

MINUTES OF THE REGULAR MEETING
OF THE GLOUCESTER CITY PLANNING/ZONING BOARD
January 18, 2023 @ 7:30 pm

1. **Call to Order:** Meeting was called to order at 7:30 pm by Chairman Pro-tempore Todd O'Donnell
2. **Salute to the flag and Open Public Meetings Statement:** Salute to the flag and Open Public Meetings Statement was led by Todd O'Donnell. 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.
3. **Oath of Office. The following member read and signed the oath.**
 - a. William Gallagher, Class II Member – Term Expiring 12/23.
 - b. George Berglund, Class III Member – Term Expiring 12/23.
 - c. Ted Howarth, Class IV Member – Term Expiring 12/31/2026.
 - d. Thomas O'Donnell. Class IV Member – Term Expiring 12/31/2026.
 - e. Keith Tetreault, Class IV Member – Term Expiring 12/31/2026.
 - f. Steve Courant, Class IV Member – Term Expiring 13/31/2024.

4. **Roll Call:** Board members and professionals'/staff attendance:

PRESENT	Position	YES	NO
1. Gallagher	Class I	X	
2. Smith	Class II	X	
3. Berglund	Class III	X	
4. Howarth	Class IV	X	
5. O'Donnell	Class IV	X	
6. Tetreault	Class IV	X	
7. Spotts	Class IV	X	
8. Schultes	Class IV	X	
9. Courant	Class IV	X	
10. Wasko	ALT# 1	X	
11. Thompson	ALT# 2	X	
12. Vacant	ALT# 3		
13. Vacant	ALT# 4		
Engineer/ Planner		X	
Solicitor		X	
Secretary		X	

5. **Resolutions:**
 - a. Resolution appointing Chairman, Thomas O'Donnell, of the Gloucester City Planning/Zoning Board - Motion carried. Howarth/ Spotts. Todd Abstained. All members voted yes.
 - b. Resolution appointing Vice Chairman, Shawn Spotts, of the Gloucester City Planning/Zoning Board - Motion carried. Tetreault/ Gallagher. Spotts Abstained. All member voted yes.
 - c. Resolution appointing Solicitor of the Gloucester City Planning/Zoning Board – Brian Lozuke - Motion carried. Gallagher/ Howarth. All members voted yes.
 - d. Resolution appointing Engineer& Planner of the Gloucester City Planning/Zoning Board - Key Engineers – Motion carried. Howarth/ Schultes. All voted yes.

- e. Annual Report for 2022 – Approval – Motion to Approve. Berglund/Howarth. All voted yes.

6. **Minutes:** Meeting mins - December 21, 2022 – Motion to approve. Howarth/ Schultes. All members voted yes.

7. Hearings on Applications for Development:

- a. Carl Brozis – 32 Champion Road – Block 148 Lot 6 – A, B and D Variances and Site Plan – Sober Living home –Tabled till February 15, 2023, per applicant due to planner not being able to attend and no additional legal notice needs to be provided to the public.
- b. Keith Levin – Snacky Ventures LLC – 410 Jersey Ave. – Block 105 Lot 1 – D Use Variance for a second principal use on a lot.

Robert Glenner attorney provided testimony with owner Kevin Levin about Snacky Ventures LLC. They provided exhibits A-1 thru A-3 which were pictures. The owner uses the building to store dry goods for resale. The actual postal address of the property 426 Jersey Avenue. They supply hotels with pantry items so the warehouse will be for storage of dry good items. There are only three truckloads of deliveries per week of supply items. They have 1800 sf for storage and room for a second company in the building. They would like to house a second tenant in the space which would be the same type of use as what they currently do on site. The office space is 400 sf for two people to use as an office. There would be no impact to the neighborhood since it is the same use in industrial zone. The applicant agreed to an administrative review of zoning officer for proposed tenant that has not been selected yet.

Motion to open to the public. Spotts/ Schultes. All yes.

No one from the public spoke on the application so closed to the public. Howarth/ Tetreault. All voted yes.

