

**MINUTES OF THE REGULAR MEETING**  
**OF THE GLOUCESTER CITY PLANNING/ZONING BOARD**  
**June 17, 2020 @ 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. The following member read and signed the oath.**
  - a. Michael Smollack, Alt. #1 Member, term expiring 12/21
  - b. Gemma Schultes, Alt. #4 Member, term expiring 12/21
4. **Roll Call:** Board members and professionals'/staff attendance: Meeting done via Zoom

<b>PRESENT</b>	<b>Position</b>	<b>YES</b>	<b>NO</b>
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		E
7. Page	Class IV	X	E
8. Steckliar	Class IV	X	
9. Spotts	Class IV	X	
10. Smollack	ALT# 1		E
11. Rettig	ALT# 2	X	
12. Schultes	ALT# 3	X	
13. Vacant	ALT# 4	X	
Engineer		X	
Solicitor			E
Planner			E
Secretary		X	

5. **Resolutions:**
  - a. Resolution appointing Engineer/Planner of the Gloucester City PZ Board – Key Engineers. – Howarth/ Gallagher. All members voted yes.
  - b. Richard Akers – 132 N. King Street – Block 28 Lot 7.01 - D Variances – Use Variance. Motion to Approve the denial. Howarth/ Nolan. Gallagher, Howarth, Nolan, Steckliar and Spotts all voted yes.
6. **Minutes:** Dec. 16, 2019 & Jan. 15, 2020 - Motion to approve meeting minutes – Howarth/ Nolan. Motion carried. All voted yes.
7. **Historic District Resolutions:** None at this time.
8. **Hearings on Applications for Development:**
  - a. Mark & Mary Campbell – 63 Baynes Ave. – Block 144.02 Lot 46, 47, 48.01 – C Variance – to exceed lot coverage for a driveway and future shed

Mark and Mary Campbell provided testimony on their need for the C variance and exceed the lot coverage to provide a 15 wide by 60 long foot driveway and for a future shed. No one from the public came to oppose the application. Motion to Approve. Howarth/ Steckliar. Gallagher, Howarth, Nolan, Steckliar, Spotts, Smollack, Rettig and Schultes are the members voted yes.

- b. John Palset – 801 Morris Street – Block 193 Lot 18 – C Variance – to exceed lot coverage for a shed. John Palset provided testimony to exceed the lot coverage for a shed which is 11 feet wide by 20 feet long for tools and wood cutting supplies and storage and the shed is 11.5 feet tall. No one from the public came to oppose the application. Motion to approve. Howarth/ Gallagher. King, Gallagher, Howarth, Nolan, Steckliar, Spotts, Smollack, Rettig, and Schultes are the members voted yes.
- c. A&J Properties LLC c/c John Myers – 136 Washington Ave. – Block 140 Lots 19, 20, 21, 22, 23, 24, 25 & 26 – D Variance – Use Variance – expand a pre-existing non-conforming use to allow 2 principal uses including sales, assembly and storage of tables in addition to the existing golf cart business.

John Myer and Charles Wiggington provided testimony on the need for the use variance to have a secondary use at the property. Golf cart is a preexisting non-conforming use and wishes to add a second use of a table business. Golf cart has also shifted some of the business to another location leaving space in the building and he now wants to open a secondary business in the same property. The business will be high end table construction, sales and storage for the other portion of the building. 2 story commercial building that has warehouse and storage spaces. Formerly there was another company colonial seal operated in the building also when he purchased it. No retail and no sales and no customers on the site. Plans to keep the business in orders and manufactures tables that any type of commercial sales would be a violation and would need a site plan. If expansion of 2500 sf then the approval would need to be expanded and even if outside.

Anthony and Barbara Bartoli from 111 Westminster Ave. which neighbor the property on the rear side wanted to see what the property was doing. They are happy with the property and the owner and approve the application.

Motion to Approve. Howarth/ Gallagher. Gallagher, Howarth, Nolan, Steckliar, Spotts, Smollack, Rettig and Schultes are the members that voted yes.

- d. Wayne Hannold – 40 Baynes Ave. – Block 158.01 Lots 18, 19, 20, 21 – C Variance – 3 foot setback instead of a 5 foot setback for a pool. Wayne Hannold provided testimony to reduce the setback for his proposed 12' by 23 foot oval pool which give them 3 feet clearance from the house to the fence. No one from the public came to oppose the application.

Motion to Approve. Gallagher/ Howarth. Gallagher, Howarth, Nolan, Steckliar, Spotts, Smollack, Rettig, and Schultes are the members that voted yes.

- 9. **Correspondence:** 2019 Annual Report was Approved. Motion to Approve. Nolan/ Howarth. All voted yes.

Letter from Civil & Envir. Consultants to provide an (LOI) Letter of Interpretation for the former Liquid Carbonic Specialty Gas Corp. Facility off-site wells.

Letter from PSEG for application for a Flood Hazard Permit Extension to use selective Herbicide Application within Riparian Zones

Gemma Schultes has completed her course in Land Use Law & Planning as a board member. The certificate will be mailed to the board member.

10. **Adjournment:** Motion to Adjourn – Howarth/ Gallagher. Meeting adjourned at 8:27 pm.

**ATTEST:**

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Adrianne Scheick  
Gloucester City Planning/Zoning Board Secretary