

**MINUTES OF THE REGULAR MEETING**  
**OF THE GLOUCESTER CITY PLANNING/ZONING BOARD**  
**July 15, 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. George Berglund, Class II Member – Term Expiring 12/20

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         |            | E         |
| 2. Gallagher   | Class II        | X          |           |
| 3. Berglund    | Class III       | X          |           |
| 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        |            | E         |
| 10. Smollack   | ALT# 1          |            | E         |
| 11. Rettig     | ALT# 2          | X          |           |
| 12. Schultes   | ALT# 3          | X          |           |
| 13. Vacant     | ALT# 4          |            |           |
| Engineer       |                 |            | E         |
| Solicitor      |                 | X          |           |
| Planner        |                 |            | E         |
| Secretary      |                 | X          |           |

5. **Resolutions:**
  - a. Mark & Mary Campbell – 63 Baynes Ave – Block 144.02 Lot 46, 47 48.01 – C Variance – to exceed Lot Coverage – Motion to Approve. Howarth/ Page. All members voted yes.
  - b. John Palset – 801 Morris Street – Block 193 Lot 18 – C Variance – to exceed lot coverage Motion to Approve. Howarth/ Stecklair. All members voted yes.
  - c. A&J Properties LLC c/o John Myers – 136 Washington Ave. – Block 140 Lots 19, 20, 21, 22, 23, 24, 25, & 26 – D Variance – Use Variance – Motion to Approve. Howarth/ Stecklair. All members voted yes.
  - d. Wayne Hannold – 40 Baynes Ave. – Block 158.01 Lots 18, 19, 20, 21 – C Variance Motion to Approve. Howarth/ Stecklair. All members voted yes.
6. **Minutes:** June 17, 2020 - Motion to approve meeting minutes – Howarth/Stecklair. Motion carried. All voted yes.

7. **Historic District Resolutions:** None at this time.

8. **Hearings on Applications for Development:**

- a. 890 Market Street LLC – 890 Market St. – Block 136.03 Lots 23.01 – D Variance – Use Variance

Edmund Anykez and attorney Charles Wigginton provided testimony to ask for a use variance for a preexisting nonconforming use in the low-density residential neighbor which is a laundry matt and ice cream shop. The applicant is asking for approval since there is the hard ship of the existing building does not and cannot conform to the zone standards for the neighborhood. They would like to change the existing structure to expand the business of Anykez heating and cooling which needs more storage space for his business. The structure would provide more indoor warehouse and storage space and would not be used for customers. The building will have no structural changes and would help him to hire 2 more employees. The business operational hours would not change and the new storage structure will meet the current standards for hours of the business operations. They are asking for the Camden county planning board application to have relief from a site plan. They are asking for a letter of no impact and providing a garage door for access with no driveway just for loading. Motion to Approve Use Variance and site plan waiver. The Secretary is allowed to notify the approval to the county. Stecklair/ Howarth. These members voted yes. Gallagher, Howarth, Nolan, Baus, Page, Stecklair, and Rettig.

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

10. **Adjournment:** Motion to Adjourn – Howarth/ Stecklair. Meeting adjourned at 7:55 pm.

**ATTEST:**

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Adrianne Scheick  
Gloucester City Planning/Zoning Board Secretary