

**MINUTES OF THE REGULAR MEETING
OF THE GLOUCESTER CITY PLANNING/ZONING BOARD
January 20, 2016 @ 7:30 pm**

Call to Order: Meeting was called to order at 7:30 pm by Chairman Frank Wunsch

Salute to the flag and Open Public Meetings Statement: Salute to the flag and Open Public Meetings Statement was led by Frank Wunsch. 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.

Oath of Office. The following member read and signed the oath.

- a. Lee Kramer, Class II Member, 1-year term expiring 12/16
- b. Bruce Parry, Class III Member, term expiring 12/16
- c. Jack Murphy, Class IV Member, term expiring 12/17
- d. Theodore Howarth, Alternate #3, term expiring 12/16
- e. Gary Watermasysk, Alternate #4, term expiring 12/17

Roll Call: Board members and professionals'/staff attendance:

PRESENT	Position	YES	NO
1. King	Class I		E
2. Kramer	Class II	X	
3. Parry	Class III	X	
4. Luciani	Class IV		E
5. Murphy	Class IV	X	
6. Wunsch	Class IV	X	
7. Baus	Class IV		E
8. Williams	Class IV	X	
9. Marchese	Class IV		E
10. Nolan	ALT# 1	X	
11. Cerrone	ALT# 2		E
12. Howarth	ALT# 3	X	
13. Watermasysk	ALT# 4	X	
Engineer (Norman Rodgers)		X	
Solicitor (Anthony Costa)		X	
Planner (Barbara Fegley)		X	
Acting Secretary (Adrienne Parent)		X	

Resolutions:

- a. Resolution appointing Chairman of the Gloucester City Planning/Zoning Board – Parry/ Howarth. Motion carried.

- b. Resolution appointing Vice Chairman of the Gloucester City Planning/Zoning Board - Murphy/ Williams. Motion carried.
- c. Resolution appointing Solicitor of the Gloucester City Planning/Zoning Board – Wunsch/ Howarth. Motion carried.
- d. Resolution appointing Engineer of the Gloucester City Planning/Zoning Board – Wunsch/ Parry. Motion carried.
- e. Resolution appointing Planner of the Gloucester City Planning/Zoning Board – Wunsch/ Nolan. Motion carried.
- f. Mooreland Development LLC – 1200 Crescent Blvd – Block 269.03 Lot 1.01 for a C Variance – Bulk Variance Site Plan, D Variance – Use Variance, Minor Subdivision, Major Site Plan – Parry/ Nolan. Motion carried.

Minutes: September 16, 2015 - Motion to approve meeting minutes – Parry/Howarth. Motion carried.

Historic District Resolutions: None were presented

Hearings on Applications for Development:

- f. MAG Realty, LLC – 54 Crescent Blvd. – Block 256 Lot 5 & 5.01 – C Variance -Bulk Variance Site Plan, Minor Site Plan

Jeff Baron (Applicants Attorney) presented the application for a front yard setback for the deck which will be same frontage as existing building. Discussion of Engineers and Planners letter and will agree to items proposed as stated in the resolution. This application is courtesy review since was part of court order approval by a superior NJ court.

Application was approved with variance and waivers. Parry/ Murphy. Motion carried.

- g. Equity Resources Inc. – 549 S. Broadway – Block 126 Lot 3 – Minor Subdivision - Applicant asked for application to be tabled until February 17, 2016 Meeting

- h. William Middleton – 229 Cumberland Street – Block 55 Lot 11 – C Variance – Bulk Variance Site Plan

William Middleton (Applicant) asked for approval for bulk variance for a driveway which was paved with concrete which exceeded lot coverage for the property. No permits were obtained by applicant’s contractor.

Joe Stecklair (Zoning officer) gave testimony on the driveway which was paved without permits or approvals. He stated the applicant lot coverage is over 30% and needs a bulk variance to exceed the lot coverage for the property. Prior is was an unpaved yard and now is completely paved with concrete driveway. Applicant required to get Boards approval for the bulk variance. Application was approved. Watermasysk/ Howarth. Motion carried.

Correspondence

- a. Board member information sheets – only return if somethings changed
- b. 2015 Annual Report – Howarth/ Murphy. Motion carried.
- c. Letter from PSEG – Freshwater Wetlands Statewide Permit Application Notice
- d. Letter from NJDOT – Notice received from Moreland Development for Hearing

Adjournment: Motion to Adjourn – Howarth/Parry. Meeting adjourned at 8:45 pm.

ATTEST:

Adrienne Parent
Acting Gloucester City Planning/Zoning Board Secretary