Motion to approve the D Variance. Spotts/ Gallagher. The following voted yes Gallagher, Howarth, O'Donnell, Tetreault, Spotts, Schultes, Courant, Wasko and Thompson.

- c. Visa Real Estate LLC – 22 N King Street – Block 22 Lot 9 – D & C Variances and Site Plan – Mixed use with Apartments

The following professionals were sworn in Shawn McGowan, the attorney, Aydan Kalkan, the architect, Joseph Bachi, the engineer, John Corak, the traffic engineer, Thomas Ricci, the planner, and Thomas Visaggio, the owner.

They are asking a D variance for use and existing variances for preexisting C building height variance, max lot coverage, planting variance, parking lot buffer, and under the required parking spaces variance. They plan to re-purpose the existing structure to create a 7 apt units' complex with 1st floor commercial uses and 11 parking spaces on site and one being an EV parking space which equals two spaces.

Aylan Kalkan, the architect, provided testimony about the structure which is in poor condition and needs to be repaired in order to maintain the building's current footprint and maintain the existing style and character. The proposed 1st floor retail will have more windows and ADA accessible access, and a laundry room for building on the ground floor. There will be four (4) studios apt on 2nd floor and three (3) one bedrooms on 3rd floor which will be accessed by an elevator and interior stairs for fire safety. The retail space will have 1,200 sf on King Street frontage and tenant usage of the 1st floor on the parking lot rear side of the building. The laundry room, mail room, trash room and access to parking lot for the residents will be accessible on the first floor from the back parking door access to the building. The property manage company will be maintaining the property. It will take 12 months to complete the construction of the rehab of the property. The tenants on the property will have 1-year rental leases.

Joe Bacci, the site engineer, provided testimony that lots have been consolidated so a new deed will be provided. There is parking spaces in the rear of the property on site. There will be twelve (12) spaces on site, and one will be an Electric Vehicle space. They are asking for a variance of lot coverage of 95% and proposing rain garden to allow water to percolate back into the ground. There will be no hazardous material provided on site. There will be one light proposed on site for the parking lot. Three trees proposed on Bergen Street streetscape frontage. The parking variance is for the proposed commercial/ retail spaces. There will be enough parking for the residents at the property. The RSIS standards apply for the parking due to it being housing units. The applicant will comply with the other comments from the letter by from Greg Fusco office.

The traffic engineer, John Corak, provided testimony on the need variance for the parking. There is on street parking for the commercial portion of the property. Also, an open municipal lot across the street is available for addition parking off site if needed. Each of the residential units will have a parking space on site in the rear parking lot.

Tom Vissaggio, the applicant, provided testimony that they will be property maintenance company that will be maintaining the property. The trash room is 60 sf for the commercial and residential units. A part-time property management employee would come every day to empty and sort of the materials to be taken out on the trash days. If possible, a supervisor who works of the company will live on site would maintain the trash removal room. There will be a 24 hours contact center for the types of emergency on site so that the tenants will be able to access a person if any issues occur afterhours. The property management company will provide a contractor for trash removal if trash once a week is not sufficient. The parking lot is assigned on-site parking for each unit and will be numbered and assigned with controlled access.

Thomas Ricci, the planner, provided testimony about the 3-story brick building which is currently in poor condition and needs rehabilitation for the new proposed reuse of the building. A D use variance is needed for the site for the residential units proposed in the zone. The site remains suitable property for redevelopment and the property meets the needs of the municipal land use law. The two proofs they are proposing for the mixed-use development are that this type of the development meets what the buildings around it are currently using in that redevelopment zone and meets the mixed use corridor proposed around it. It also provides a walkable

community in the King Street neighborhood. The negative criteria this is not something different from the existing properties on the sites scape, currently a residential area and this is more of that in a neighbor. Maintaining a historical building which is better than knocking down the existing with new and modern housing stock. The applicant will comply with the PZ Board engineers letter.

Motion to open to the public Howarth/ Spotts. Closed Howarth/ Spotts.

Motion to open to the public. Spotts/ Schultes. All yes.

No one from the public spoke on the application so closed to the public.

