

**MINUTES OF THE REGULAR MEETING
OF THE GLOUCESTER CITY PLANNING/ZONING BOARD
February 17, 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	X	
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	X	
10. Smollock	ALT# 1	X	
11. Rettig	ALT# 2	X	
12. 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=UVVHeTlmUldQakx6dUh5aVhDYTNIZz09>

Meeting ID: 846 097 3517 Passcode: 459990

4. **Resolutions:**
 - a. Theodore & Margaret Rebstock – 925 Chambers Ave. – Block 179 Lot 37 – C Variance for excess of impermeable lot coverage – Howarth/ Baus. These members voted yes – Gallagher, Berglund, Howarth, Nolan, Baus, Spotts, Smollock and Schultes.
 - b. Berivan Ortega – 1309 Market Street – Block 249 Lot 33 – A variance ruling to uphold Zoning Officers ruling. Motion to Approve the denial. King/Howarth. These members voted yes - Gallagher, Berglund, Howarth, Nolan, Baus, Spotts and Schultes.

Minutes: Dec 16, 2020 & Jan 20, 2021- Motion to approve meeting minutes – Howarth/ King. Motion carried. All voted yes.

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

6. Hearings on Applications for Development:

- a. Ilan & Irit Zaken – 401 S Broadway – Minor Site Plan – Block 98 Lot 8 - to Covert Warehouse to Retail – tabled from December 16, 2021 and Jan 20, 2021 meeting. Applicant has provided letter to table the application to a later date. In order to attend another meeting, the applicant will readvertise in the paper and do new letters via certified mail to the property owners with in 200' of the property. Motion to continue to another meeting at a later date. Howarth/ King. King, Gallagher, Berglund, Howarth, Nolan, Baus, Spotts, and Smollock.
- b. Kenneth Hale – 80 Princeton Ave. – Block 233 Lot 1.01 – C Variance for fence height - Kenneth Hale provided testimony asking for a 6-foot fence where a 4 foot is permitted for more privacy in the yard, this is for the front yard of the property, replacing an existing with a new vinyl fence. No one from the public attended for the application. Motion to approve. King/ Howarth. The members voted yes King, Gallagher, Berglund, Howarth, Nolan, Baus, Steckclair, Spotts, Smollock and Rettig.
- c. David Camacho - 1307 Market Street – Block 249 Lot 31 – D Use Variance – Berglund, King and Rettig can not vote or comment on this application. Louis Cappelli Jr. the applicant's attorney, and David Camacho, the property owner provided testimony on the application he is using the property as a photo studio and an office space with storage. The building will house tools and photo equipment. The driveway in the property will be a one way out along his side of the building. And provide OHSA training company with his business for construction companies. No training will take place on the site. The building is just for office space and storage of equipment. The traffic on the site will decrease since her only have his one car on site for the business and does not have any deliveries and customers coming to the property. Hours are 9 to 5 for the business. He is the only employee on this side for the office business building.

From the public, Kyle Wagner, 124 Baynes Avenue, provided a concern that this business will become a training center for the OHSA portion of the business. The attorney and the applicant will not provide classes on the site. Condition on approval will have to be not on-site training. They agree to that condition. No other public to speak on the application.

Motion to Approve. Howarth/ Baus. The members voted yes are Gallagher, Howarth, Nolan, Baus, Steckclair, Spotts, and Smollock.

- d. Berivan Ortega - 1309 Market Street – Block 249 Lot 32 – D Use Variance Louis Cappelli Jr. the applicant's attorney, and Berivan Ortega, the property owner, provided testimony on the application. The building will provide storage for photography equipment and office space for him and 1 employee. The hours of operation are 9 to 5 on Monday thru Friday and there will parking spaces and 2.5 each for each business. No public or deliveries to the building. Photography equipment will be stored on site and their office space where there will be no customers entering or leaving the property. No one from the public had any questions.

Motion to Approve. Howarth/ Spotts. The member voted yes are Gallagher, Howarth, Nolan, Baus, Stecklair, Spotts, and Smollack.

7. **Correspondence** none at this time.

8. **Adjournment:** Motion to Adjourn – King/ Howarth. All voted yes. Meeting adjourned at 8:08 pm.

ATTEST:

Adrianne Moore
Gloucester City Planning/Zoning Board Secretary