

MINUTES OF THE REGULAR MEETING
OF THE GLOUCESTER CITY PLANNING/ZONING BOARD
July 21, 2021 @ 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:** Board members and professionals'/staff attendance: Meeting done via Zoom

PRESENT	Position	YES	NO
1. Elena King	Class I	E	
2. Bill Gallagher	Class II	E	
3. George Berglund	Class III	X	
4. Ted Howarth	Class IV	X	
5. John Nolan	Class IV	X	
6. Ken Baus	Class IV	X	
7. Rob Page	Class IV	E	
8. Joe Stecklair	Class IV	X	
9. Shawn Spotts	Class IV	X	
10. Mike Smollock	ALT# 1	X	
11. Vacant	ALT# 2	X	
12. Gemma Schultes	ALT# 3	X	
13. Bruce Parry	ALT# 4	X	
Engineer		X	
Solicitor		X	
Planner		X	
Secretary		X	

4. **Resolutions:**
 - a. Richard Williams - 858 Market Street – Block 136.03 Lot 41.01 - C-Variance Motion to Approve. Howarth/ Spotts. The following member voted yes Berglund, Howarth, Nolan, Baus, Stecklair, and Spotts.
 - b. Harvey & Ann Lessig Jr. – 923 Market Street – Block 143.01 Lot 8 – Waiver of Development Standards Motion to Approve. Stecklair/ Howarth. The following members voted yes. Berglund, Howarth, Nolan, Baus, Stecklair, and Spotts.
 - c. MAG Realty LLC – 54 Crescent Blvd – Block 245 Lots 5 & 5.01 – C Variances – for setbacks – Minor Site Plan – Motion to Approve. Stecklair/ Howarth. The following members voted yes Berglund, Howarth, Nolan, Baus, Stecklair, and Spotts.
5. **Minutes:** June 16, 2021- Motion to approve meeting minutes Stecklair/ Howarth. All voted yes.
6. **Historic District Resolutions:** None at this time.
7. **Hearings on Applications for Development:**

- a. Joseph Armstrong – 702 Division Street – Block 91 Lot 19 – C Variance – exceed lot coverage for off street parking – Joseph Armstrong provide testimony to extend driveway for off street parking. No one from the public came to comment on application. Motion to Approve. Stecklair/ Howarth. The following members voted yes Berglund, Howarth, Nolan, Baus, Stecklair, Spotts, Smollock, Schultes, and Parry.
- b. DNDCO Investments LLC – 11 Lehigh Ave. – Block 241 Lots 1 & 1.01 – Minor Subdivision – to create to buildable residential lots – The applicant, David Lafferty, and Rachel Breckey, the applicant's attorney, provided testimony on the application to create two conforming residential lots in a residential zone. No one from the public came to comment on application. Motion to Approve. Howarth/ Spotts. The following members voted yes Berglund, Howarth, Nolan, Baus, Stecklair, Spotts, Smollock, Schultes, and Parry.
- c. Cody Aquilante – 5 S. Stinson Ave. – Block 219 Lot 16 – C Variance – relief from the rear yard setback for a deck – Cody Aquilante provided testimony on the need for his family of 5 to have space of the home with deck in the rear yard of the property. No one from the public came to comment on application. Motion to Approve. Howarth/ Stecklair. The following members voted yes Berglund, Howarth, Nolan, Baus, Stecklair, Spotts, Smollock, Schultes, and Parry.

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

9. **Adjournment:** Motion to Adjourn. Baus/ Stecklair. All voted yes. Meeting adjourned at 8:01 pm.

ATTEST:

Adrianne Moore, Gloucester City Planning/Zoning Board Secretary