

MINUTES OF THE SPECIAL MEETING
OF THE GLOUCESTER CITY PLANNING/ZONING BOARD
August 16, 2023 @ 7:30 pm

1. **Call to Order:** Meeting was called to order at 7:30 pm by Pro-temp Chairman Steve Courant
2. **Salute to the flag and Open Public Meetings Statement:** Salute to the flag and Open Public Meetings Statement was led by Pro-temp Chairman Steve Courant. 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. Patrick Gartland | Class II | | |
| 2. Dave Smith | Class I | | |
| 3. George Berglund | Class III | | |
| 4. Ted Howarth | Class IV | | |
| 5. Tod O'Donnell | Class IV | E | |
| 6. Keith Tetreault | Class IV | | |
| 7. Shawn Spotts | Class IV | E | |
| 8. Gemma Schultes | Class IV | E | |
| 9. Steve Courant | Class IV | | |
| 10. Dori Wasko | ALT# 1 | | |
| 11. John Thompson | ALT# 2 | E | |
| 12. Vacant | ALT# 3 | | |
| 13. Vacant | ALT# 4 | | |
| Engineer / Planner | | X | |
| Solicitor | | X | |
| Secretary | | X | |

4. **Resolutions:** None at this time.
5. **Minutes:** Will be provided at the September meeting.
6. **Hearings on Applications for Development:**

- a. Church of God – Bruce Huntsinger – 109 Baynes Ave. – Block 144.04 Lot 11 – C Variance

Andrew Lyle, the attorney for the applicant provided testimony for LED sign located 5 feet from street which is located on Market Street and Baynes Ave intersection. Bruce Huntsinger of 416 Oriental Ave provided testimony on the location of the sign to the street. Since it is a unique property location due reuse the posts and make an electric sign. Currently there is a 4 x 6 sf sign which is larger than the new one

proposed. They want to replace it with a smaller 30 sf LED sign. The rotation of the words are only 8 seconds to change the sign messages per the ordinance. The sign will be static sign during school hours and then after that time they can be rolling signs. The sign can be dimmed at nighttime and during the day it is the brightest and at night its dimmest. The tree is in the sight triangle and the sign is not.

Howarth/ Smith. No one from the public.
Motion to close.

Motion to Approve is based on hours of school in session the sign not to rotate. Applicant willing to comply with the hours of operation and not as bright during the nighttime hours. Recommended the tree be taken down. They will consider removing the tree at the church.
Howarth/ Smith. The following members voted yes. Gartland, Smith, Berglund, Howarth, Tetreault, Courant, and Wasko.

- b. Christopher Peterson – 935 Paul Street – Block 175 Lot 35 – C Variance – for addition on a residential home

Christopher and Jennifer Peterson provided testimony about the need for an addition to facilitate their mother to move into the home with them. They need a bathroom and bedroom for their mother due to mobility issues with her since she can no longer do stairs and the bedrooms are on the second floor. The deck will be removed and replacing it with a room for expansion. They are exceeding the permitted lot coverage for the site.

Motion to close public comments. Howarth/ Smith.

Barabra Stout of 927 Paul Street provided testimony she is in favor for the homeowners expanding the home .

Motion for C Variance. Howarth/ Smith. The following members voted yes. Gartland, Smith, Berglund, Howarth, Tetreault, Courant, and Wasko.

- c. Merida Gloucester City 101 LLC – 101 S King Street – Block 48 Lot 2, 2.01, & 2.02 – C Variances, Major Site Plan and Minor Subdivision.

The attorney for Meridia provided testimony about the waivers and variances needed for the sight plan.

Joesph Kessler the attorney from Dilworth Paxton made statement as opposed to reading on the record August 14, August 16. The applicant attorney opposed the expert that the letter for the redevelopment report that did not have expert witnesses. He represents the Holt property rights at the US Coast Guard building which they are stating

this is breach of the lease agreement between the City and Holt's company. Dilworth Paxson attorney came up to make aware that the property was part of a convent by the city for land leased property.

Jeff Martell, the Civil Engineer was sworn in and credentials approved by the board. Howarth/ Smith. Exhibit A-1 map provided by applicant. Exhibit A-2 site plan rendering is a color rendering. They are proposing rental units within 2 buildings of around 85 feet. They are proposing EV parking stalls on site. There are 638 parking spaces proposed on site. The front building will have the first 2 floors as parking underneath along King Street building. The Holt parking lot will be redone for the coast guard base sight. The main access entrance in and out movements for the people who will be renting these units. There will be no traditional dumpsters and will not have any outside trash enclosures. All trash will be controlled and indoors. Lighting on site will comply with the standards of the redevelopment area. They are capping the parking lot area over the native American burial ground areas. The NJDEP will be reviewing the entire storm water management plan. The impacts of the traffic on site plans are rush hour type traffic at the normal rush hour times. There will be minimum impact on the neighborhood. The historical preservation department from the state allows the design of the burial site since being capped by a parking lot. The parking set back along southern property line does not have 5 feet buffer due to retaining wall so asking for variance there for the buffer. There is a lack of trees due to the burial group area so cannot meet the amount to trees required due to SHIPO burial site so asking for a waiver. They will comply with the rest of the recommendations of PZB engineer's letter.

