

**MINUTES OF THE REGULAR MEETING
OF THE GLOUCESTER CITY PLANNING/ZONING BOARD
February 20, 2013 @ 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. Torres	Class IV		E
5. King	Class IV	X	
6. Wunsch	Class IV	X	
7. Baker	Class IV	X	
8. Williams	Class IV	X	
9. Marchese	Class IV	X	
10. Brophy	ALT# 1		X
11. Wills	ALT# 2	X	
12. Carpenter	ALT# 3		E
13. Howarth	ALT# 4	X	
Engineer (Norman Rodgers)			E
Solicitor (Anthony Costa)		X	
Planner (Barbara Fegley)			E
Secretary (Lois Riding)		X	
Zoning Officer		X	

Oath of Office:

- a. Jay Brophy, Alternate #1, term expiring 12/14
Jay was not present and was not sworn in

Minutes: January 16, 2013 Motion to approve meeting minutes – Parent/King
Baker abstained, motion carried

Historic District Resolutions:

- a. 213 South King Street – Block 69 Lot 5 – Motion to approve – King/Marchese
Parent abstained, motion carried

Resolutions:

- a. Application #01-2013 Robert Caione/Pinnacle Properties LLC – 509 South Broadway –
Block 125 Lot 24 for a D Variance - Use Variance

Motion to approve – Parent/King
Yes: Parent, King, Marchese, Williams, Wills, Wunsch
No: None
Abstained: Baker
Motion carried.

Hearings on Applications for Development:

- a. Application # 02-2013 – William Hagan – 213 South King Street – Block 69 Lot 5 for a C Variance (Bulk Variance)

Mr. Dilks (attorney) represented the applicant. He stated that the applicant is seeking approval of a bulk variance for an addition to expand the bathroom. He needs an additional 2 feet off of the back of the house. It will be in line with the existing structure and the siding will match.

Public Portion:

Kyle McCormick – 213 ½ South King Street – Is concerned about mold and squirrels due to exposure from the addition being torn down and not covered. He would like to have the board make it a condition of approval that he be allowed to have the property inspected for mold prior to construction. Mr. Dilks agreed to the inspection with a 72 hour notice. The applicant can move forward with pouring the foundation.

Motion to approve with the condition to inspect and or rectify the mold situation – King/Wills

Yes: Parent, King, Baker, Williams, Marchese, Wills, Wunsch
No: None
Abstained: None
Motion carried.

- b. Application # 03-2013 – Ray Tomkow – 209 Weston Ave – Block 268 Lot 2 for a C Variance (Bulk Variance)

Applicant is seeking approval for a bulk variance to build an addition on the front of his house to increase the living space and to add a bedroom. He needs the variance because he is exceeding the 30% impervious coverage.

There was no public to speak.

Motion to approve – Baker/King
Yes: Parent, King, Baker, Williams, Marchese, Wills, Wunsch
No: None
Abstained: None
Motion carried.

Other Business:

- a. Notice from T&M Associates regarding –

Waterfront Development Application
Freedom Pier Improvements
Block 48, Lots 2, 8 and 9

- b. Notice from Remington & Vernick regarding –

Rehabilitation of the King Street Pump Station
Submission of NJDEP TWA Permit Application

Wunsch told the board that these applications are on file in the city clerk's office for inspection.

- c. Wunsch told the board about a letter from Chief Hagan from the fire department stating that he has reviewed the plans for PSE&G and finds the fire hydrant placement to be acceptable.
- d. Wunsch told the board about a notice from the State of New Jersey regarding a Solid Waste Facility Permit Renewal. It will be noticed in the newspaper and there will be a 30 day public comment period.

Adjournment: Motion to Adjourn – Parent/Baker. Meeting adjourned at 8:20pm.

ATTEST:

Lois A. Riding
Gloucester City Planning/Zoning Board Secretary