

**MINUTES OF THE REGULAR MEETING
OF THE GLOUCESTER CITY PLANNING/ZONING BOARD
May 20, 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.

Roll Call: Board members and professionals/staff attendance:

PRESENT	Position	YES	NO
1. Murphy	Class I	E	
2. Parent	Class II	X	
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	E	
10. Nolan	ALT# 1	X	
11. Wills	ALT# 2		X
12. Cerrone	ALT# 3	X	
13. Howarth	ALT# 4	X	
Engineer (Norman Rodgers)		E	
Solicitor (Anthony Costa)		X	
Planner (Barbara Fegley)		E	
Secretary (Lois Riding)		X	

Resolutions:

- a. Robert Stein Jr. – 336 Klemm Ave – Block 244 Lot(s) 14 & 14.01 for a D Variance – Use Variance

Motion to approve – Cerrone/Nolan
 Yes: Wunsch, Cerrone, Howarth, Nolan
 No: None
 Abstained: None
 Motion carried.

Minutes: April 15, 2015 Motion to approve meeting minutes – Parent/Nolan
 Motion carried.

Historic District Resolutions:

- a. 18 North King Street – Block 44 Lot 3

Motion to approve – King/Luciani
Parent abstained
All in favor, motion carried.

Hearings on Applications for Development:

- a. Joseph Zito – 608 Sherwood Ave – Block 253 Lot 21 for a C Variance – Bulk Variance

The applicant would like to build a 20x30 addition to his detached garage to be used for storage. His hobby is restoring motorcycles and he needs more room. He does not sell the bikes from his home and there have been no noise complaints.

Doug Szabo (engineer) showed the plan to the board. He said they needed variances for the following – Side yard setback of 1.89 feet, rear yard setback of 3.95 feet, and impervious coverage of 46%.

There was no public to speak.

Motion to approve with condition that it not be used as point of purchase –
Howarth/Parent

Yes: Parent, Luciani, Williams, Nolan, Cerrone, Howarth, Wunsch
No: None
Abstained: King
Motion carried.

Other Business:

- a. Greater New Jersey Annual Conference of the United Methodist Church –
601 Highland Blvd. – Block 257 Lot 1 – for a Certificate of Non-Conforming Use

Evelyn Caterson (attorney) represented the church. She stated that the Methodist Church was established there in 1919 and had recently closed due to lack of funds. They have a buyer and in order to get a certificate of occupancy they need to get a certificate of non-conforming use for parking because there is no lot and the worshipers must park on the street.

Lou Strugala is the president of the board of trustees of the Conference of the United Methodist Church. He stated that the church seats approximately 60 people at full capacity. He believes the new church has a membership of 40 people.

There was no public to speak.

The board discussed their concerns about the amount of cars that would be parking around the church. A motion was made to approve the continued use with the condition that there be no more than 50 worshipers in the church at a time – Parent/Nolan

Yes: Parent, Luciani, Nolan, Wunsch
No: Parry, Cerrone
Abstained: King, Williams, Howarth
Motion carried.

Adjournment: Motion to Adjourn – Parent/Parry. Meeting adjourned at 8:30pm.

ATTEST:

Lois A. Riding
Gloucester City Planning/Zoning Board Secretary