4
- b. Page 5, paragraphs 6,7,8 &9
- c. Page 6, paragraph 5

They agree to comply with all other points.

The applicant is requesting waivers to the following points in Norman Rogers's review letter:

- a. Page 5, paragraphs 3.7 & 3.8

They agree to comply with all other points.

Public Portion:

Stefano Altieri – 224 Monmouth Street – spoke against the application. He feels the parking lot will only benefit the school and not the residents in the neighborhood. He thinks the city should develop the lots.

Bob Booth – 114 N Broadway – spoke in favor of the application. He is happy to see the school thriving and encourages the board to approve.

Joe Stecklair stated that parking is always a challenge and this will help alleviate some problems.

Motion to approve with waivers – Marchese/Howarth
Yes: King, Baus, Williams, Marchese, Nolan, Howarth, Wunsch
No: None
Abstained: None
Motion carried.

- b. Burlington Street Holdings, LLC – 239 Monmouth Street – Block 45 Lot(s) 1.01 & 16 – for a Bulk Variance, Use Variance and Waiver of Development Standards

Charles Wigginton (attorney) stated that Tom Page and Tom Monahan want to open a restaurant and are asking for a bulk variance for parking, a use variance and waivers of development standards. They gave testimony to the hours of operation and general business plan. Also, they are going to have valet parking and provided a plan on where they will be parking the cars. James Blasberg (architect) described the design plan and stated that there will be no changes made to the footprint of the building. It was also stated that there will be no changes made to the current apartment on the upper floor of the building.

Professional Portion:

The applicant agreed to all points in Barbara Fegley’s review letter and to all points in Norman Rogers’ letter except for item numbers 8 which doesn’t apply and 11, which they are requesting a waiver.

Public Portion:

Arlene Salahi – 302 Bergen Street – is concerned with the parking issues

Grace and Jack Kopfle – 47 Oxford Ave – own 238-240 Bergen Street and are concerned with parking issues, water run off and noise.

Bob Booth – 114 N Broadway – is in favor of the application and believes it will enhance the neighborhood.

Motion to approve – King/Howarth
Yes: King, Baus, Williams, Marchese, Nolan, Howarth, Wunsch
No: None
Abstained: None
Motion carried.

King wants to discuss permit parking as a possibility.

Adjournment: Motion to Adjourn – Howarth/Marchese. Meeting adjourned at 10:05pm.

ATTEST:

Lois A. Riding
Gloucester City Planning/Zoning Board Secretary