

**MINUTES OF THE REGULAR MEETING  
OF THE GLOUCESTER CITY PLANNING/ZONING BOARD  
WEDNESDAY, October 19, 2022 @ 7:30 pm**

1. **Call to Order: Order by Chairman Tod O'Donnell**
2. **Salute to the flag and Open Public Meetings Statement:** Salute to the flag and Open Public Meetings Statement was led by 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. **Roll Call:**

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

4. **Resolutions:**

- a. Scott H. Boulden – Cherry Street – Block 95, Lots 10,11,12,13,14 & 15 – D Variance Use Variance – Minor Site Plan - Motion to approve D Variance. Howarth/ Steckclair. The following member voted yes O'Donnell, Howarth, Steckclair, Spotts, Parry, and Schultes, and Wasko.
- b. Petrie23 LLC – 1031 Market Street – Block 144 Lot 2 – Denied D Variance - Use Variance - Motion to Approve denied application Howarth/Steckclair. O'Donnell, Howarth, Steckclair, Spotts, Parry, Schultes, and Wasko.
- c. One South Burlington Street LLC – 1 S Burlington Street – D Variance, C Variances, and Major Site Plan – Motion to approve D Variance. Howarth/ Steckclair. The following member voted yes O'Donnell, Howarth, Steckclair, Spotts, Parry, Schultes and Wasko
- d. Meeting Dates Resolution for 2023. Motion to Approve. Howarth/ Spotts. All voted yes.

5. **Minutes:** Meeting minutes – September 21, 2022– Motion to approve. Steckclair/Howarth. All voted members yes.

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

- a. Jonathan Cuccinello - 19109 Brick Street – Block 126 Lot 3 – Minor Site Plan Permitted warehouse in BI zone for commercial use

Mark Rinaldi, attorney, Scott Brown, professional engineer, and John Cuccinello the owner provided testimony; they agree with 100% of what is in the letter provided by

Greg Fusco will meet all the conditions of the letter. Captain O ring is a business which makes rubber gaskets paint ball guns. The applicant wants to relocate the entire business from former location in town to new location on Jersey Ave. The business is a Monday to Friday 9 to 5 operation. This is not a retail business; it is all online. Applicant agrees to meet the conditions specified in the review letter from Greg Fusco. Applicant is exceeding the needed parking by ten when only eight are needed for the business per the land development requirements. Board engineer said if trash enclosure is not needed then they do not need to provide it if not enough trash volumes. No bulk variances are needed for this property on site due to the design of the engineering.

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

No on from the public there for the application.

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

Motion to Approve. Howarth/ Steckclair. All members voted yes. Gallagher, Berglund, O'Donnell, Howarth, Spotts, Steckclair, Schultes, Parry and Wasko.

- b. Ahmed Wafik – 200 – 202 N Broadway – Block 186 Lots 11 & 12 – Informal Review/ Concept Plan – Mixed use with 1<sup>st</sup> floor commercial unit then 4 stories of Apartments in RCS zone

Robert Gleaner, attorney and Ahmed Wafik, the applicant provided testimony proposing a 5-story mixed use building 4-stores apartments and 1 story commercial business. The applicant has signed a contract to purchase the property contingent upon planning/ zoning board approval. Only three on-site parking spaces proposed. The site provides small urban apartments, amenity space of a lounge, and gym. Price of construction 200 per square foot for 4-stories. The applicant stated the project was revised but no revised plans provided to the board, 9 apartments on 3 floors, 1 - 2-bedroom units and 2- one-bedroom units on each floor. The plans provided show a 5-story building with first floor commercial business and top 4 floors with 15 apartments, which was not consistent with his testimony. This would be the first development project he has ever done as the property owner/ landlord. The board members and board engineer asked about the parking, not enough provided for units to meet RSIS standards and the commercial space. The applicant suggestion of proposing rental of parking spaces for \$250 per month off site somewhere else in the city, since not enough parking on site for this project. Since he does not own ones of the parcels on the lot, he will need to approach the neighboring owner on the property for additional space. The imperious lot coverage of the property was not address, nor the storm water management that will be needed due to the Cities combined sewers. The property will need two D – Use variances for height and uses and C variances for the site plan excesses. The applicant will bring back revised plans for the December meeting.

No on from the public there for the application.

- c. Carl Brozis – 32 Champion Road – Block 148 Lot 6 – A, B and D Variances - Application tabled till Dec 21, 2022 meeting per applicant.

**7. Correspondence –** No November meeting due to league of Municipalities. Next Meeting December 21, 2022.

**8. Adjournment.** Motion to adjourn. Spotts/ Howarth. All voted yes at 8:47 pm.

**ATTEST:**

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Adrianne Moore  
Gloucester City Planning/Zoning Board Secretary