

**MINUTES OF THE REGULAR MEETING  
OF THE GLOUCESTER CITY PLANNING/ZONING BOARD  
January 20, 2021 @ 7:30 pm**

1. **Call to Order:** Meeting was called to order at 7:30 pm by Chairman Pro-tempore 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. **Oath of Office. The following member read and signed the oath.**
  - a. Elana King, Class I Member (Mayor's Designee) - Term expiring 12/21
  - b. William Gallagher, Class II Member – Term Expiring 12/21
  - c. George Berglund, Class III Member – Term Expiring 12/21
  - d. Bruce Parry, Alt. #4 Member, term expiring 12/22

4. **Roll Call:** Board members and professionals'/staff attendance:

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	

<https://zoom.us/j/8460973517?pwd=UVVHeTlmUldQakx6dUh5aVhDYTNIZz09>

Meeting ID: 846 097 3517      Passcode: 459990

5. **Resolutions:**
  - a. Resolution appointing Chairman of the Gloucester City Planning/Zoning Board - Motion carried. Baus/ Howarth. Nolan Abstained. All members voted yes.
  - b. Resolution appointing Vice Chairman of the Gloucester City Planning/Zoning Board - Motion carried. Howarth/ Stecklair. Baus Abstained. All member voted yes.
  - c. Resolution appointing Solicitor of the Gloucester City Planning/Zoning Board – Anthony Costa - Motion carried. Baus/ Howarth. All members voted yes.
  - d. Resolution appointing Engineer& Planner of the Gloucester City Planning/Zoning Board - Key Engineers – Motion carried. Howarth/ Baus. All voted yes.

- e. Brian Donnelly – 523 Cumberland Street – Block 58 Lot 24 & 25 – D Variance – Use variance - Motion to Approve. Howarth/ Smollock. All voted yes.
- f. John Thompson – 507 N Johnson Blvd. – Block 189 Lot 38 – C Variance – Motion to Approve. Howarth/ Smollock. All voted yes.
- g. Yomari Franco – 24 S Broadway – Block 142 Lot 2 – D- Variance - Use Variance- Motion to Approve. Howarth/ Baus. Berglund Abstained. All other members voted yes.
- h. Annual Report for 2020 – Approval – Motion to Approve. Howarth/ Baus. All voted yes.

6. **Minutes:** Meeting mins not complete will provide at February meeting - December 16, 2020

7. **Historic District Resolutions:** Jacob Weiss – 227 Monmouth Street – Block 45 Lot 5 – The board denied the application due to the fact the applicant wanted to enlarge the existing window sizes of the historical home. Approval of this denial upholds the commission's decision to not allow the existing window structure of the home to remain in tacked. Motion to Approve. King/ Howarth. The following members voted yes King, Gallagher, Berglund, Howarth, Nolan, Baus, Page, Steckclair, Spotts, Rettig, and Schultes.

#### 8. **Hearings on Applications for Development:**

- a. Theodore & Margaret Rebstock – 925 Chambers Ave. – Block 179 Lot 37 – C Variance for excess of impermeable lot coverage – Mike Smollock and Marybeth Rettig recused themselves from the application due to being neighbors. Margaret Rebstock provided testimony on why she paved a portion of her lot. Her attorney William Dilks did not attend due to contracting the COVID-19 virus. The property owner needs a variance for 19% above the permitted amount of the 30% lot coverage on the site per the Zoning Officer, William Ackley. No one came from the public for the application. Motion to Approve. Howarth/ Baus. King Abstained. The following board members voted yes Gallagher, Berglund, Howarth, Nolan, Baus, Page, Steckclair, Spotts, Smollock, Schultes.
- b. Tabled from last meeting – Ilan & Irit Zaken – 401 S Broadway – Minor Site Plan – Block 98 Lot 8 – to convert a warehouse to a retail store. Motion to table to February 17, 2021 meeting. Steckclair/ King. All voted yes.
- c. David Camacho – 1307 Market Street – Block 249 Lot 31 – A Variance – appeal of zoning officers ruling that property requires a D Variance – to convert a preexisting nonconforming use to a light industrial dye casting facility. Marybeth Rettig has recused herself from the application as a realtor. David Camacho, the applicant, and Robert Swartz, the attorney, withdrew their application to submit a Use Variance for the February PZ Board Meeting. Motion to withdraw application. Steckclair/ Howarth. All members voted yes.
- d. Berivan Ortega – 1309 Market Street – Block 249 Lot 32 – A Variance – appeal of zoning officers ruling that a property requires a D variance – to convert a pre-existing nonconforming use to a photography studio and office. Marybeth Rettig has recused herself from the application as a realtor. Robert Swartz the applicant's attorney and Berivan Ortega provided testimony on the need for the photography

studio in the preexisting non-conforming use in the building. The photography studio office will operate from 10 am to 10 pm. The photography studio is an office space since he photographs homes and properties. And no customer will be coming and going from the property. They provided testimony that fits a use variance application. William Ackley, the Zoning officer provided testimony that the businesses are all the criteria that meets the needs for a Use Variance. No one from the public is present on this application. Motion to make an application for a Use variance. Stecklair/ King. The following members voted yes King, Gallagher, Berglund, Howarth, Nolan, Baus, Page, Stecklair, Spotts, Smollock and Schultes.

**9. Correspondence** – Michael Smollock passed his class and now holds Basic Course in Land Use Law & Planning – We will send him a copy of his certificate.

**10. Adjournment:** Motion to Adjourn – Stecklair/ Howarth. All voted yes. Meeting adjourned at 8:32 pm.

**ATTEST:**

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Adrianne Moore  
Gloucester City Planning/Zoning Board Secretary