

**MINUTES OF THE REGULAR MEETING  
OF THE GLOUCESTER CITY PLANNING/ZONING BOARD  
October 16, 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. **Oath of Office** - Gemma Schultes, Alt. #3 Member, (expired term of Mary Beth Rettig) expiring 12/19

4. **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	E	
9. Spotts	Class IV	X	
10. Smollack	ALT# 1	X	
11. Rettig	ALT# 2	X	
12. Schultes	ALT# 3	X	
13. Murphy	ALT# 4	E	
Engineer		X	
Solicitor		X	
Planner		X	
Secretary		X	

5. **Resolutions:**
  - a. Condemnation Redevelopment Study Area for Block 193 Lot 3 – 804 Essex Street – Motion to Approve – Howarth/ Page. Voted yes, Gallagher, Nolan, Baus, Spotts, Smollack, Page & Howarth.
6. **Minutes:** September 18, 2019 - Motion to approve meeting minutes – Howarth/ Baus. All (9) voted yes.
7. **Historic District Resolutions:** None at this time.
8. **Hearings on Applications for Development:**
  - a. Carlos Hernandez & Carlos Hernandez Jr. – 800 Morris Street – Block 188 Lot 1 - C Variance – Bulk Variance for Lot Coverage for a Storage Shed and Driveway

Carlos Hernandez & Carlos Hernandez Jr. - Two applicants asked to exceed lot coverage is 29% and will exceed by 35% 21x 20 driveway and 10x10 storage shed. Set back requirements of 5 feet from the side yard. Motion to Approve. Howarth/

Page – Voted Yes. Gallagher, Howarth, Nolan, Baus, Page, Spotts, Smollack & Rettig

- b. Bellweather NH LLC – 4 South King Street – Block 48 Lot 7 - D Variance – Use Variance – asking for relief on an accessory use of a garage for storage of a commercial contractor

Charles Wiggington provided testimony for the property with the owners of the commercial property which was a funeral home and was converted into being used at a doctor's office. The applicant is proposing to use garage for storage for a commercial contractor, and existing are two (2) residential apartments upstairs. State construction company was using the property in the office space instead of being apartments. The garage is vacant so they would like to lease out 900 sf which would fit 4 cars. There are no proposed structural changes to the garage. The contractor will be able to store materials and tools for construction and use for jobs just for storage. And no work will be done on site. Julius Galate would be just picking up and delivery of materials and equipment to the site. No additional parking on the street for this use. A condition of approval for storage not being any type of construction or business operations. 8 am pick up of equipment from the garage, only the owner's tools.

Motion of approve. Howarth/ Page – Voted yes, Gallagher, Howarth, Nolan, Baus, Page, Spotts, Smollack, Rettig & Schultes.

- c. Millard Fillmore LLC – 822 Klemm Ave – Block 261 Lot 1, 1.01, 1.02, 6 & 7 – D Variance – Use Variance – Major Site Plan

Bill Gallagher excused himself from the application, due to living with 200 sf of property in question.

Application had attorneys and project engineers provide testimony about the use variance required for the one property on the RL zone. Nest is a private property management company. Has about 100 people. Hours of operation are between 6 am - 8 am to 6 pm. and the remaining 4 to 5 employees are at the site until 11:00 pm. Expansion of a parking lot in a residential area and this will eliminate the on-street parking and will provide 52 spaces. Neighborhood is concerned with the parking lot entrance on Highland Blvd. to be closed down and only one entrance on Klemm Ave. Applicant will revise lighting plan to make sure lights do not affect the residential homes near-by. Will make ADA ramps on corner. Will provide landscaping and street trees and shrubs for buffers. Turnover of cars is very low. The visitor parking is closer to the property entrance. D 1 use variance for accessory parking lot in the RL zone on the Highland side. D2 for existing non-conforming use retaining the condition of the use. Nest building is not changing but they will change the exterior lights to be less of an issue for the neighbor homes.

Chris Doughney, Planner and Mike Roberts, Engineer asked to provide record on the variances and waivers for the property. See the letter from CME to address these.

Open to the public, Jeff Berran attorney of the home owner, Heather Valariano, from 901 Highland Blvd. 123 employees on the site. Attorney provided resolution from nest original application in 2002. Asked repeated questions of prior testimony from

the applicant's engineer, site manager and attorney. Questions and answers discussion between the applicants professionals and Jeff Berran.

Heather Valariano gave testimony on the property she lives at 901 Highland Blvd. is opposed to the expansion of the parking lot. Cross examination by Nest attorney.

Frank Wunsch lives in Medford, NJ, he stated several incidents between Nest employees and residents and police interactions with the lack of parking. Concerned about property values of remaining two properties behind the Nest lot.

Dale Thatcher, 813 Highland, complaint was the buffer and stone problems and pushes his fence over and his property is behind the building. Nest uses his driveway to access that rear lot which houses their properties items. The sites lighting of the lot always an issue.

Bettie Wills, 913 Highland Blvd, lives 4 doors down from Heather's property and says lighting impacts her back yard. Aggresses with closing exit on Highland Ave.

Applicant asks for a continuance for next month's meeting for the November 20, 2019. No need to re-advertise. Motion Page/ Howarth. All members yes.

9. **Correspondence:** None at this time.

10. **Adjournment:** Motion to Adjourn – Howarth/ Baus. All (9) voted yes. Meeting adjourned at 10:30 pm.

**ATTEST:**

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Adrianne Scheick  
Gloucester City Planning/Zoning Board Secretary