Prime's attorney provided architect Yogesh Stiv to provide testimony about the application. Motion was accepted for the credentials. Howarth/ Wasko. Exhibit A-3 is a 3D color rendering for the proposed project. They described the building layout for the units and trash removal. The King Street building is mixed use w commercial and residential. All the rooms ADA compliant, AC and washer dryers in units. The façade are brick stone and metal finishes with bands and cornices and setbacks on the areas of the buildings. There are balconies and railings on both buildings. The store front windows are to hide the parking decks on the first floor of the King Street structure. The two buildings will be phased. Exhibit A-4 is a sample board of the material used on building A showing colors and materials on site. Exhibit A-5 is a drawing of the building along King Street and will be part of phase 1 of the development. There will be no boat slips proposed on site. They will provide their own private on-site trash removal and the city will not have to be involved.

The planner, Justin Acilello provided testimony. Motion to accept the Credentials. Howarth/ Smith. The subdivision is for access to the

development from the proposed entrance boulevard. There is a variance for lot width on lot eight. The development of this area meets the needs of commercial and residential on site, which is criteria A of the redevelopment report. The provided open space complies with all the other requirements of the redevelopment area. The design meets the MLUL requirements per the planner and the redevelopment plan of the city. There are no negative criteria for the city. Only one variance is required for the entire project. And the waivers all are for limitations on the site and are not a detriment.

Motion to open to the public comments. Smith/ Howarth.

Joesph Kessler the attorney from Dilworth Paxton made statement as apposed to reading on the record August 14, August 16. The applicant attorney opposed the expert that the letter for the redevelopment report that did not have expert witnesses. Legal action will be taken against the city on this application. Holt lease property was part of the redevelopment plant without any consultation from the client Holt. Dilworth Paxton examined the plans, and this affects the lease that runs for another 79 years. They are not happy with the subdivision. Parking rights would be removed, and the lease agreement voided. There are 113 employees on the holt site. They are proposing removing ten of these spaces. And the holts right of ingress or egress would be removed. City waives its right to eminent domain in the lease agreement would never occur. Breach of a covenant made through the city and is constitution not valid. Ask for testimony to be stricken or no vote be taken.

Motion to except the exhibit's letters to the application. Howarth/ Smith
All excepted. No opposed.

Jim Maley redevelopment provided testimony, that the person who wrote the report the should be there to question it the night of the meeting by putting a report on the record. The breach of the property lease and settlement agreement is accurate, since they did not do anything to develop it. The property has been designed to maintain the terms of that agreement. This site plan application touches on no rights anyone has on the Holt property was designed to take that into consideration.

Kessler has a clear plan which modifies the lease, wants to bring the expert here. They had the plans less than 10 days. Phone calls were not provided to make professionals available for the meeting.

Barbara Stout of 927 Paul Street asked can the city's infrastructure handle the property and parking spaces per unit.

Marlin Szollosy of 118 S King Street provided testimony. Are they all rental units? So, no one in the building will be paying taxes who live in the apartments.

Motion to close to public comment. Smith/ Howarth. All yes.

Variance is for lot frontage variance on King Street. Motion to Approve. Howarth/ Smith. The following members voted yes. Gartland, Smith, Berglund, Howarth and Courant. Tetreault - abstained from the vote.

Three Lot subdivision Motion to Approve. Howarth/ Smith. The following members voted yes. Gartland, Smith, Berglund, Howarth and Courant. Tetreault - abstained from the vote.

Site plan and waivers are driveway, fewer trees, fewer landscape islands. In accordance with Greg Fusco Letter. Motion to Approve. Howarth/ Smith. The following members voted yes. Gartland, Smith, Berglund, Howarth and Courant. Tetreault - abstained from the vote.

Motion to approve the site plan and subdivision. Howarth / Smith. The following members voted yes. Gartland, Smith, Berglund, Howarth and Courant. Tetreault - abstained from the vote.

- d. Organic Remedies NJ Inc. – 400 S Broadway – Block 131 Lot 10 – Conditional use – Minor Site Plan – Site Plan Waiver – Dispensary – Application tabled by applicant due to incomplete submission to the board. The legal notices will be acceptable to carry the application to the Sept 20, 2023, meeting.

7. Correspondence – Letter from St. Hudson Engineers for the replacement of a dilapidated timber platform bridge across Newton Creek between the Gloucester Marine Terminal and SJ Port Corporation Application to the NJDEP.

8. Adjournment: Motion to Adjourn – Howarth/ Smith. All voted yes. Meeting adjourned at 10:05 pm.

ATTEST:

Adrianne Moore
Gloucester City Planning/Zoning Board Secretary