

**MINUTES OF THE REGULAR MEETING**  
**OF THE GLOUCESTER CITY PLANNING/ZONING BOARD**  
**February 21, 202 @ 7:00 pm**

1. **Call to Order:** Meeting was called to order at 7:00 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. **Oath of Office.**
  - a. Sean Unitis. Alt. #3 Member – term expiring 12/31/2025.

4. **Roll Call:** Board members and professionals'/staff attendance:

<b>PRESENT</b>	<b>Position</b>	<b>YES</b>	<b>NO</b>
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	E	
9. Steve Courant	Class IV	X	
10. Dori Wasko	ALT# 1	X	
11. John Thompson	ALT# 2	X	
12. Sean Unitis	ALT# 3	X	
13. Vacant	ALT# 4		
Engineer / Planner		X	
Solicitor		X	
Secretary		X	

4. **Resolutions:**

- a. Organic Remedies NJ Inc. – 400 S Broadway – Block 131 Lot 10 – Conditional Use – Minor Site Plan – Site Plan Waiver – Dispensary – Motion to Approve. Thompson/ Howarth. All members voted yes.

. **Minutes:**

- a. January 17, 2024 – Motion to Approve. Thompson/ Spotts. The following members voted yes.

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

- a. In need of redevelopment investigation for St Mary's Redevelopment area.

Erin Somenic provided testimony on designation area in need of redevelopment for a non-condemnation for St Mary's for the board to recommend that the area meets the reasons for the redevelopment.

Matt Wanamaker and Geoffrey Gray-Cornelius from Pennoni provided testimony on the need of the designation for the A, D and G designation.

Motion to open the public comment. Howarth/ Spotts. All yes.

Motion to close the public comment. Howarth/ Thompson. All yes.

Motion to determine the site is in need of redevelopment. Howarth/ Courant.

- b. Freedom Pier Redevelopment Plan – Presentation and if it meets the master plan standards.

This application was tabled till the next meeting.

- c. City Wide Redevelopment Plan - Presentation and if it meets the master plan standards.

Erin Somenic, the city's redevelopment attorney, provided testimony on redevelopment plan for the entire city as a non-condemnation plan.

Greg Fusco provided testimony on the redevelopment plan about how it meets the goals and objectives of the city and county master plans. This plan does meet the new standards set by the master plan and the new land development ordinance.

Motion to open to public comment. Spotts/ Smith. All yes.

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

Motion to approve that it is coincident with the master plan. Howarth/ Spotts. The following board members voted yes, Gartland, Howarth, O'Donnell, Spotts, Courant, Wasko, and Thompson .

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

- d. Shaquanna Jenkins – 220 Warran Street – Block 12 Lot 35 – Appeal of Zoning officers' decision – EV Charging Station along the right of way. – The applicant did not attend the meeting, so this application was closed.
- e. Fausto Castaneda – 16 Marlborough Ave. – Block 235.1 Lot 2 – D Variance.

Fausto Castaneda applicant provided testimony on the need for his use variance for auto repairs, detailing and sales of vehicles. He is asking to the extend the existing use to also include auto body painting area and body

work on vehicles. The paint will be all self-controlled, contained and kept inside the business.

Greg Fusco provided testimony that the owner must keep the vehicles on site. He is recommending that the concrete apron along the right of way be replaced due to its poor conditions. The site does not meet the ADA standards set by the state of NJ. Asked the applicant to go to the county for their approval.

Motion to open the public comment. Howarth/ Spotts. All voted yes.

Motion to close the public comment. Howarth/ Thompson. All voted yes.

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

- f. CSA IV LLC – 710 Division Street – Block 91 Lots 14, 36, 37 & 38 – D Use Variance to convert an existing building into storage/ warehouse.

The applicant's attorney provided testimony Joseph Manini Engineering/ Planner, Angay Guglani, property owner, and Karolina Lobo, tenant.

Stewart Platt provided testimony for the use variance and site plan waiver for storage warehouse space. Existing property with a less intensive use to the property than the prior use. Provided Exhibit A-1 which was pictures of the before and after work on the building since they acquired it from the former owner.

Karolina Lobo provided testimony as the tenant of the property, content storage facility storage site, for insurance event issues after tragic fire or flooding event on a property for storage for 60 days. Items are kept in moving containers and boxes so that the items are marked and secured while the structures are repaired. The items are delivered and returned to owners by a 16-foot box truck, no more than 1 a week with deliveries during normal business hours of 8 am to 4 pm on Monday to Friday. Platt provided items list of items they do not accept at the storage site which was marked as exhibit A-2.

Joe Manici provided testimony on the need for the use variance for a lesser intensity use of the property than that of the prior use, so the site is fitted for the use, and meets the standards of the master of the city. A waiver of the site plan would be appropriate since they have improved the site appearance.

Gartland pointed out the fire suppression system required for the CO for a storage facility and the applicant agreed.

Greg Fusco provided testimony on that the gutters and building need to be painted. The applicant agreed to the letter comments.

Motion to open to the public comment. Howarth/ Spotts. All voted yes.

Sandy Reed 633 Hunter Street asked questions about division street on street parking about what size trucks and nothing dangerous stored on site.

Motion to close the public comment. Howarth/ Spotts. All voted yes.

Motion to approve the D variance and waiver of site plan. Howarth/ Spotts. The following board members voted yes, Gartland, Howarth, O'Donnell, Spotts, Courant, Wasko, and Thompson.

**6. Correspondence – None at this time.**

**7. Adjournment:** Motion to Adjourn – Courant/ Smith. All voted yes. The meeting adjourned at 8:33 pm.

**ATTEST:**

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Adrianne Moore  
Gloucester City Planning/Zoning Board Secretary