

**MINUTES OF THE REGULAR MEETING**  
**OF THE GLOUCESTER CITY PLANNING/ZONING BOARD**  
**March 16, 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. **Oath of Office. The following member read and signed the oath.**
  - a. Thomas O'Donnell, Class IV Member – Term Expiring 12/2022

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

<b>PRESENT</b>	<b>Position</b>	<b>YES</b>	<b>NO</b>
1. Keith Tetreault	Class I	X	
2. Bill Gallagher	Class II	X	
3. George Berglund	Class III	X	
4. Ted Howarth	Class IV	X	
5. Mike Smollock	Class IV	X	
6. Ken Baus	Class IV	E	
7. Tod O'Donnell	Class IV	X	
8. Joe Steckclair	Class IV	X	
9. Shawn Spotts	Class IV	X	
10. Gemma Schultes	ALT# 1	E	
11. Bruce Parry	ALT# 2	E	
12. Dori Wasko	ALT# 3	X	
13. Vacant	ALT# 4		
Engineer / Planner		X	
Solicitor		X	
Secretary		X	

5. **Resolutions:** None at this time.
6. **Minutes:** Meeting mins – January 19,2022– Motion to approve. Howarth/ Steckclair. All members voted yes.
7. **Historic District Resolutions:** None at this time.
8. **Hearings on Applications for Development:**
  - a. Frank Orsino – 1437 Oriental Ave. – Block 272 Lot 10.04 – C Variance – Bulk Variance for exceeding lot coverage and relief 5-foot side yard and rear yard setback requirement.

Frank Orsino owner of the property wishes to replace three old, rusted sheds with one larger shed which will be three feet off the fence line, and he will exceed impervious lot coverage. Variances for setback and lot coverage to permit one shed which will replace the three existing sheds.

No one from the public came to the meeting for this application.  
Motion to Approve. Howarth/ Gallagher. Votes - Tetreault, Gallagher, Berglund, Howarth, Smollock, O'Donnell, Steckclair, Spotts, and Wasko, all voted yes.

- b. Cyzner Properties Edison Inc. - 5 Meadow Lane – Block 256 Lot 1 - Minor Site Plan – Installation and location of trash and recycling enclosure and compactors

Platt the attorney provided testimony on the need for the 2 - 32-yard trash compactor and recycling compactor off site in a former entrance way. Cyzner the developer provided testimony and provided pictures for the record labeled exhibit A. The property houses 141 apartments on site which use trash enclosure for trash and recycling. The containers will have two doors that they can dispose of trash down a shoot into the compactors. Twice a week to have trash removals of the two machines for trash and recycling. Currently there are three picks up a week for four locations of 2-yard trash dumpsters and recycling dumpster can removals of the dumpster since the residents have increased, they needed three trash removals on site. ADA issues about service to take the trash to the compactors for the maintenance people can bring the trash to the machines for them.

Greg Fusco provided testimony on trash compactor units and brought up comments in the letter he provided to the board. The property is located in two zones of Highway Commercial zone and residential low district. The drawings do not show scale or setbacks that are required for approval. This falls under accessory structures that side yard setback and front yard setbacks not shown. Asked to provide lighting for safety on site. And an architectural drawing showing what the proposed enclosure will look like. Applicant is proposing matching steel brown walls to match this existing steel brown industrial looking fencing which separates the businesses from the residential site. Asked for buffer of the enclosure of the walls from the neighboring sites with plant materials.

William Ackley the zoning officer provided testimony and a packet to the board exhibit B, discussing the location and setbacks of the proposed enclosure. The site of the enclosures shown in a PSEG easement via tax map survey. Asks for a scaled drawing showing the actual dimensions of the site edges or meets and bounds in order to figure if the site needs 5-foot setbacks for the proposed accessory structure. This is the front yard of the property, and we have standard that does not permit an accessory structure in the front yard which will need a variance for that. Need a defined buffering and landscape plan with corrugated fencing wall and landscape buffer from the route 130 view of the site. This project has started without approval from the board. PSEG easement that rings the entire complex of the entire site, it ends at the end of this enclosures and will not construct anything within ten of the easements. Buffering plan for neighboring business of the Bottlestop and Cheerleaders for the view of this portion of the site. Asked for industrial fence to be painted to match neighboring Bottlestop, business so that it does not look plain along the Route 130 corridor view. Something decorative on the enclosure. Health and safety issue of trash, smell, vermin, and health issues with neighboring businesses if located this close to the near businesses. Asking for all those issues to be addressed before approval of this application. Asked for architectural or drawings of proposed walls elevations to address if bulk variances are needed or not.

No one from the public came to the meeting on this application.

Motion to approve with conditions. Stecklair/ Howarth. Votes Tetreault, Berglund, Howarth, Smollock, O'Donnell, Stecklair, and Wasko, voted yes. Gallagher and Spotts voted no.

**8. Correspondence –**

- a. Resolution from council R101-2021. Notice from council about the city efforts towards Sustainable Jersey certification program which is their pledge to provide municipal support for the NJ Wildlife Action Plan. The city is working towards a more sustainable neutral community, and the city supports this plan.
- b. Letter from Key Engineers – Minor Site Plan Review Application of MAG Reality has met the conditions of approval. See attached letter dated 2/9/2022.
- c. New Board Members training classes are virtual on 3/28/2022, 4/27/2022 or 5/21/2022 once you attend, you are a certified board member. Let me know which dates work for you.
- d. George Berglund commented that council will provide new equipment for the council room for modern technologies.
- e. Greg Fusco commented that land use boards must rewatch the maintenance videos.

**10. Adjournment:** Motion to Adjourn – Stecklair/ Howarth. All voted yes. Meeting adjourned at 9:04 pm.

**ATTEST:**

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Adrianne Moore  
Gloucester City Planning/Zoning Board Secretary