

**MINUTES OF THE REGULAR MEETING
OF THE GLOUCESTER CITY PLANNING/ZONING BOARD
June 19, 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	X	
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		E
12. Carpenter	ALT# 3		X
13. Howarth	ALT# 4		E
Engineer (Norman Rodgers)		X	
Solicitor (Anthony Costa)		X	
Planner (Barbara Fegley)		X	
Secretary (Lois Riding)		X	
Zoning Officer		X	

Oath of Office:

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

Minutes: May 15, 2013 Motion to approve meeting minutes – Parent/Marchese
Motion carried

Historic District Resolutions:

- a. None were presented

Resolutions:

- a. Application # 04-2013 – Robert Stein Jr. – 336 Klemm Ave – Block 244 Lot(s) 14 & 14.01 for a C Variance (Bulk Variance)

Motion to approve – Parent/King
Yes: Parent, Torres, Williams, Marchese
No: None
Abstained: King
Motion carried

b. City of Gloucester City – Block 102 Lot 2 for a Minor Subdivision

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

Hearings on Applications for Development:

a. Application # 06-2013 – Gloucester Terminals LLC – 101 S. King Street for Bulk Variance, Use Variance, Site Plan Waiver and Waiver of Development Standards

Jim Maley was the attorney representing the applicant. He stated that they were coming to the board for the necessary approvals to replace fencing and replace and add lighting at the Holt Terminal. This is part of a facility security plan required by the Homeland Security Act. He said the fence line would not change in any way and the lighting poles would stay in place with more additions.

He then asked for an interpretation for the use variance. He felt that it wasn't necessary because the use isn't changing and it should be a bulk variance. The city's planner and zoning officer agreed.

A motion was made to proceed with the bulk variance – King/Marchese
Yes: Parent, Torres, King, Williams, Marchese, Wunsch
No: None
Abstained: None
Motion carried

All of the professionals were sworn in. The list of professionals for the applicant are:
Lance Landgraf – Planner, Kurt Ferry – Director of Security, Griffen Poteire – Lighting, Elizabeth Lawler – Project Manager, Michael Killion – Facilities Coordinator, Tom Peterson – Electrical Contractor and Michael Fluehr – Facilities Manager.

Kurt Ferry stated that the fencing and lighting replacement is a component of the security plan that is required and approved by Homeland Security. He said that the security plan is sensitive information and cannot be disclosed but all variances are required by the plan.

Michael Killian described the layout of the plan for the fencing and lighting. He also said that if the line of the fence had to be moved for some unforeseen reason they would submit new plans.

Tom Peterson described at length the lights and poles being proposed. He said the light levels would be measured after installation to make sure they are in compliance.

Elizabeth Lawler explained the process of the work being completed and inspected.

Michael Fluehr felt that the fence has been there for many, many years and the best thing to do as far as making the area look better is to replace the fence and then maintain it along with the trees that are planted there.

There was then a very lengthy discussion about buffering. The board suggested that the fence line be moved to allow for buffering. The applicant did not agree. They suggested removing the sidewalk along Ellis Street to provide an area for buffering.

Lance Landgraf went through all the reasons why the variances and waivers should be granted.

Public Portion:

Rosemary St. John – 16 N. King Street – said the lights are going to be a nuisance to the neighborhood and that the noise is terrible.

Norm Rodgers was not satisfied with the plans that were submitted and wanted revisions to be made and submitted.

After more discussion, the board was not satisfied with the information provided in the plans that were submitted. They want new plans submitted before they determine whether they should approve the application or not.

Motion to table to the next meeting on July 17, 2013 with no further notice required–
King/Torres

Yes: Parent, Torres, King, Williams, Marchese, Wunsch

No: None

Abstained: None

Motion carried.

Adjournment: Motion to Adjourn – Parent/Marchese. Meeting adjourned at 11:00pm.

ATTEST:

Lois A. Riding
Gloucester City Planning/Zoning Board Secretary