

**MINUTES OF THE REGULAR MEETING
OF THE GLOUCESTER CITY PLANNING/ZONING BOARD
January 15, 2020 @ 7:30 pm**

Call to Order: Meeting was called to order at 7:30 pm by Chairman Pro-tempore John Nolan

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.

Oath of Office. The following member read and signed the oath.

- a. Elana King, Class I Member (Mayor's Designee) - Term expiring 12/20
- b. William Gallagher, Class II Member – Term Expiring 12/20
- c. George Berglund, Class II Member – Term Expiring 12/20
- d. Joseph Steckliar, Class IV Member, 4 yr Term expiring 12/23
- e. Michael Smollack, Alt. #1 Member, term expiring 12/21
- f. Gemma Schultes, Alt. #4 Member, term expiring 12/21

Roll Call: Board members and professionals'/staff attendance:

PRESENT	Position	YES	NO
1. King	Class I	X	
2. Gallagher	Class II	X	
3. Berglund	Class III	E	
4. Howarth	Class IV	X	
5. Nolan	Class IV	X	
6. Baus	Class IV	X	
7. Page	Class IV	X	
8. Stecklair	Class IV	X	
9. Spotts	Class IV	X	
10. Smollack	ALT# 1	X	
11. Rettig	ALT# 2	E	
12. Schultes	ALT# 3	E	
13. Murphy	ALT# 4	E	
Engineer		E	
Solicitor		X	
Planner		E	
Secretary		X	

Resolutions:

- a. Resolution appointing Chairman of the Gloucester City Planning/Zoning Board – Howarth/ Baus. Motion carried. Nolan Abstained.
- b. Resolution appointing Vice Chairman of the Gloucester City Planning/Zoning Board - Howarth/ Gallagher Motion carried. Baus Abstained.
- c. Resolution appointing Solicitor of the Gloucester City Planning/Zoning Board – King/ Howarth. Motion carried. All Yes.
- d. Resolution appointing Engineer& Planner of the Gloucester City Planning/Zoning Board – tabled till next meeting. King/ Howarth. All voted yes.
- e. Millard Fillmore LLC – 822 Klemm Ave – Block 261 Lot 1, 1.01, 1.02, 6 & 7 – D Variance – Use Variance – Major Site Plan- Motion to Approve with revisions. Howarth/ Page. Howarth, Nolan, Baus, Page, Steckliar, and Spotts. All voted yes

Minutes: Meeting minutes not completed will provide at February meeting – December 16, 2019.

Historic District Resolutions: None at this time.

Hearings on Applications for Development:

Richard Akers – 132 N King Street – Block 28 Lot 7.01 – D Variance – Use Variance

Richard Akers property owner provided testimony to provide three residential units in a building with 1 apartment on first floor and one office space on second floor. The building had an office use on second floor and 1st floor was an apartment. He plans on updating the property to current codes and standards to modernize the apartments. Plans on using a third floor for himself and a residence but not a full-time home, which is why he is asking for three residential units.

Anthony Costa provided testimony, Resjudica in Coxes book, application is different from the original application which was 2 apartments which this application is for 3 apartments.

Public portion - Paul Civerio, realtor that helped him purchase the property provided testimony about applicant's intent to rehab the property to improve the site.

Motion to Approve none being heard.

Motion to deny Steckliar/ Howarth

Bill Gallagher - yes, no rentals.

Ted Howarth - yes, no rentals.

John Nolan - yes master plan says no more rentals.

Ken Baus - yes, no rentals.

Rob Page - yes, no rentals.

Joe Steckliar - yes, no rentals.

Shawn Spotts - yes, master plan states no more rentals.

Correspondence: 2019 Annual Report will be provided at February meeting.

Adjournment: Motion to Adjourn – Howarth/ Steckliar. All voted yes. Meeting adjourned at 8:09 pm.

ATTEST:

Adrianne Scheick
Gloucester City Planning/Zoning Board Secretary