

**MINUTES OF THE REGULAR MEETING
OF THE GLOUCESTER CITY PLANNING/ZONING BOARD
December 17, 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	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	E	
9. Marchese	Class IV	X	
10. Nolan	ALT# 1	X	
11. Wills	ALT# 2		X
12. Cerrone	ALT# 3	X	
13. Howarth	ALT# 4	X	
Engineer (Norman Rodgers)		X	
Solicitor (Anthony Costa)		X	
Planner (Barbara Fegley)		E	
Secretary (Lois Riding)		X	
Zoning Officer			X

Minutes: October 15, 2014 Motion to approve – King/Cerrone

Historic District Resolutions:

- a. None were presented

Resolutions:

- a. Babygirl Enterprises LLC – 541 Brick Street – Block 121 Lot 2 for a Use Variance

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

- b. Resolution Advertising All Public Meetings of the Gloucester City Planning & Zoning Board

Motion to approve – Baus/King
All in favor
Motion carried

Ken Baus arrived at 7:45

Hearings on Applications for Development:

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

Pastor Jordan wants to place a trailer on the property (on the right side of the church) to use for meetings on Sundays. It is for private use only, not for church services.

The board was concerned about the trailer taking away parking and thought it might be best to place it on the other side of the church. They felt that the drawing submitted lacked enough detail and were concerned about fire codes.

There was no public to speak.

Motion to approve trailer being placed on left side of the church if in compliance with setbacks and fire codes – Marchese/Howarth

Yes: Marchese, Nolan, Cerrone, Howarth
No: Wunsch
Abstained: King, Baus
Motion denied

The applicant was told to resubmit a new application with specific information about the setbacks and fire codes.

- b. Bryce Beamer – 1039 Jersey Ave – Block 125 Lot(s) 6,5,26 & 27 for s Use Variance

The applicant is seeking a Use Variance to allow him to turn a portion of his building into owner occupied residence. The property now is a warehouse with a store front and will be used for his product design business. He stated that the apartment would have two bedrooms and one bath and there would be no changes made to the exterior of the building.

Public Portion –

Bob Booth – 114 N Broadway – spoke on behalf of the Business Association stating that they appreciate the applicant's business and are in support of the application.

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

- c. Digital Travel Solutions, LLC – 115 N Broadway – Block 37 Lot(s) 1, 2 & 3 to Amend Prior Approval

Mr. Dilks represented the applicant. He stated that Mr. Booth wishes to have a prior approval amended. He no longer wants to add a second floor for an apartment. The first floor plans have not changed. He also provided a deed showing that the lots had been consolidated.

Mr. Booth stated that the economics have changed since the prior approval and it is no longer cost effective to aff the second floor apartment.

Jay Sims was sworn in for Consulting Engineer Services. He said the only concerns they had were that the sidewalk along the driveway still needed to meet ADA requirements as agreed on the prior approval. Mr. Booth said he would do whatever was necessary to comply.

There was no public to speak.

Motion to approve with condition that the sidewalk is ADA compliant as per the previous plan – King/Murphy

Yes: Murphy, Parry, King, Baus, Marchese, Nolan, Cerrone, Howarth, Wunsch

No: None

Abstained: None

Motion carried.

Correspondence

- a. NJDEP Application for Line Verification Letter of Interpretation for Praxair, Inc. – Block 128.02 Lot 1 and Block 128.01 Lot(s) 44 through 50 (inclusive)

The chairman read the notice to the board and told them that they can review it at the office of the secretary.

Other Business:

The chairman informed the board of new class dates for any member who still needs to attend. They are to contact the secretary to confirm.

Marchese asked what was being done regarding the Master Plan. Parry stated that there was going to be a meeting soon to discuss it.

Adjournment: Motion to adjourn – Marchese/Parry. Meeting adjourned at 8:40 pm.

ATTEST:

Lois A. Riding
Gloucester City Planning/Zoning Board Secretary