

**MINUTES OF THE REGULAR MEETING
OF THE GLOUCESTER CITY PLANNING/ZONING BOARD
October 18, 2023 @ 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 Chairman 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. Patrick Gartland	Class II	X	
2. Dave Smith	Class I	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. 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 – Add the minor amendment of affordable housing clause to the resolution. Motion to approve. Howarth/ Spotts. The following voted yes Gartland, Smith, Howarth, O'Donnell, Tetreault, Spotts, Courant, Wasko and Thompson. Berglund Abstained.
 - b. Meeting dates for 2024 – meeting time moved to 7:00pm - Motion to approve. Howarth/ Spotts. The all members voted yes.
5. **Minutes:** Sept 20, 2023 – Motion to Approve. Spotts/ Howarth All members voted yes.
6. **Hearings on Applications for Development:**

- a. Carl Brozis – 32 Champion Road – Block 148 Lot 6 – D Variance
Todd O'Donnell, Chairman listened to the meeting mins.

Cheryl Walters provided testimony about the history for the application.
The application is just being heard for the final vote with seven (7) board members.

Motion to Approve. Spotts/ Howarth. The following members voted yes Gartland, Howarth, Tetreault, Spotts, Wasko and Thompson. And Courant voted No.

Keith Tetreault was excused after this application and was not present for the remaining meeting.

- b. Interstate Outdoor Advertising LP – North Broadway – Block 2.01 Lot 3 –
Minor Site Plan – Billboards

Sarah Warner, the attorney for the applicant, provided testimony that the two applications will be seen as one, but questions can be asked of each one by the professionals. The board members accepted the professional credentials and testimony.

Two double side billboards one electric and one static and are permitted in the zone that they are located in and complies with the city code. They have met the completeness of both requirements of the land use ordinance. The Port Authority noted that the signs will not intrude on any Port Authority property, and they will provide them as built to confirm after construction.

Tony Burton, the engineer, provided testimony on the proposed billboards. Lot 3 property drawing is labeled exhibit A-1 which is a rendering of the site is know as billboard A. The east side of the billboard will be digital, and the west side will be a static billboard. It will be 38 feet above the highway. The signs will be 162 to the top of the sign to the around. The locations of the billboards meet the setback standards for the zone.

The Lot 8 sign is on the west side of King Street, and the other is on the vacant lot at Warren Street. The east side of the sign will be digital, and the west side of the sign will be static. This sign also meets all the bulk requirements of the lots. The digital billboard faces and movements will comply with all DOT standards. There are no design waivers or variances required for the billboards.

Cal Simoff, the traffic engineer, provided testimony on the proposed billboards on Lot 8, which has a private entrance. There will be no concerns with turn templates or site access issues due to the location and design of the spaces.

The civil engineer provided testimony on the proposed lighting for the billboards that are static and digital billboards the lighting only illuminates the signs surface. There will be no spillage of light in the areas off of site or on to neighboring properties below. The billboards lighting level adjusts during the weather conditions.

Motion to open to the public. Howarth/ Spotts. Motion to closed to public comments. Howarth/ Spotts.

Motion to approve. Howarth/ Spotts. The following members voted yes Gartland, Smith, O' Donnell, Spotts, Courant, Wasko and Thompson.

- c. Interstate Outdoor Advertising LP – North King Street – Block 5 Lot 8 – Minor Site Plan – Billboards

Motion to approve. Spotts/ Courant. The following members voted yes Gartland, Smith, O' Donnell, Spotts, Courant, Wasko and Thompson.

- d. Conduct a preliminary investigation to determine a need for redevelopment and revitalization of the following properties shown on the Municipal Tax Map (the "Study Area"): Block 50, Lot 1, Block 61, Lots 1, 17, 17.01, 17.02, 27-29, Block 62, Lots 1, 2, 5, 6, and a portion of the Atlantic Street right-of-way between Ridgeway Street and Cumberland Street connecting Block 61 and Block 62

Michael Maley, redevelopment attorney, provided testimony on the proposed non condemnation redevelopment report for the sites.

