

**MINUTES OF THE REGULAR MEETING
OF THE GLOUCESTER CITY PLANNING/ZONING BOARD
June 19, 2019 @ 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. **Oath of Office:** taken by Shawn Spotts
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 | E | |
| 4. Howarth | Class IV | E | |
| 5. Nolan | Class IV | X | |
| 6. Baus | Class IV | X | |
| 7. Vacant | Class IV | X | |
| 8. Stecklair | Class IV | E | |
| 9. Spotts | Class IV | X | |
| 10. Page | ALT# 1 | X | |
| 11. Smollack | ALT# 2 | E | |
| 12. Rettig | ALT# 3 | X | |
| 13. Murphy | ALT# 4 | E | |
| Engineer/ Planner | | E | |
| Solicitor | | X | |
| Secretary | | X | |

5. **Resolutions:**
 - a. Carol Gladysz – 906 Ridgeway Street – Block 143.01 Lot 43 – C Variance for Lot Coverage for a Shed – Motion to Approve. Baus/ Stecklair. All voted yes.
 - b. John & Dawn Dennerly – 57 Yale Ave. – Block 235 Lot 3.01 – C Variance for fence in rear yard – Motion to Approve. Baus/ King. All voted yes.
6. **Minutes:** May 15, 2019 - Motion to approve meeting minutes – King/ Stecklair. Motion carried. All voted yes.
7. **Historic District Resolutions:** None at this time.

8. Hearings on Applications for Development:

- a. Joseph Mellon – 426 Nicholson Road – Block 255 Lot 2 – D Variance Use Variance for expansion of a pre-existing non-conforming use in the residential zone & and C Variance for a side yard to extend the house for pre-existing conforming side yard. Joseph Mellon gave testimony asking to put an addition to the back of the existing Duplex residence. He stated is goal is to rehab the home into a beautiful property for his family to reside in the units. There was no one from the public to make any comments. Motion to Approve. Stecklair/ Baus/ All voted yes.
- b. Juan C. Vargus – 322 3rd Street – Block 102 Lot 32 – D Variance Use Variance for expansion of a pre-existing non-conforming residence in the zone. Juan Vargus gave testimony asking to put an addition and extend the building that was damaged when he purchased the structure. He stated he is replacing the structure over the existing foot print of the foundation and adding a second floor over that extension. The home will be completed with in 6 months once if the board gives him approval. There was no one from the public to make any comments. Motion to Approve. Stecklair/ Gallagher. All voted yes.

9. Correspondence: Resignation letter from Gary Watermasysk

10. Adjournment: Motion to Adjourn – Stecklair/ Page. All voted yes. Meeting adjourned at 7:52 pm.

ATTEST:

Adrianne Scheick
Gloucester City Planning/Zoning Board Secretary