

MINUTES OF THE REGULAR MEETING
OF THE GLOUCESTER CITY PLANNING/ZONING BOARD
December 20, 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	E	
7. Shawn Spotts	Class IV	X	
8. Gemma Schultes	Class IV	X	
9. Steve Courant	Class IV	E	
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. Meeting dates for 2024 – meeting time moved to 7:00pm - Motion to approve. Howarth/ Smith. The following members voted yes – Gartland, Smith, Berglund, Howarth, O'Donnell, Spotts, Schultes, Wasko and Thompson.
- b. Carl Brozis – 32 Champion Road – Block 148 Lot 6 – D Variance - Motion to approve. The applicant asked to have the resolution tabled till the January 17, 2024, meeting.
- c. Interstate Outdoor Advertising LP – North Broadway – Block 2.01 Lot 3 – Minor Site Plan – Billboards – The applicant asked to have the resolution tabled till the January 17, 2024, meeting.

- d. Interstate Outdoor Advertising LP – North King Street – Block 5 Lot 8 – Minor Site Plan – Billboards - The applicant asked to have the resolution tabled till the January 17, 2024, meeting.
- e. 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 - Motion to approve. Howarth/ Smith. The following members voted yes – Gartland, Smith, Howarth, O'Donnell, Spotts, Schultes, Wasko and Thompson. Berglund abstained from the vote.

5. Minutes:

October 18, 2023 – Motion to Approve. Howarth/ Smith. The following members voted yes – Gartland, Smith, Berglund, Howarth, O'Donnell, Spotts, Schultes, Wasko and Thompson. Berglund abstained from the vote.

6. Hearings on Applications for Development:

- a. Organic Remedies NJ Inc. – 400 S Broadway – Block 131 Lot 10 – Conditional Use – Minor Site Plan – Site Plan Waiver – Dispensary – The applicant has tabled the application and will re-notice the legal notices for the January 17, 2024, meeting.
- b. Totem Real Estate LLC – 220 Monmouth St. – Block 50 Lots 9 & 19 – C Variance, Amended Approval, Minor Subdivision, Minor Site Plan and Waiver of Development Standards. – Parking lot for approved D Variance

The applicants' engineers provided testimony on the proposed parking lot for the approved 2019 conversion of the Church into apartments. The car park has 12 spaces and trash enclosure in order to provide enough parking stalls for the site. They are proposing 80% lot coverage due to the parking lot. Also asking for design standards and several variances and waivers. Applicant will comply with some of the statements the board engineer asked for in the letter from his office.

Troy Temple, the property owner, provided testimony on the real estate company and has a full-time property management company that repairs and maintains all his properties. The site would have private trash can removals for the site and the property manager would make sure maintenance to keep up to par. He maintains contact with the neighbor to make sure there are no issues with his site affecting the neighbors. The snow and ice removal will be taken care of by his property maintenance crew. They will provide a four-foot fence for the neighbor's side if an issue comes from the tenant's property line. They are providing stacked spaces and 2 for each unit up to 6 units. They will need too back into their parking spaces in their lease agreements. So, they now have one new lot was created out of the three separate lots.

Robert Fink, neighboring property owner 921 Pleasant Valley Ave from Mount Laurel, provided testimony about the rental of a single-family home which he rents out. He is selling a piece of his property to Totem Real Estate to purchase the property to build the parking lot.

Motion to open to the public. Howarth/ Smith.

Lauren Gessey, 321 Sommerset Street, neighboring property owner just wanted to introduce herself and looks forward to the development.

Motion to close to the public. Howarth/ Spotts

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

- c. Courtesy Review – Flood Mitigation Project – Ellis to King Streets and Monmouth to Mercer Street – Pennoni Assoc. Inc. – No one came for the project so no discussion on the subject.
- d. 151 Filmore Ave. – Courtesy review for prior approval of the storage units.

Stewart Platt, the applicant's attorney, presented the final plan for the resolution for the meeting back in the year. Applicant is providing plans to the board. The board swore in the applicant and the engineer. The new plans provided are nothing like the old arch drawings that were provided. The color and look of the units was changed.

Motion on Accept the changes to the plan is approved. Removing the second story, driveway and color. Smith/ Howarth. The following members voted yes – Gartland, Smith, Berglund, Howarth, O'Donnell, Spotts, Schultes, Wasko and Thompson.

7. Correspondence – None at this time.

- 8. Adjournment:** Motion to Adjourn – Courant/ Smith. All voted yes. The meeting adjourned at 8:47 pm. Howarth/ Spotts. All yes

ATTEST:

Adrianne Moore
Gloucester City Planning/Zoning Board Secretary