

**MINUTES OF THE REGULAR MEETING  
OF THE GLOUCESTER CITY PLANNING/ZONING BOARD  
May 18, 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	E	
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	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	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. Frank Orsino – 1437 Oriental Ave. – Block 272 Lot 10.04 – C Variance – Bulk Variance – Motion to Approve. Howarth/ Steckclair. These members voted yes Gallagher, Berglund, Howarth, Smollock, O'Donnell, Steckclair, Spotts, and Wasko.
- b. Cyzner Properties Edison Inc. - 5 Meadow Lane – Block 256 Lot 1 - Minor Site Plan - Motion to Approve. Howarth/ Steckclair. These members voted yes Gallagher, Berglund, Howarth, Smollock, O'Donnell, Steckclair, Spotts, and Wasko.
- c. **Minutes:** Meeting minutes – March 16, 2022– Motion to approve. Howarth/ Steckclair. These members voted yes Gallagher, Berglund, Howarth, Smollock, O'Donnell, Steckclair, Spotts, and Wasko.

6.

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

- a. Train Station Latin Café LLC – 700 Monmouth Street – Block 147.01 Lot 3 – D Variance – Use Variance – use of second floor apt as a single-family residence in addition to current use as a restaurant (preexisting non-conforming use)

Johanna Bargas. the applicant, provided testimony with her attorney Charles Wiggington. The wish to prove the positive criteria for a use variance for a preexisting non-conforming use, the owners are going to operate an international

cuisine restaurant business. They purchased property from a tax sale foreclosure company on January 28, 2022. Exhibits A to E pictures of interior of train station café when the purchased the property. They have replaced the floors and all the utilities and kitchen equipment of the space. The property costs were \$125,000 to purchase the property and they have put \$38,000 into the property to upgrade the business. Exhibits F – H pictures of the rehabbed interior of the café. The upstairs looks as if it was a residential apartment and can only be accessed from outside. The plans are to make a 1-bedroom apartment to be for one of the employees who works for them. The property has a city parking lot that surrounds it and due to that ample parking for the 1-bedroom apartment it will not affect the area negatively. The rental unit would provide income for the business to reinvest in the restaurant while operations making it easier for business to succeed. By placing a residence in the zone, it will not negatively affect the other businesses or properties nearby. The hardship would be the underutilized space of the property for the owner and by allowing the use would help provide the cost taxes for the property. The parking for the one side of the property should be marked for the zoning offices use only. Restaurant business will provide breakfast, lunch, and dinners. A condition of application is to provide a floor plan with square footage of the 1-bedroom apartment to the zoning offices for a certificate of occupancy.

William Ackley provided testimony. This use variance became known at the housing department due to contractor need electric service for second floor proposed apartment. Parking is not going to be an issue since the lots are city owned. Property is in residential medium zone not the mixed uses zones even though it neighbors the mix use zone. Gloucester city has no way to enforce hours of operation on businesses. The restaurant has never had a legal certificate of occupancy apartment during its time as a business, so it is not a permitted use and needs the approval. No prior apartment lawfully existing permitted on the property. This use variance will clear up the issue.

The public portion of the meeting.

Val Conner of 16 Champion Road concerns about parking and trash from the business.

Beth Gellar of 16 Champion Road asked about business operation hours. Business will never be night club or bar and will not have a liquor license. And questions about the business operation is not part of the use variance application. That business has been vandalized several times by local kids. Neighboring property owners suggest cameras for security.

Maryann Saunders of 26 Champion Road concerns about business application from the attorney asked to have variance relief explained. She said it was an apartment when even though it was never record or listed on the certificate of occupancy. She would not be opposed to the apartment. Just wants the lot and trash to be cleared and maintained by the property owner.

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

## **8. Correspondence –**

- a. Letter from the Army Corps of Engineers on the Welsbach Superfund Site – Treatment Works Approval Permit Application municipal support for the NJ Wildlife

- b. Update on Freedom Pier from Councilmen Berglund – The pier will house a 150-million-dollar project on the waterfront. The native American burial ground site would be a separate part from the pier project and would be phase 2 of the development. The pier property would have three story garage parking with rental units of studios, 1-bedroom and 2-bedrooms apartments at a starting price of \$1,800 a month. In addition, there will be a restaurant, dog day care, coffee shop, a gym and other amenities. The pier needs the bulk heads replaced and the public green acres walkway space around it will stay intact. This will be nine stories apartment complex that maybe in next month’s meeting for the board to review.

**10. Adjournment:** Motion to Adjourn – Stecklair/ Howarth. All voted yes. Meeting adjourned at 8:48 pm.

**ATTEST:**

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Adrienne Moore  
Gloucester City Planning/Zoning Board Secretary