Matt Wannamaker, city planner, provided testimony that the redevelopment plan is a non-condemnation redevelopment of the proposed properties. This is the beginning of the 5-step process. These properties meet the criteria of the NJ standards for redevelopment.

Geffrey, city planner, provided testimony on the statutory criteria but since they have properties in the UEZ zone they are in the redevelopment area. They described each parcel and why they are part of the development area. St Mary's School is dilapidated, so it meets criteria A, D and G. The property at 437 Cumberland Street which is the American legion property meets the D & G criteria due to old nonfunctional design. Three vacant lots are part of American legion property meets criteria D & G. The 129 Atlantic Street lot property meets G criteria D and section 3. The 427 Ridgeway Street property meets criteria D. The 429 Ridgeway Street property meets criteria D. The 520 Cumberland Street, Mary Ethell Costello school is in dilapidated condition and meets criteria A & D. The 518 Cumberland Street property is in poor condition and needs comprehensive redevelopment. The 516 Cumberland Street property is needed for redevelopment plan location to complete the block. The 512 Cumberland Street property is needed for redevelopment. The right of way for Atlantic Street, which is currently active

street and needs to be vacated and criteria C & G. The 11 parcels and one right of way for the entire report area to be vacated to be redeveloped. The City cannot take someone's property and develop it, but a private company can offer homeowners money for the property.

Motion open to the public. Spotts/ Howarth.

William Johnson of 807 Middlesex Street is against the project since they want to take away the sidewalk and close off Atlantic Street. The parking lot for American legion in the neighborhood used the open lot for a playground by the neighborhood kids. This project is pie in the sky.

Rich Hallower of 434 Cumberland Street is against the project. UEZ area what is it? How about a new American legion why not prose that?

Motion to close Howarth/ Spotts. All yes.

Motion to recommend to the governing body that all properties are in need of redevelopment. Howarth/ Spotts. The following board members voted yes Gartland, Smith, Berglund, Howarth, O'Donnell, Spotts, Courant, Wasko and Thompson.

- e. Organic Remedies NJ Inc. – 400 S Broadway – Block 131 Lot 10 – Conditional Use – Minor Site Plan – Dispensary

The attorney for the applicant provided testimony on the following the letter that Greg Fusco provided. Eric Houser, pharmacist owner, provided testimony on his company which started in 2016 in PA. Houser partnered with medical school to learn the medial uses for clients of cannabis. He is the CEO of the company and has a license in NJ for an alternative treatment license medical use of cannabis. His business will have 24 employees' total. There will be 8 employees at a time on site for the patients. The hours will be from 10 am to 7 pm. The products come to the site 2 or 3 times a day in prepacked in sealed containers. The inside will be rehabbed, and the building rebuilt for clients to circulate in the business safely. They are not changing the imperious coverage but asking for variance for lot coverage. The clients are given order times which are in 15 minutes windows to visit the site. The average time in the business is 6 mins per transaction for orders.

William Cook, the security consultant for the applicant provided testimony on the security proposed on the site. The site will have cameras and alarms. The business will have all types of alarms systems. They proposed metal shutters behind the glass windows for security purposes.

Motion to open to the public. Spotts/ Howarth.

Joyce Ortizes of 915 George Street asked notification not from certified mail letter. The traffic is bad in the area, and this could be an issue if goes through

reactional use. She is against this due to location is in the center of residential area. Crime is already bad in this area.

Motion to close the public portion of the meeting. Howarth/ Spotts.

Motion to table the application per the applicant to the December 20, 2023, in order to provide more information to the board and changes to the application. Howarth/ Thompson. The following board members voted yes Gartland, Berglund, Howarth, O'Donnell, Spotts, Courant, and Thompson. The following members voted no Smith and Wasko.

7. Correspondence – None at this time.

Vote from the board to represent them for recent litigation with Holt. Motion to approve. Smith/ Spotts. The following member voted yes.

There will be no November meeting due to the League of Municipalities conference.

8. Adjournment: Motion to Adjourn – Courant/ Smith. All voted yes. The meeting adjourned at 9:56pm.

ATTEST:

Adrianne Moore
Gloucester City Planning/Zoning Board Secretary