

MINUTES OF THE REGULAR MEETING
OF THE GLOUCESTER CITY PLANNING/ZONING BOARD
April 19, 2023 @ 7:30 pm

1. **Call to Order:** Meeting was called to order at 7:30 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 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:** Board members and professionals'/staff attendance:

PRESENT	Position	YES	NO
1. Bill Gallagher	Class I	E	
2. Dave Smith	Class II	E	
3. George Berglund	Class III	X	
4. Ted Howarth	Class IV	X	
5. Tod O'Donnell	Class IV	X	
6. Keith Tetreault	Class IV	X	
7. Shawn Spotts	Class IV	X	
8. Gemma Schultes	Class IV	X	
9. Steve Courant	Class IV	X	
10. Dori Wasko	ALT# 1	X	
11. John Thompson	ALT# 2	X	
12. Vacant	ALT# 3		
13. Vacant	ALT# 4		
Engineer / Planner		X	
Solicitor		X	
Secretary		X	

4. **Resolutions:** None at this time.
5. **Minutes:** Meeting mins – March 15, 2023– Motion to approve. Howarth/Spotts. All members voted yes.
6. **Hearings on Applications for Development:**

- a. Cannabis Ordinance & Map – The Board is to determine if it consistent with the Master Plan.

Greg Fusco provided testimony on the proposed map and ordinance which allows cannabis businesses within the city that allow cultivation, warehousing, and distribution in certain locations of the City. The sites along Broadway support cannabis retail. Port cargo area/ business industrial area would be for cultivation and warehousing not the retail locations for sale of the product. He is asking the board if this proposal is consistent with the Master Plan for the City. The plan encourages new business and tax ratables in the city, so it meets the objectives and goals of the master plan. Need a letter of support from the council.

Open to the public. Howarth/ Spotts. No one from the public there for the application
Closed to the public Howarth/ Spotts.

At the end of the meeting a person from the public.
Mr. Chonchado of 315 Franklin Road Glassboro NJ. He supports the ordinance. He was looking for a legal opinion. He was directed to contact the city attorney Howard Long for more information.

Motion that meets the Howarth/ Spotts all voted yes. Howarth, O'Donnell, Tetreault, Spotts, Schultes, Courant, Wasko and Thompson all voted yes.

- b. Iseminger Atelier LLC – 151 Filmore Street – C & D Variances and minor site plan waiver – to rebuild existing storage sheds.

Charles Wigginton, the applicant's attorney provided testimony. as and the property owner. Joseph Kilrain the owner provided testimony. Removed the dilapidated storage garages which is a preexisting non-conforming use since the structures were removed. They need a C variance for the front yard setback and less obtrusive than the existing structures. A prefabricated garage hut for storage will be built on the property. The seven units on Filmore Street will be for other use and the remainder will be for himself. The Ridgeway unit will face in the yard, will hold four cars. There will be independent contractors maintaining the site. He will be on site once a week. The seven units will be accessible to people at all times front the street frontage with 6 months to 1-year leases. No cars or boats in these units. There will be no parking on Ridgeway just on Filmore Street. Continuous apron along the Filmore frontage.

Terrence Combs, the applicants architect/ landscape architect, provided testimony of that there will be six units on Filmore and seven units on Ridgeway units. Proposing new set back which allows frontage on ridgeway while currently zero set back on ridgeway. This is a low intensity use so it meets the nature of the zone existing residential uses. There is no detriment to public good and replacing a blighted property and putting a new more well-placed structure on the site. They are proposing the same type of use on site. Bulk requirements are closer to being met and more compliant than existing. We are asking for a variance for the second parking space. They will provide a curb along the entire Filmore street frontage. The lease agreements state that the units are accessible during the daytime only.

Open to the public. Motion. Howarth/ Schultes

David Gellar of 134 South Broadway provided testimony just asking about times for storage units and maintenance. He asked for quiet time limits on the units.

Closed the public section. Motion. Howarth/ Spotts

Motion to approve. D variance. Howarth/ Spotts. Howarth, O'Donnell, Tetreault, Spotts, Schultes, Courant, Wasko and Thompson all voted yes.

Motion to approve C variances and parking variance. Howarth/ Spotts. Howarth, O'Donnell, Tetreault, Spotts, Schultes, Courant, Wasko and Thompson all voted yes.

Motion site plan, and waiver parking curb along Filmore Street with engineer's review of proposed documents. Spotts/ Howarth Howarth, O'Donnell, Tetreault, Spotts, Schultes, Courant, and Thompson all voted yes. Wasko voted no.

- c. Tabled till the May meeting for notices - Billboard Study Area Redevelopment Determination for City – See attached report to review before the next meeting.
- d. Tabled till the August Meeting per the applicant's attorney see attached letter - Carl Brozis – 32 Champion Road – Block 148 Lot 6 – D Variances

- 7. Correspondence** – Annual Certification for Public Water Systems - Please go to the link below to view the training video - emailed the members the revised website address for everyone to watch for the Board. Please let Donna Domico know you completed this video training.

FDS – please complete and email Vanessa/ Pam at the clerk office when done required by law to complete by April 30, 2023, or a fine will be sent to you from the state of NJ.

Bill Gallagher is resigning from the board since he will be taking over as Zoning officer since Bill Ackley is retired as of June 30, 2023. A new city employee will be placed in the class one board seat.

- 8. Adjournment:** Motion to Adjourn – Howarth/ Gallagher. All voted yes. Meeting adjourned at 8:52 pm.

ATTEST:

Adrienne Moore
Gloucester City Planning/Zoning Board Secretary