

**MINUTES OF THE REGULAR MEETING**  
**OF THE GLOUCESTER CITY PLANNING/ZONING BOARD**  
**June 16, 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

<b>PRESENT</b>	<b>Position</b>	<b>YES</b>	<b>NO</b>
1. Elena King	Class I	X	
2. Bill Gallagher	Class II	X	
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	X	
8. Joe Steckclair	Class IV	X	
9. Shawn Spotts	Class IV	X	
10. Mike Smollock	ALT# 1	X	
11. Vacant	ALT# 2		
12. Gemma Schultes	ALT# 3	X	
13. Bruce Parry	ALT# 4	X	
Engineer		X	
Solicitor		X	
Planner		X	
Secretary		X	

Join Zoom Meeting

<https://zoom.us/j/3698213278?pwd=RDJDVFZzc0JHdTRBdWdpV09CaVNDZz09>

Meeting ID: 369 821 3278

Passcode: 4mJDFA

4. **Resolutions:**
  - a. Equity Resources Inc. - 549 S Broadway –Block 126 Lot 3 - Minor Subdivision Motion to Approve. Howarth/ Spotts. The following member voted yes Gallagher, Berglund, Howarth, Nolan, Page, Spotts, Smollock, Schultes.
  - b. St. Joseph Carpenter Society – 409 Market Street – Block 66 Lot 34 – C Variance for side yard setback. Motion to Approve. Howarth/ Spotts. The following members voted yes. Gallagher, Berglund, Howarth, Nolan, Page, Spotts, Smollock, Schultes.
  - c. Amanda Ball – 422 N Broadway – Block 201 Lot 13 – B Variance – Motion to Approve. Howarth/ Gallagher. The following members voted yes Gallagher, Berglund, Howarth, Nolan, Page, Spotts, Smollock, Schultes.
5. **Minutes:** May 19, 2021- Motion to approve meeting minutes. Howarth/ Gallagher. All voted yes.
6. **Historic District Resolutions:** None at this time.

## 7. Hearings on Applications for Development:

- a. Carlos DePoder – 154 S Broadway & 151 Filmore Street – Block 138.02 Lots 19 & 41- Minor Subdivision – Preexisting non-conforming subdivision. Charles Wigginton and Carl DePoder provided testimony on the application and no variances are required for the subdivision. No one from the public to speak on the application. Motion to Approve. Howarth/ Gallagher. The following members that voted yes King, Gallagher, Berglund, Howarth, Nolan, Baus, Page, Stecklair, and Spotts. Memorializing resolution due to settlement on property on June 17, 2021. Motion to Approve. Stecklair/ Howarth. The following members that voted yes King, Gallagher, Berglund, Howarth, Nolan, Baus, Page, Stecklair, and Spotts.
  - b. Richard F. Williams – 858 Market Street – Block 136.03 Lot 41.01 - C-Variance – Charles Wigginton and Richard Williams provided testimony to pave a driveway to create off street parking for his rental property which is a duplex. No one from the public to speak on the application. Motion to Approve. The following members that voted yes King Abstained, Gallagher, Berglund, Howarth, Nolan, Baus, Page, Stecklair, and Spotts.
  - c. Harvey & Ann Lessig Jr. – 923 Market Street – Block 143.01 Lot 8 – Waiver of Development Standards – The Lessig's provided testimony on the need for replace the existing garage with a new 18' 6" tall and houses three cars. No one from the public to speak on the application. Motion to Approve. The following members that voted yes King, Gallagher, Berglund, Howarth, Nolan, Baus, Page, Stecklair, and Spotts.
  - d. DNDCO Investments LLC – 11 Lehigh Ave. – Block 241 Lots 1 & 1.01 – Minor Subdivision – Michael Lario the applicants attorney provided testimony. Application is tabled since property owner needed to attend the meeting since the applicant's attorney could not answer the questions from the board members on a buffer or fence between the proposed property and the neighboring Haddon Twp Industrial property. Motion to table to July 21, 2021, meeting. King/ Baus. The following members that voted yes King, Gallagher, Berglund, Howarth, Nolan, Baus, Page, Stecklair, and Spotts.
  - e. MAG Realty LLC – 54 Crescent Blvd – Block 245 Lots 5 & 5.01 – C Variances – for setbacks – Minor Site Plan – Jeff Brennan Esq., Frank Antico (owner) and Brian Cleary (engineer) all provided testimony on the application. The applicant proposes a 460sf expansion to the existing deck with three variances that are a front yard setback, exceed maximum coverage, and minimum landscaping variance. No one from the public to speak on the application. Motion to Approve. Howarth/ Spotts. The following members that voted yes Gallagher, Berglund, Howarth, Nolan, Baus, Page, Stecklair, and Spotts. King voted No.
8. **Correspondence:** Board members need to complete your Financial Disclosure Statement (FDS) to the state of NJ and report the City Clerk when completed.
  9. **Adjournment:** Motion to Adjourn - Howarth/ Berglund. Meeting adjourned at 8:57 pm.

**ATTEST:**

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Adrienne Moore, Gloucester City Planning/Zoning Board Secretary