

**MINUTES OF THE REGULAR MEETING  
OF THE GLOUCESTER CITY PLANNING/ZONING BOARD  
September 18, 2019 @ 7:30 pm**

1. **Call to Order:** Meeting was called to order at 7:30 pm by Chairman John Nolan
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:**

PRESENT	Position	YES	NO
1. King	Class I	E	
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	X	
12. Schultes	ALT# 3	E	
13. Murphy	ALT# 4	E	
Engineer		E	
Solicitor		X	
Planner		E	
Secretary		X	

4. **Resolutions:**
  - a. Redevelopment Plan – Southport Redevelopment Area – Dated Augt. 5, 2019 – Prepared by CME – Motion to Approve – Stecklair/ Gallagher. Voted yes, Gallagher, Nolan, Baus, Page, Steckliar, Spotts, Smollack, & Howarth Abstained.
  - b. Meeting Dates for 2020 PZ Board Meetings – Motion to Approve. Howarth/ Stecklair. All (9) voted yes.
5. **Minutes:** September 18, 2019 - Motion to approve meeting minutes – Howarth/ Stecklair. All (9) voted yes.
6. **Historic District Resolutions:** WEBO Properties LLC – 325 Monmouth Street – Block 46 Lot 6.01 - exterior upgrades to residential home – Motion to Approve. Howarth/ Baus. All (9) voted yes.
7. **Hearings on Applications for Development:**
  - a. Condemnation Redevelopment Study Area for Block 193 Lot 3 – 804 Essex Street  
  
Testimony was provided by the City's' Redevelopment Attorney, Michael Maley to introduce the planner and the City's Criteria for 804 Essex Street for a designation

for property which meets the statutory requirements for condemnation, per council resolution 159-2019. Tiffany Morrissey, the City's Redevelopment Planner, provided testimony on the report provided for 804 Essex Street. The property is a single-family dwelling which was stuck by a car in 2018 which as caused an unsafe structure. The property has been abandoned by the owner since 2013, several tax liens have been listed on the property since then. The report states that the structure meets the guidelines and criteria for an unsafe structure and is dilapidated which allows for the condemnation of the property.

Motion to Approve was made to Council that the property meets the statutory criteria for condemnation. Stecklair/ Howarth. The following nine (9) members voted yes. Gallagher, Howarth, Nolan, Baus, Page Steckliar, Spotts, Smollack & Rettig.

Motion to Approve a resolution for criteria to designate a condemnation of the redevelopment property presented. Howarth/ Stecklair. The following nine (9) members voted yes. Gallagher, Howarth, Nolan, Baus, Page Steckliar, Spotts, Smollack & Rettig.

8. **Correspondence:** Discussed the League of Municipalities classes for the Board members in November 2019.
9. **Adjournment:** Motion to Adjourn – Howarth/ Stecklair. All (9) voted yes. Meeting adjourned at 7:52 pm.

**ATTEST:**

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Adrienne Scheick  
Gloucester City Planning/Zoning Board Secretary