

**MINUTES OF THE REGULAR MEETING
OF THE GLOUCESTER CITY PLANNING/ZONING BOARD
WEDNESDAY, August 17, 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	E	
4. Ted Howarth	Class IV	E	
5. Mike Smollock	Class IV	X	
6. Ken Baus	Class IV	X	
7. Tod O'Donnell	Class IV	X	
8. Joe Steckclair	Class IV	X	
9. Shawn Spotts	Class IV	X	
10. Gemma Schultes	ALT# 1	X	
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:** None at this time.

6. **Minutes:** Meeting minutes – July 20, 2022– Motion to approve. Steckclair/ Spotts. All voted yes.

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

a. Visa Real Estate LLC – 22 N King Street – Informal Review/ Concept Review –

Shawn McGown, attorney, Tom Vissago, principal of Visa Real Estate LLC and Aydan Kalkan, architect provided testimony on commercial on first floor, 8-unit apartment units on 2 and 3 floors of the former O'Hara's. They are proposing 15 spaces parking lot for business and apartment in the back yard of the property. Business will not be a large venue. Tom Vissago will be the property manager for leasing the apartments and business spaces. They are 2 efficiency apartments, and 2 one bedrooms are the proposed under 450sf for the second and third floors. They will need a use variance for the proposed mixed-use business and apartments in the CRO zone.

William Ackley provided testimony on the structure of the property and the municipal parking lots around the property provide enough parking. The property will need a

use variance for the project, but it follows the existing properties along at that block and the redevelopment zone for the area.

- b. Carl Brozis – 32 Champion Road – Block 148 Lot 6 – A, B and D Variances – use a single-family home in the RC&S zone for disabled individuals in recovery from alcohol and substance abuse living together as a single housekeeping unit. – The following board members are allowed to vote on the application – Smollock, Baus, O'Donnell, Steckclair, Spotts, Schultes, Parry and Wasko.

Exhibit A-01 provided by the applicant's attorney, Chery Lynn Waters, provided testimony for woman's sober living house in the CRS zone which causes the need for a use variance. They filed with county court of appeals on the property already and still in local municipal court on fines and non-zoning issues at City. Carl Brozis Meghan Martins Casandra Fries, and Alyssa Vicente at sworn in for testimony.

Meghan Martinsen from Gateway Recovery Resources runs the home, and she says DCA has approved the facility of the CSLR. 4 bedrooms and 2 full baths. The second floor 3 bedrooms with 4 people and third has 1 bedroom with three people. A maximum of 9 people in the home is permitted right now there are 6 people in the house including house manager. They would not have more than 8 women in the home since it would be overcrowding. They live as a family unit in the home without the substance addictions. Gateway leases the home from property owner, no landlord tenant issue. The persons typically live 6 months to 1 year in the group home. No tolerance policy for drug or alcohol use. Class F license require or mandate specific sex. They have started a pilot program with girlfriend and boyfriend living in the home also.

Steckclair questioned the attorney on the application from the state that it was not complete to the municipality. Questions the CO with it only stating 1 person would live at the home, now they are leasing the property to multiple tenants that are not on the CO.

Spotts asked how many people relapsing removed from home 6 or 7 and operation for 1 year.

Cassandra Fries the house manager of the sober living facility since July of 2021. She maintains in the home with them and maintains rental collection and chores for all of the ladies that reside in the home. The residents must go to recovery session meeting per week to remain in home. Residents my get a job and go to IOP classes for recovery in order to stay in home.

Aylssa Vicente provided testimony on the benefits of the sober living house.

Greg Fusco letter provides only testimony on the use variance. So, no testimony was given due to the discussion on A & B variance.

William Ackley provided testimony on the process of the application for a sober living boarding house and that the permits from the state of NJ was not completed when you access the state site the application is still pending and doesn't fully exist. Housing office was never contacted by DCA on the inspection of the Gateway house property to properly complete the DCA application to the state of NJ. The incomplete application is in the packet provided by the applicant's

attorney. Due to the lack of the information at the time of CO inspection the property was to be inhabited by one person the owner of the property. The property needs a use variance due to the lack of info to the housing office and that the property is not permitted in the CRS zone but is permitted in other locations in the municipality.

Chery Lynn Waters testified that the property owners assumed the operation was permitted so they put the sober living facility in the home and began operations due to lack of hearing from the City.

Open meeting to the public. Spotts/Steckclair. All voted yes.

Jonathan Greek at 34 Champion Road provided testimony that he did not get notice of the meeting via certified mail for the property. That his neighbor told him about the meeting. He doesn't want this property next to his home and now wishes to sell his home.

Daniel Tansley from 400 Fox Trail from Williamstown, provided testimony that she supports the recovery sober living home.

Karen Bigley from Mount Laurel provided testimony on how these places help people with the treatment of substance abusers. And how she is pro sober living facility.

Margarita Sippleo from the future of rehab facility who runs a sober living in another town and was impressed by this presentation. And is pro sober living home.

Chet Atkins a recovering alcoholic and provided testimony on the need for the facility in Gloucester City. And is pro sober living facility.

Chris Vaughn a recovering substance abuser asked question of the board about the facility. City attorney shut down the request to directly speak to the board members on the opinions that they have on the application. He is pro sober living home.

Motion to Adjourn for recess for 5 mins at 10:15 pm per Chery Lynn Waters.

Back in session then, Chery Lynn Waters provided closing testified that they wish to table the application till the next meeting since the DCA application is pending to the state and they will provide more information at the next meeting. Currently still asking for interpretation of the zoning officers ruling which is an A & B variance not a D-Use variance yet. The occupants list always will be provided to the housing department in case of fire to the municipality knows how many inhabitants live in the sober home at a time. Ask for no further legal notice be provided since the application is being table to September 21, 2022, meeting.

Motion to table application till September 21, 2022, meeting. Steckclair/ Spotts. The following member voted yes Smollack, Baus, O'Donnell, Steckclair, Spotts, Schultes, Parry, and Wasko.

- c. GC Highschool – Courtesy Review of ball field restorations – Block 222 Lot 6 – No one in attendance – application tabled to September 21, 2022, Meeting
- d. Tabled - Petrie23 LLC – 1031 Market Street – Block 144 Lot 2 – D Variance - Use Variance – Preexisting non-conforming residential triplex which illegal converted to quad mixed-use building with 3 residential units and a commercial office and garages for a plumbing contractor. Applicant must notice again in newspaper and 200' listing. application tabled to September 21, 2022, Meeting
- e. Tabled - Scott H. Boulden – Cherry Street – Block 95, Lots 10,11,12,13,14 & 15 – D Variance Use Variance – Minor Site Plan – commercial truck and landscaping equipment storage on a lot in R-M Zone with a 6-foot stockade fence at Cherry Street – application tabled to September 21, 2022, Meeting

8. Correspondence – None at this time.

10. Adjournment: Motion to Adjourn – Stecklair/ Spotts. All voted yes. Meeting adjourned at 10:50 pm.

ATTEST:

Adrianne Moore
Gloucester City Planning/Zoning Board Secretary