

MINUTES OF THE REGULAR MEETING
OF THE GLOUCESTER CITY PLANNING/ZONING BOARD
September 20, 2023 @ 7:30 pm

1. **Call to Order:** Meeting was called to order at 7:30 pm by Pro-temp Chairman Shawn Spotts
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 Shawn Spotts. 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	E	
5. Tod O'Donnell	Class IV	E	
6. Keith Tetreault	Class IV		
7. Shawn Spotts	Class IV		
8. Gemma Schultes	Class IV	E	
9. Steve Courant	Class IV		
10. Dori Wasko	ALT# 1		
11. John Thompson	ALT# 2		
12. Vacant	ALT# 3		
13. Vacant	ALT# 4		
Engineer / Planner		X	
Solicitor		X	
Secretary		X	

4. **Resolutions:**

- a. Blulight CRE Gloucester City LLC – 401 N Broadway – Block 7 Lot 1 – Conditional Use and Minor Site Plan – Motion to Approve. Smith/ Courant. All voted yes – Gartland, Smith, Berglund, Tetreault, Spotts, Courant, Wasko and Thompson.
- b. Church of God – Bruce Huntsinger – 109 Baynes Ave. – Block 144.04 Lot 11 – C Variance – Motion to Approve. Smith/ Courant. All voted yes – Gartland, Smith, Berglund, Tetreault, Spotts, Courant, Wasko and Thompson.
- c. Christopher Peterson – 935 Paul Street – Block 175 Lot 35 – C Variance – for addition on a residential home – Motion to Approve. Smith/ Courant. All voted yes – Gartland, Smith, Berglund, Tetreault, Spotts, Courant, Wasko and Thompson.

- d. Meridia Gloucester City 101 LLC – 101 S King Street – Block 48 Lots 2, 2.01 & 2.02 – C Variances, Major Site Plan and Minor Subdivision. – Motion to Approve. Smith/ Courant. All voted yes – Gartland, Smith, Berglund, Tetreault, Spotts, Courant, Wasko and Thompson.

5. Minutes: July 19 & 26, 2023 and August 16, 2023 – Motion to Approve Smith/ Gallagher. All voted yes – Gartland, Smith, Berglund, Tetreault, Spotts, Courant, Wasko and Thompson.

6. Hearings on Applications for Development:

- a. Carl Brozis – 32 Champion Road – Block 148 Lot 6 – D Variance

Motion to listen to the table the vote till next month's meeting chairman must listen to the meeting mins for the vote next month on October 16 meeting. Spotts/ Courant. The following members voted yes Gartland, Tetreault, Spotts, Courant, Wasko and Thompson.

Cheryl Walters, the applicant's attorney provided testimony on the long timeline of the meeting postponements. They are currently here for a D use variance of CSLR Sober house in the commercial zone. Provided the old exhibits from the prior meeting into a single packet A-01 and A-08 is a second revised packet.

Meghan Martinsen provided testimony on the owner and operator of gateway recovery resources at 32 Champion Road, and she is the landlord. She provided testimony about a woman's home for rehab where they live have no meetings or medication is on site. The residence houses 9 people and a house manager. There was a discussion on DCA licenses and home inspections. The fire inspection documents will be provided. The home is a duplex which they own one side of the structure. They will not have any more than 8 women in the home. They state they feel this home operates as a family unit. They are drug tested and if they fail, they must leave the group home. They do not put them on the street and get them into another group home.

Cassandra Fries provided testimony as the house manager of the CSLR. She makes sure they go to meetings, pay rent, food preparation, complete household work and drug test them on site, since she resides there also with them.

Alyssa Vicente provided testimony as the recovery expert about sober homes and how programs work for recovering addicts. The board accepted her credentials. She provided the process of going through recovery and getting into a sober home. She says there is a need for this recovery in Gloucester City.

James Miller, professional planner, provided testimony about the sober house application. The board accepted the planner credentials. He provided the testimony to support the D variance in the CRS zone. The need for the use in the city makes it a criterion for a positive use. He feels the need outweighs any negative criteria for the municipal land use law for a D variance due to public health needs. He stated this home runs like a typical household within the city. The house mother controls the women in the home so there are no negative affects on the community.

The state controls the number of residents allowed to live in the home when they do the state inspection for the residence through DCA.

Motion to open to the public comments. Courant/ Gartland

Johnathan Prete of 34 Champion Road asked what you consider a residence. These are renters not tenants. He wants to sell his home since they are not maintaining the home next to him. Claims the two cars in the street are not legal street vehicles with unregistered plates from out of state. He opposes the property and application since he will have to disclose this on the sale.

Maryann Saunders of 26 Champion Road provided testimony that the property is not maintained with grass cutting and trash removal. The parking is a major issue on that street and there are 13 cars now on that street. They block her driveway so can get out when she needs to leave. She asked for them to park in the city parking lot behind the property. There was also a fire in a barrel from the smoking residents on the lot. She does not think it belongs in a neighborhood.

Motion to close to public comment. Courant/ Gartland.

Vote is tabled till the October 18 meeting. Applicant is still waiting for the chairmen to vote.

- b. G-I Holdings Inc. – 710 Water Street – Block 116.01 Lots 14.01, 14-17, 19-28 & 61-67 – C Variance, Major Site Plan and Waiver of Development Standards

Andy Norna, the applicant's attorney provided testimony on the existing building and site plan approval. One variance on existing non-conforming on the property.

Kevin Webb, the civil engineer for the applicant provided testimony. The board accepted the engineers' credentials. They provided exhibit

A-1 of the site before the improvements were made. Exhibit A-2 is the current site conditions after the construction without the site plan approval. No changes to the storm water management after the 2022 improvements. They are proposing 6 parking spaces and two loading spaces and truck parking spaces. The B1 industrial zone standards all apply to the lot and are met since it is an existing nonconforming site standard. They have provided a basin for the ground water to be kept on site and meets the states regulations. They are providing trees along the right of way and in the basin. They are asking for a waiver of the buffer area since there are no neighbors and a waiver of plants at entrances so providing street trees instead. They agree to follow the comments in Greg Fusco letter, and they provided a response letter to his letter.

The applicant has addressed the comments of Greg Fusco letter and they are just waiting on the state DEP requirements to checked by them before the application can be completed.

Motion to open to the public comments. Courant/ Gartland.

No one from the public was here to comment on the application.

Motion to close to public comment. Courant/ Gartland.

Motion to approve the C Variance, Major Site plan and waivers. Courant/ Gartland. The following members voted yes. Gartland, Tetreault, Spotts, Courant, Wasko and Thompson.

- c. Organic Remedies NJ Inc. – 400 S Broadway – Block 131 Lot 10 – Conditional Use – Minor Site Plan – Site Plan Waiver – Dispensary – The applicant has to be tabled till next month’s meeting.

7. Correspondence – None at this time.

- 8. Adjournment:** Motion to Adjourn – Courant/ Gartland. All voted yes. The meeting adjourned at 9:49 pm.

ATTEST:

Adrianne Moore
Gloucester City Planning/Zoning Board Secretary