

**MINUTES OF THE REGULAR MEETING  
OF THE GLOUCESTER CITY PLANNING/ZONING BOARD  
September 18, 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:

<b>PRESENT</b>	<b>Position</b>	<b>YES</b>	<b>NO</b>
1. Murphy	Class I		X
2. Parent	Class II	X	
3. Parry	Class III	X	
4. Torres	Class IV	X	
5. King	Class IV	X	
6. Wunsch	Class IV	X	
7. Baker	Class IV		X
8. Williams	Class IV		E
9. Marchese	Class IV	X	
10. Vacant	ALT# 1		
11. Wills	ALT# 2	X	
12. Carpenter	ALT# 3		X
13. Howarth	ALT# 4	X	
Engineer (Norman Rodgers)			E
Solicitor (Anthony Costa)		X	
Planner (Barbara Fegley)			E
Secretary (Lois Riding)		X	
Zoning Officer		X	

**Minutes:** August 21, 2013 Motion to approve meeting minutes – Parent/King  
Motion carried

**Historic District Resolutions:**

- a. None were presented

**Resolutions:**

- a. Application # 07-2013 – Highland Park Church of God – 128 Amon Ave – Block 144.04 Lot(s) 1, 21, 23 & 25 for a Minor Subdivision

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

## Hearings on Applications for Development:

- a. Application # 08-2013 – Jason McDonnell – 1121 Miller Ave – Block 265 Lot 6 for a C Variance – Bulk Variance

The applicant needs approval of a bulk variance to construct a 10 by 25 foot addition to enlarge their home. They need the variance because they will only be 6 feet from the property line instead of the required 10 feet.

There was no public to speak.

Motion to approve – King/Torres

Yes: Parent, Parry, Torres, King, Marchese, Wills, Wunsch

No: None

Abstained: None

Motion carried.

## Other Business:

- a. Robert Booth (Gloucester City Business Association) – 114 N Broadway  
Appeal of the Zoning Officer and Interpretation of the Zoning Map/Ordinance

Joe Steckclair described the duties he performs as Chief Housing Inspector and Zoning Officer. He then explained that Jonathan Watson is a licensed bail bondsman and wants to open a business at 112 North Broadway, which is in the RCS zone. After investigating the type of business and checking the ordinance he determined that it was a permitted use. Torres asked if this type of business is conducive to the master plan. Steckclair stated that he basis his decision on the land use ordinance.

Andrew Imperiale was the attorney representing Joseph Feldman who wishes to open a bail bonds business. They explained that it is an insurance company and explained how it works. Mr. Feldman has a license and is regulated by the New Jersey Department of Banking and Insurance.

Jeffery Barron was the attorney for Mr. Booth and the Gloucester City Business Association. He explained at length why he feels that it is not an insurance company and therefore not a permitted use.

Public Portion:

Mike Stanton – 30 N. Burlington St. – doesn't think this type of business is appropriate for that area and wants the board , Mayor and council to pursue a new master plan.

Thomas Page – long time investor of Gloucester City – doesn't think this type of business is appropriate for the town. It should be where the jails and prisons are located.

Dave Stallwood – business owner in Gloucester City – This type of business is not right for Broadway.

Jim Kelly - 200 block of Monmouth St. – is concerned about the children being exposed to the criminal element.

Mark Policarpo – business owner at 400 Water St. – agrees with everything Mr. Barron said and feels that the bail bonds business will discourage future investors for the town.

Rocco DeAntonio – Organic Diversion - feels it does not belong in the city and will discourage future developers.

Colleen Simmons – Gloucester resident – lives a block away from where they want to open the business. She is afraid for her child because of the criminal element the business will bring.

Matthew Diodato – 50% owner of property at 112 North Broadway – feels that this is another personal attack on him. He has tried to open a business in the past and had nothing but problems with Mr. Booth.

Greg Imperiale – has been a bail bondsman for 10 years – says the law states that insurance companies are a permitted use and the statistics prove it does not raise the crime rates. He then asked the board to vote according to the law and nothing personal.

Robert Booth – President of the Gloucester City Business Association – said it is not a personal vendetta, he just feels that Broadway is not the appropriate area for that type of business. It needs a better location.

A motion was made to uphold the decision of the zoning officer – Parent/King. Costa recommended that each vote be cast with a reason. This is noted on the meeting board tape.

Yes: Parent, King  
No: Torres, Marchese, Wills, Howarth, Wunsch  
Abstained: None  
Motion denied

Motion made to reverse the decision of the zoning officer – Marchese/Torres  
Yes: Torres, Marchese, Wills, Howarth, Wunsch  
No: Parent, King  
Abstained: None  
Motion carried

**Adjournment:** Motion to Adjourn – Marchese/King. Meeting adjourned at 9:37pm.

**ATTEST:**

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Lois A. Riding  
Gloucester City Planning/Zoning Board Secretary