

**MINUTES OF THE REGULAR MEETING
OF THE GLOUCESTER CITY PLANNING/ZONING BOARD
Tuesday, June 14, 2022 @ 7:30 pm**

1. **Call to Order:** Meeting was called to order at 7:30 pm by Chairman Mike Smollock

2. **Salute to the flag and Open Public Meetings Statement:** Salute to the flag and Open Public Meetings Statement was led by John Nolan. 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. Keith Tetreault	Class I	X	
2. Bill Gallagher	Class II	X	
3. George Berglund	Class III		X
4. Ted Howarth	Class IV	E	
5. Mike Smollock	Class IV	X	
6. Ken Baus	Class IV	E	
7. Tod O'Donnell	Class IV	X	
8. Joe Stecklair	Class IV	X	
9. Shawn Spotts	Class IV	X	
10. Gemma Schultes	ALT# 1	E	
11. Bruce Parry	ALT# 2	X	
12. Dori Wasko	ALT# 3	X	
13. Vacant	ALT# 4		
Engineer / Planner		X	
Solicitor		X	
Secretary		X	

5. **Resolutions:**

- a. Cyzner Properties Rescind Resolution for clerical issue – Motion to approve. Stecklair/ Gallagher. These members voted yes Tetreault, Gallagher, Smollock, O'Donnell, Stecklair, Spotts, and Wasko.
- b. Cyzner Properties Edison Inc. - 5 Meadow Lane – Block 256 Lot 1 - Minor Site Plan - Motion to approve. Stecklair/ Gallagher. These members voted yes Tetreault, Gallagher, Smollock, O'Donnell, Stecklair, Spotts, and Wasko.
- c. Train Station Latin Café LLC – 700 Monmouth Street – Block 147.01 Lot 3 – D Variance – Use Variance - Motion to approve. Stecklair/ Spotts. These members voted yes Gallagher, Smollock, O'Donnell, Stecklair, Spotts, and Wasko.

6. **Minutes:** Meeting minutes – May 18, 2022– Motion to approve. Stecklair/ Spotts. All voted yes.

7. **Hearings on Applications for Development:**

- a. Meagan O'Tool – 501 Essex Street – Block 197 Lot 11 – C Bulk Variance – Exceed Lot Coverage for a driveway will result in 52.5%

Meagan O'Tool provided testimony on the property for a tripping hazard notice, and they replaced all the concrete, and the contractor did not get a permit for the

replacement of the concrete on site. Covid-19 delayed the process, and they hired an attorney to represent them, but they did not follow thru with the application. The driveway apron was added to the property for a driveway and no permit was acquired for the driveway by the city. Exceeding the allowed lot coverage permitted in the zone for the property for C Variance in order create an off-street parking space which was hoping would increase the property value. Board asked for permit application for driveway apron.

No one from the public spoke on the application.

Motion to Approve. Stecklair/ Gallagher. These members voted yes Tetreault, Gallagher, Smollock, O'Donnell, Stecklair, Spotts, Parry, and Wasko.

- b. Redevelopment Plan for Block 48 Lots 2,2.01 and 2.02 – See attached Ordinance and Resolution for consistency with the City's Master Plan –

Michael Maley, City's Redevelopment Attorney, provided testimony for the redevelopment plan that meets the Master Plan requirements.

Greg Fusco provided testimony on the redevelopment report for Freedom Pier project. The report states that the plan meets the goals of the City's Master Plan.

No one from the public spoke on the application.

Motion to Approve. Stecklair/ Gallagher. These members voted yes Tetreault, Gallagher, Smollock, O'Donnell, Stecklair, Spotts, Parry, and Wasko.

8. Correspondence –

- a. PSEG Letter for an application an extension of a Freshwater Wetlands permit Wildlife

10. Adjournment: Motion to Adjourn – Stecklair/ Spotts. All voted yes. Meeting adjourned at 7:55 pm.

ATTEST:

Adrianne Moore
Gloucester City Planning/Zoning Board Secretary