Howarth/ Tetreault. All voted yes.

Motion to approve the D use variance and other variances as stated in the letter.

Gallagher/ Howarth. The following voted yes Gallagher, Howarth, O'Donnell, Tetreault, Spotts, Schultes, Courant, Wasko and Thompson.

- d. Ahmed Wafik – 200 – 202 N Broadway – Block 186 Lots 11 & 12 – D & C Variances and Site Plan - Mixed use with 1st floor commercial unit then 4 stories of Apartments in RCS zone

The following provided testimony for the applicant, Robert Gleaner, attorney for Ahmed Wafik, the applicant, Ronald Victorio, the architect, and John Dupant, the civil engineer.

Ahmed Wafik provided testimony on a vacant lot new construction of mixed use 9 apartments on top three (3) floors and commercial space with ten (10) parking spaces for a 4.5 story structure in a 2-story residential/ commercial district. And a roof top garden for residents to use. The building will house six (6) one (1) bedroom units and three (3) two (2) bedrooms units. The rents of one (1) bedroom and parking space for \$1,400 to \$1,600, two (2) bedrooms for \$2,000. The livable space square footage 11,900 sf. The roof top deck you need a card to access there is no limit to the hours of usage.

Ronald Victorio provided testimony about the ADA accessibility and the ten (10) vehicle parking screened from street view. The trash removal will have shoots from higher floors and room for collections for the upper floor units. The building exterior will be brick on first floor, wood composite on Broadway and side street compost fiber glass. The structure will provide a mural on the one side of the building. There will be six (6) foot metal bars with wood composite panel fence that separates the street from the sidewalk, and it hides the parking lot from the street view.

John Dupant, the engineer, provide testimony about the imperious coverage which will have the water go into pipes and slowly released to sewers. They are buffering of only 3 feet from neighboring properties, so they need variance for buffers. The fence is not located in the sight traffic triangle. They will provide bollards so the building will be secure from vehicles. No room for a bollard for the three parking stalls in the rear. Moving in vehicles can access the parking lot from the rear street. The signage is not proposed but will meet the zoning officer requirements. The D variance for the Use and the second is for height over 35 feet proposing 58 feet. They also need several variances which are called out in the City engineers review letter. They are providing a mix use in a mixed-use zone. The proposed building meets the site standards for the requirements of the master plan according to the applicant proposal.

Motion to open Howarth /Gallagher.

Cheryl Morrell, of 136 Princeton Ave., the building is too big and oversized in the neighborhood. There is not enough parking in the neighborhood, and this will make it worse and no buffers in the area from the street for the proposed on-site parking.

Keith Garadepin, of 464 Mercer Street, had several questions for the developer. The commercial space is small and a tenant doesn't want that small of a commercial space. This is the first development this project that the applicant is proposing and he is not a big developer. How does he know if him and his partners will be successful. This huge building will block all the sunlight from his home. He thinks project will not help the street or the neighborhood. The mural on the building should be for firefighters who gave up their lives on this site if the project where to be approved. The water runoff is not being kept on site and will be too much on the lot. He doesn't like this kind of development in this area of the town.

Robert Morrell, of 136 Princeton Ave, opposes the application since it will generate many cars in the neighborhood and the big building goes to the property line. He asked for smaller proposed property if the City where to approve it.

Motion close Howarth/ Schultes. All yes.

Greg Fusco, the City's attorney, would like the right to meet with the applicant about the letter for meet conditions. The applicant would have to come back for signage since it is not part of this application if it doesn't meet the city development standards.

Motion to Denied. Gallagher/ Howarth. The following voted yes to the denial. Gallagher, Howarth, Tetreault, Courant, Wasko, and Thompson. The following voted no to the denial. O'Donnell, Spotts and Schultes. The vote was 6 to 3 so the application is denied.

8. **Correspondence** – None at this time.

9. **Adjournment:** Motion to Adjourn – Howarth/ Gallagher. All voted yes. The meeting adjourned at 10:55 pm.

ATTEST:

Adrianne Moore
Gloucester City Planning/Zoning Board Secretary