

**MINUTES OF THE REGULAR MEETING  
OF THE GLOUCESTER CITY PLANNING/ZONING BOARD  
July 16, 2014 @ 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   | X   |    |
| 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  | E   |    |
| 9. Marchese               | Class IV  | X   |    |
| 10. Nolan                 | ALT# 1    | X   |    |
| 11. Wills                 | ALT# 2    | E   |    |
| 12. Cerrone               | ALT# 3    | E   |    |
| 13. Howarth               | ALT# 4    | X   |    |
| Engineer (Norman Rodgers) |           | E   |    |
| Solicitor (Anthony Costa) |           | X   |    |
| Planner (Barbara Fegley)  |           | X   |    |
| Secretary (Lois Riding)   |           | X   |    |
| Zoning Officer            |           |     | X  |

**Minutes:** May 21, 2014 Motion to approve meeting minutes with correction of name of who read open public meetings statement – Parent/King – (Wunsch and Luciani abstained)

**Historic District Resolutions:**

- a. 26 N Burlington Street – Block 41 Lot 44 – Motion to approve – King/Baus  
Parent abstained, Motion carried
- b. 110 Monmouth Street – Block 48 Lot 3 – Motion to approve – King/Baus  
Parent abstained, Motion carried

**Resolutions:**

- a. Vincent and Regina Avitello – 1025 Market Street – Block 144.02 Lot(s) 5 & 6 for a  
C Variance – bulk variance

Motion to approve – Marchese/Parent  
Yes: Murphy, Parent, King, Marchese, Howarth, Baus, Nolan  
No: None  
Abstained: None  
Motion carried

**Hearings on Applications for Development:**

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

Applicant is asking for a bulk variance to put an asphalt driveway on the side of his house. He needs the variance for setback and ground coverage.

There was no public to speak.

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

**Other 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

Barbara Fegley conducted an investigation on the property. She prepared a report and went over it with the Board. She concluded that the property does meet several of the statutory conditions required to qualify as area in need of redevelopment.

Public Portion:

Mr. Maley is counsel for Passaic Properties LLC. He stated that he requested a postponement so he could gather information to respond and was denied. He feels as those this is being rushed. Chairman Wunsch said it was being done in a timely fashion and according to state statute.

Mr. Maley conducted a detailed cross examination of Mrs. Fegley which is available on the recorded tape of the meeting.

Due to the late hour a motion was made to continue at the next regularly scheduled meeting on August 20, 2014 – Marchese/Luciani. All in favor, motion carried.

**Correspondence:**

- a. Waterfront Development Individual Permit Application

Wunsch stated that the permit was on file in the clerk's office for anyone wishing to view it.

**Other Business:**

- a. Wunsch stated that he would like the board to recognize Jess Torres for all of his years of service.

Motion to make recommendation to council – Murphy?Marchese  
All in favor, motion carried.

**Adjournment:** Motion to Adjourn – King/Baus. Meeting adjourned at 10:10 pm.

**ATTEST:**

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Lois A. Riding  
Gloucester City Planning/Zoning Board Secretary