

**MINUTES OF THE REGULAR MEETING
OF THE GLOUCESTER CITY PLANNING/ZONING BOARD
August 20, 2014 @ 7:30 pm**

Call to Order: Meeting was called to order at 7:55 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		E
12. Cerrone	ALT# 3		X
13. Howarth	ALT# 4		X
Engineer (Norman Rodgers)		X	
Solicitor (Anthony Costa)		X	
Planner (Barbara Fegley)		X	
Secretary (Lois Riding)		X	
Zoning Officer			X

Minutes: July 16, 2014 Motion to approve – Parent/Baus

Historic District Resolutions:

- a. 226 ½ North King Street Block 19 Lot 7
- b. 136 North King Street Block 28 Lot 5
- c. 22 South King Street Block 54 Lot 16
- d. 134 South King Street Block 63 Lot 38

All historic resolutions were tabled in lieu of late start and large application.

Resolutions:

- a. Charles J Gorman – 121 Amon Ave – Block 144.03 Lot(s) 20&22 for a C Variance – bulk variance

Motion to approve – Parent/Baus
Yes: Parent, King, Wunsch, Baus
No: None
Abstained: None
Motion carried

Old Business:

- a. Preliminary Investigation for the Determination of Area in Need of Redevelopment Block 3 Lot(s) 1,2,5,6,13,14,15,and16

The hearing was postponed to September in lieu of large application.

Hearings on Applications for Development:

- a. PSE&G c/o Thomas Patterson, Sr. Licensing Permitting Specialist – Reading Ave Block 256.01; 285 Lot(s) 1; 3 &5

Tom Coleman is the attorney for PSE&G. He stated that this application is a refinement to the application that was approved back in 2012.

Joe Barton stated that they need to expand the yard to accommodate the equipment for the project and explained the technical details.

Bruce Goldman described the types of equipment that will be used in addition to the current equipment and described the proposed changes to the sound wall, fencing, grading, lighting and storm water management.

Roy Dunn described the landscaping details.

Rich Arnold explained why there are guidelines and regulations for landscaping and what they are.

Benjamin Mueller explained in detail the sound regulations and that the site is in compliance with those requirements and will remain so.

John Mele explained that the need for the use variance is due to landscaping and the architectural structure of the necessary equipment and that they also needed relief for the height of the fencing.

Board Portion:

Barbara Fegley was satisfied with testimony but questioned an area designated as wetlands. She will provide a copy of the report.

Norman Rodgers was satisfied with testimony after further clarification of a few points.

There was more discussion about the noise, sound barrier wall and landscaping.

Public Portion:

Tony Chambers – Mt. Ephraim – had concerns about the public notice given in 2012, construction activity, roads being destroyed and the noise issues

Francis Valonzo – Mt. Ephraim – is concerned about the maintenance being done on the property, standing water in equipment area and the noise

John Haslam – 1112 Station Ave – had questions about the heat exchangers and concerns about the noise

Linda Kerper – Mt. Ephraim – had questions regarding the buffering of the switching station near her house. Mr. Dunn stated that he would meet with her to see what could be done.

Brian Bell – Mt. Ephraim – is concerned about water drainage and traffic on Lake Street

Joseph Cohan – 1104 Station Ave – has concerns about the property not having sidewalks and not being maintained

Valerie Bennett – 53 Clover Ave – wants the property maintained and the stone removed at end of project

John Johnson – 1101 Miller Ave – had questions about the lighting

The following amendments and conditions were agreed to by the applicant:

Include 340 foot fence

Meet with professionals and residents with regard to landscaping

Agree to post construction testing for noise

Work with professionals for propewr finish for sound wall

Hours of construction to be Monday – Friday 7:00am to 6:00 pm, Saturday 8:00AM TO 6:00PM, unless there is a power outage

Motion to approve – King/Parent

Yes: Parent, King, Baus, Williams, Nolan, Wunsch

No: None

Abstained: None

Motion Carried

Other Business:

a. Land Use for Board Member Classes

Wunsch informed the board of a class on October 17, 2014 in Clementon and encouraged all new members to go.

Adjournment: Motion to Adjourn – Baus/Parry. Meeting adjourned at 11:10pm.

ATTEST:

Lois A. Riding
Gloucester City Planning/Zoning Board Secretary