

MINUTES OF THE REGULAR MEETING
OF THE GLOUCESTER CITY PLANNING/ZONING BOARD
February 15, 2022 @ 7:30 pm

1. **Call to Order:** Meeting was called to order at 7:30 pm by Chairman 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. **Roll Call:** Board members and professionals'/staff attendance:

PRESENT	Position	YES	NO
1. Bill Gallagher	Class I	X	
2. Dave Smith	Class II	X	
3. George Berglund	Class III	X	
4. Ted Howarth	Class IV	X	
5. Tod O'Donnell	Class IV	X	
6. Keith Tetreault	Class IV	X	
7. Shawn Spotts	Class IV	X	
8. Gemma Schultes	Class IV	E	
9. Steve Courant	Class IV	X	
10. Dori Wasko	ALT# 1	X	
11. John Thompson	ALT# 2	X	
12. Vacant	ALT# 3		
13. Vacant	ALT# 4		
Engineer / Planner		X	
Solicitor		X	
Secretary		X	

4. **Resolutions:**
 - a. Keith Levin – Snacky Ventures LLC – 410 Jersey Ave. – Block 105 Lot 1 – D Use Variance for a second principal use on a lot. Motion to Approve. Howarth/Spotts. All voted in favor.
 - b. Visa Real Estate LLC – 22 N King Street – Block 22 Lot 9 – D & C Variances and Site Plan – Mixed use with Apartments - Motion to Approve. Howarth/ Spotts. All voted in favor.
 - c. 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 - Motion to Approve. Howarth/ Gallagher. All voted in favor.
5. **Minutes:** Meeting mins – January 18,2023– Motion to approve. Howarth/ Spotts. All members voted yes.
6. **Hearings on Applications for Development:**
 - a. Resolution for Redevelopment of Block 48 Lots 2, 2.01 and 2.02 (Freedom Pier)–

Greg Fusco, city planner, provided testimony that the provided revised redevelopment plan meets the standards of the Master Plan. Motion to approve the report Howarth/ Gallagher. All voted yes.

- b. Carl Brozis – 32 Champion Road – Block 148 Lot 6 – A, B and D Variances and Site Plan – Sober Living home

Mrs. Walters provided testimony on the application was tabled multiple times due to several factors. They are asking for A variance to not uphold the zoning officers ruling. They provided to board members the information from the police and fire call out to the property for several onsite issues. They blames the city for not explaining the Sober home to the residents or board members. They are saying appropriate licenses for the home come from the state and that they will maintain this yearly with the state. They claim they are the only CSLR in the city with that kind of license. Provided exhibit A -02 to A-07 for the board to review.

The property from the state paperwork permits and the UCC paper shows that Carl Brozis and Meghan Martinson are the owners of the property. Currently do not have a license from the state for this year. They will provide yearly rectifications for the property every year.

Walters started the A Variance agreement over again to reiterate an attached duplex dwelling unit for a one family home, which was discussed at the original August meeting testimony. A group of unrelated women in a single living home unit so it is permitted according to the definition from the codes for the zoning. Preexisting non-conforming single-family residents was the zoning officers ruling for use and structure.

Meghan Martinson provided testimony that she is still the owner and operator of the property. They renewed licenses in 2022. They have not provided a list of people whom are residents of the property since the people are open to public disclosure. They will provide a list of residents to the zoning officer yearly under controlled access to public for the residents' safety. Mrs. Fyres lives on the site and manages the property.

Greg Fusco provided testimony about the provided new packet info. The building is not ADA accessible, why are they demeaned persons in the home classified as handicap. Attorney says that they are not required to make the home ADA accessible per the state guidelines. Walters states that A-03 says that the property doesn't need to meet the ADA code. Martinson provided testimony on the process to get homed at there residences on Champion Street. They are required to work the AA or NA processes and must remain drug free to live in the home. People living in the home are required to be drug tested monthly.

Gallagher provided testimony that the smoke detectors were removed which were hard wired it took 5 days for the smoke detectors to be fixed and reissued. Claims that battery operated smoke detectors where installed that night but no proof other then verbal confirmation from her. Dec 5 letter from attorney has nothing to do with this application for land use approval.

Open to public.

Barbara Stout of 927 Paul Street provided testimony on what is the relapse rate, and homeless population on the streets when they relapse. Attorney says relapse is rare and local people in the home. They don't put them back on the streets don't want to contribute to homeless.

Jack Hughes of 116 Station Ave provided testimony does fund raising dinners for rehab centers and recover project so he is for the homes purpose. He is pleased it doesn't take taxpayers dollars.

Cheryl Morrell of 136 Princeton Ave provided testimony on who owns the property? how many residents? No more then 9 on site and currently 7 women on site. Yes, people are living there and owned by Carl Brozis.

Robert Morrell of 136 Princeton Ave provided testimony is this application here and is going to happen? Applicant has received licensure from the state for this facility under a class F license. State is not giving guidance to municipalities that they are allowed all over. Owner is against the Sober house being in the neighbor of Gloucester City. Never seen a female living at the property and the inside house furniture on the front porch.

Rachell Hillen of 809 Monmouth Street provided testimony about how she is a recovering person and says this is a positive thing in the town and they are a family unit.

Jeremy Martinson of 23 Westmont Terrance, Collingswood provided testimony he is PT therapist in recovery himself and says this is a needed facility in the City. Lost his brothers to addiction issues. Compared sober home to a live saving surgery for a person to save their lives.

Motion to close the public session. Howarth/ Spotts.

Licenses from the state where approved but the code issues are another issue. They are willing to address whom lives there as long as it cannot be OPRA to the general public.

Carl Brozis of 404 West Broad Street provided testimony this is his only property he owns like this. He is losing a lot of money. The 2020 Certificate of Occupancy issued is to occupy the residents as individual person but was going to use as a rental property. But was approached by Mrs. Martinson asked her to have him invest in this as a CSLR and make the home a sober house. These properties are typically multifamily units. He wanted to rent it and didn't have a tenant when he purchased the property. Walters blames city for not getting back to applicant on what is permitted on the property and says not relevant to the variances. Asking for the appropriate relief to have the property on site. Walters says women are a family unit living in the residence during their recover. Not an expansion of the preexisting non-conforming use. Vote on interpretation of the zoning if it's a single family attached unit. The determination is if the dwelling unit the CLSR is a family unit. April 19 meeting date first application with no re-notice with public.

Motion to deny interpretation. Gallagher/Tetreault. The following voted yes Gallagher, Tetreault, Spotts, Courant, and Wasko. The following voted no Howarth and O'Donnell.

6. Correspondence –

- a. Soil Remediation Permit for Gloucester Coal & Gas Works – Just a yearly notice for the board review.

10. Adjournment: Motion to Adjourn – Gallagher/ Howarth. All voted yes. Meeting adjourned at 9:37pm.

ATTEST:

Adrienne Moore
Gloucester City Planning/Zoning Board Secretary