

**MINUTES OF THE REGULAR MEETING
OF THE GLOUCESTER CITY PLANNING/ZONING BOARD
February 21, 2018 @ 7:30 pm**

Call to Order: Meeting was called to order at 7:30 pm by Chairman Pro-tempore John Nolan

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.

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

PRESENT	Position	YES	NO
1. King	Class I	E	
2. Gallagher	Class II	X	
3. Parry	Class III	X	
4. Howarth	Class IV	X	
5. Murphy	Class IV	E	
6. Nolan	Class IV	X	
7. Baus	Class IV	X	
8. Berglund	Class IV	X	
9. Stecklair	Class IV	X	
10. Watermasysk	ALT# 1	X	
11. King	ALT# 2	X	
12. Vacant	ALT# 3		
13. Vacant	ALT# 4		
Engineer (CME)		X	
Solicitor (Anthony Costa)		X	
Planner (CME)		X	
Acting Secretary (Adrienne Parent)		X	

Resolutions:

- a. St. Mary's Church – 420 Monmouth Street – Block 52 Lot 2 – D Variance – Use Variance – Howarth/ Watermasysk. Motion carried. All voted yes
- b. Stephen Brown LLC – 842 Market Street – Block 143.01 Lot 19 – C Variance – Bulk Variance – Steckliar/ Howarth. Motion Carried. All voted yes.
- c. WestSide Redevelopment Area & Preliminary Investigation provided by Council for Approval – Howarth/ Parry. – Motion carried. All voted yes.

Minutes: January 17, 2018 - Motion to approve meeting minutes – Howarth/ Parry . Motion carried.

Historic District Resolutions: None at this time.

Hearings on Applications for Development:

- a. William D. Dilks – 114 – 116 S Broadway – Block 138.01 Lot 1 – Minor Subdivision

William Dilks Esq. presented a subdivision of 114 – 116 S Broadway in order to sell the property separate from his property. Motion to Approve. Stecklair/ Baus. All voted yes.

b. Master Plan for City of Gloucester City Public Hearing Meeting and Worksession

Peter from CME Assoc gives a presentation of the Master Plan Draft. The Board Members discussed the draft. Berglund provided a list of 17 bullet points he had as questions and items to address and or changed.

Public session of meeting:

Jessie Torres discussed the billboard issues and how in 1996 the PZ Board members apposed the issue. Master Plan Document needs to be provided website for public review.

Danielle Nelleo discussed Essex Street as one-way street in the City, this was discussed at Council Meeting.

Louis Parvona discussed the Master Plan should be provided on line for public review. Asked about public worksession since he is a planning student and part of the GC Greenteam & Sustainable GC. Discussion on the train coming through Gloucester City in the near future.

Rich Lawletta discussed density issues in City and we need to be denser. He is a real estate investor whom wants the City to be business friendly with redevelopment. And there should be more high-rise rezoning.

Stevie Kutcher discussed that parks and playgrounds are not safe and need to be maintained along with more open spaces. The City needs more parks, playgrounds, dog parks, skate parks, hockey rink, public gardens, and street lighting. She runs a Facebook member town watch and these are all items the public wants addressed.

Continuance of Public Master Plan Meeting in 2 Months after the draft has been revised. The PZ Board will continue this discussion on April 18, 2018 without need to re-advertise the meeting discuss and hearing. Motion to Continuance and Table. Howarth/ Steckliar. All Voted yes.

Correspondence

PSEG Application to DEP for switching station Environmental Application

FCC Letter about Section 106 Filings for Cell Towers on Paul Street Water Tower

Adjournment: Motion to Adjourn – Howarth/ Watermasysk. Meeting adjourned at 8:51 pm.

ATTEST:

Adrienne Parent
Gloucester City Planning/Zoning Board Secretary