

**MINUTES OF THE REGULAR MEETING  
OF THE GLOUCESTER CITY PLANNING/ZONING BOARD  
May 19, 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. King	Class I		E
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. Baus	Class IV		E
7. Rob Page	Class IV	X	
8. Stecklair	Class IV		E
9. Shawn Spotts	Class IV	X	
10. Mike Smollock	ALT# 1	X	
11. Vacant	ALT# 2	X	
12. Gemma Schultes	ALT# 3	X	
13. Parry	ALT# 4		X
Engineer		X	
Solicitor		X	
Planner		X	
Secretary		X	

Join Zoom Meeting

<https://zoom.us/j/8460973517?pwd=UVVHeTlmUldQakx6dUh5aVhDYTNlZz09>

Meeting ID: 846 097 3517

Passcode: 459990

4. **Resolutions:**
  - a. Kenneth Hale – 80 Princeton Ave. – Block 233 Lot 1.01 – C Variance for fence height. Motion to Approve. Howarth/Berglund. The following member voted yes Gallagher, Berglund, Howarth, Nolan, and Smollock.
  - b. David Camacho - 1307 Market Street – Block 249 Lot 31 – D Use Variance. Motion to Approve. Howarth/ Spotts. The following members voted yes Gallagher, Howarth, Nolan, Spotts, and Smollock. Berglund abstained.
  - c. Berivan Ortega - 1309 Market Street – Block 249 Lot 32 – D Use Variance – Motion to Approve. Howarth/ Gallagher. The following members voted yes Gallagher, Howarth, Nolan, Spotts, and Smollock. Berglund abstained.

**Minutes:** Feb. 17, 2021- Motion to approve meeting minutes – Howarth/ Spotts. All voted yes.

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

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

- a. Resolution for City's Redevelopment Report – Council asking board for review to the project, for the 7-up property zoning and will comply with the master plan. No one from the public to speak on the application. Motion to Approve. Howarth/ Gallagher. The following members that voted yes Gallagher, Howarth, Nolan, Page, Spotts, Smollock, and Schultes.
- b. Equity Resources Inc. - 549 S Broadway –Block 126 Lot 3 - Minor Subdivision Prior subdivision exceeded the 190 days for filing at county level – The application was presented by Anthony Imbesi, owner, previously approved 5 years ago and applicant is seeking to redo the existing approval. He is going to sell the property to new owner and needs to do this complete the sale. No one from the public to speak on the application. Motion to Approve. Howarth/ Gallagher. The following members that voted yes Gallagher, Berglund, Howarth, Nolan, Page, Spotts, Smollock, and Schultes.
- c. St. Joseph Carpenter Society – 409 Market Street – Block 66 Lot 34 – C Variance for side yard setback – St. Joseph Carpenter Society as an applicant is asking for a zero-yard setback and lot coverage for the proposed home. No one from the public to speak on the application. Motion to Approve. Gallagher/ Spotts. The following members that voted yes Gallagher, Berglund, Howarth, Nolan, Page, Spotts, Smollock, and Schultes.
- d. Carlos DePoder – 154 S Broadway & 151 Filmore Street – Block 138.02 Lots 19 & 41- Minor Subdivision – Carlos DePoder provided testimony to show the subdivision of the property of the garages from the residential home. Application tabled till June 16, 2021 meeting.
- e. Amanda Ball – 422 N Broadway – Block 201 Lot 13 – B Variance – exceed lot coverage in the RCS zone for a residential home for off street parking. Amanda Ball provided testimony on the need for off street parking and wants to pave the backyard for a parking space. The property is in the RCS zone which allows the lot coverage of 80%. The board agrees at 74% they do not need a variance for lot coverage. No one from the public to speak on the application. Motion to Approve. Berglund/ Howarth. The following members that voted yes Gallagher, Berglund, Howarth, Nolan, Page, Spotts, Smollock, and Schultes.

**7. Correspondence:**

- a. Freshwater Wetlands Letter of Interpretation for 11 Lehigh, Gloucester City from MidAtlantic Engineering Partners.
- b. NEPA Survey – Cellular Antenna Facility Renewal letter for 490 N King Street

**8. Adjournment:** Motion to Adjourn – Howarth/ Smollock. Meeting adjourned at 8:03 pm.

**ATTEST:**

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Adrienne Moore, Gloucester City Planning/Zoning Board Secretary