

**MINUTES OF THE REGULAR MEETING
OF THE GLOUCESTER CITY PLANNING/ZONING BOARD
July 17, 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. Watermasysk	Class IV	X	
8. Stecklair	Class IV	E	
9. Vacant	Class IV	V	
10. Page	ALT# 1	X	
11. Smollack	ALT# 2	X	
12. Rettig	ALT# 3	X	
13. Murphy	ALT# 4	E	
Engineer		X	
Solicitor		X	
Planner		X	
Secretary		X	

4. **Resolutions:**

- a. Joseph Mellon – 426 Nicholson Rd. - Block 225 Lot 2 - D Variance - Motion to Approve. Baus/ Gallagher. All voted yes.
- b. Juan C. Vargus – 322 3rd Street – Block 102 Lot 32 - D Variance Use. Motion to Approve. Spotts/ Page. All voted yes.

5. **Minutes:** June 19, 2019 - Motion to approve meeting minutes – Howarth/ Smollack. All voted yes.

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

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

- a. Shirley Fox – 346 Klemm Ave. – Block 244 Lot 11 – D Variance Use Variance for business in Single Family Home

Mary Beth Rettig has abstained from the application due to the fact of being related to one of the neighbors within 200' of the application being heard.

Shirley Fox provided testimony about having an auto detailing business in the garage of her residential home. The business is owned by my brother in law, and does not live in town and does not have a business license.

Hellen Retting at 347 Highland Blvd provided testimony they have impacted the most by the business since there residence is behind this property. She asked for the cars to not be parked in a way that blocks their driveway while the cars are being detailed.

Bill Fox from 105 Humming Bird Lane in Mantua provided testimony on him cleaning cars from 8 am to 4 pm every day. He doesn't park in front of homes or driveways. He has never had a complaint in 40 years to the City. He doesn't have the physical ability to several cars any longer and he is older so the business is winding down. More of a hobby for him and has helped several local residents over the years.

Tom Cooney from 221 Rosland Ave. provided testimony that the cars should be parked in the driveway then the business won't impact the homes as much.

Robert Stein from 336 Klemm Ave. business does 3 to 4 cars per day. He doesn't see problem with the business in the neighbor since it all public streets.

Linda Angelo asked if he doesn't have business license in the city does, he need a local license, Yes if the board rules this a permitted use variance.

Motion of conditions that it be limited to Mr. Fox the business goes away, business license required, limited to 2 cars along the street, no blocking drive way, park the cars off the street while doing the work. Smollack/Howarth. All voted yes. – Gallagher, Howarth, Nolan, Baus, Spotts, Page & Smollack.

b. Yomari Altagracia Franco – 24 S Broadway – Block 145 Lot 2 - D Variance Use

Yomari provided testimony and her daughter translated, purchased property want to change it to commercial to residential property with apartments, on street parking no off street parking. Create a duplex to rent the units and they will live in one.

Johnathan Prete from 34 Champion Road behind the property opposed the rental unit due to no parking and too many rentals in the City.

Motion to Approve. Rettig/ Spotts. Yes votes - Spotts & Smollack. No votes – Gallagher, Howarth, Nolan, Baus, & Page. Five no votes so the application is denied.

c. CA Enterprises Inc. – 21 Crescent Blvd. – Block 255.01 Lots 4 & 4.01 – D Variance Use Variance for Billboards – C Variance – Minor Site Plan

CA Enterprises Inc. professionals are Gary Civiler - Engineer, John Tobias - Electric engineer, David Shopshire - Traffic Engineer, Chet Atkins - business owner & Charles Wigginton - attorney.

Civiler provided testimony about billboard project of monopole billboard 50 in height 36 feet off the ground. Located in between the car dealership and mixed commercial store fronts along the south bound side of route 130 south, in between the parking lots of the car dealership and parking lot for the strip mall store fronts. The billboards will be electronic ones that will provide free advertisement to City for several events. State requires 15 hundred feet apart for changing or rotating signs.

David Shropshire traffic engineer provided testimony which is traffic impact for the billboard, state must permit the sign standards, balance need to control the need and media need for advertisement and safety. State criteria and permit was meet so that they are given state permit but subject to local standards also.

John Tobais provided testimony in lighting and electrical engineering, says lighting from sign will be less than in the court room. At 100 feet the signs pass out of your field of vision. Sign changes every 8 seconds, no rolling or flashing sign changes or animations. Does not make any noise except possibly the buzz of the electric service. The sign can possibly be seen along 676 but not sure of full field of vision on that. Sign is continuously monitored by a camera and is always seen to make sure it in correct running and motion.

Chet Akins provided testimony on billboards. The marketing of the digital billboards allows for 16 business to advertise on one sign at a time instead of one business on a static billboard. Prices are 1500 per month for a sign. Donate a spot every min on the billboard. Can use as an emergency service sign. \$8000 to 11000 dollars in tax retables for the billboard to Gloucester City. The exposure of 30,000 cars per day to see the advertisements. NJ DOT approval for this sign then can issue us a state permit as long as the board approves the application. The billboard rents the land for 98 years for the time business that owns the property. Local businesses can by spots for \$500 per month in the City.

Charles Wigginton provided testimony about the billboard stance against the city along Walt Whitman bridge, this billboard is along the commercial corridor of the City along a major state throufare. The digital billboard signs improve the local town recognition and help bring in people to the City's business districts.

Motion to Use Variance and two bulk variance and minor site plan, with conditions. Motion to Approve. Howarth/ Rettig. Yes, votes Howarth, Nolan, Spotts & Page. No votes Gallagher, Baus & Smollack. Application is denied must have 5 affirmative votes in order to approve this Use Variance.

- d. **Tabled until further notice by the Applicant** - CA Enterprises Inc. – 1400 Crescent Blvd. – Block 222.02 Lots 3 – D Variance Use Variance for Billboards – C Variance – Minor Site Plan

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

9. **Adjournment:** Motion to Adjourn - Howarth/ Baus. Meeting adjourned at 9:26 pm.

ATTEST:

Adrianne Scheick
Gloucester City Planning/Zoning Board Secretary