

**MINUTES OF THE REGULAR MEETING  
OF THE GLOUCESTER CITY PLANNING/ZONING BOARD  
October 17, 2018 @ 7:30 pm**

**Call to Order:** Meeting was called to order at 7:30 pm by Chairman 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	X	
2. Gallagher	Class II	E	
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. Ryan	ALT# 2	X	
12. Vacant	ALT# 3		
13. Vacant	ALT# 4		
Engineer & Planner (CME)		X	
Solicitor (Anthony Costa)		X	
Secretary (Adrienne Scheick)		X	

**Resolutions:** 520 Broadway Partners LLC. – 520 Broadway – Block 123 Lot 25 – Minor Site Plan – Motion to Approve – Stecklair/ Baus. All voted yes.

**Minutes:** September 19, 2018 - Motion to approve meeting minutes – Howarth/ Berglund. All voted yes.

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

**Hearings on Applications for Development:**

Westside Redevelopment Report presented by CME to the Board with discussion and question and answer session.

The City Planner presented a presentation of the Redevelopment to the Planning Board. The report follows the Master Plan standards for this type of redevelopment. The presentation addressed each property in question that was listed in the report. The report was posted on the City website for the public to review.

The Public Session of comment for the meeting has the following questions from the Public.

Jim Carr asked the Planner about the American Legion being taken by eminent domain or if the City Development Agreement with the American Legion was taking in place. The planner and he had a discussion on the project site. The City Planner addressed the questions.

Kathleen McQue asked about the property shown in red on the plan which was a public parking lot. She addressed that concern that the lot needs to remain for the neighbor residents to have a place to park. The planner addressed the question.

Donald Grace asked questions about the American Legion and how was the site deemed as in need of redevelopment since its just a parking lot and building and is currently occupied and used by the American Legion members. The City Planner addressed the questions.

Richard Lynsey asked questions about when was the study of the project written and site visits occurred for the American Legion. The City Planner addressed these questions.

The Public Portion of the project was closed and then brought back to the board for a vote. The report was approved by the Planning Board and will be sent back to Council to proceed on the projects next phases. Motion to Approve was 1<sup>st</sup> Watermasysk/ 2<sup>nd</sup> Berglund. Vote was 6 to 1. 6 yes votes. And 1 no vote from Howarth.

Public Service Electric & Gas Company – 1075 Station Ave. – Block 256.01 Lot 1 Block 285 Lots 3 & 5 – C Variance – Site Plan – D Variance – Use Variance – Conditional Use – Major Site Plan – Waiver of Development Standards

A presentation was given by PSEG attorney Glenn Keans about the impacts of the proposed upgrades to the substation. The site will house a building, upgrades to switches to provided more power transfer lines and volume of power out of the site. A discussion of the construction timelines.

Kyle King, an electric engineer from PSEG gave testimony on mono poles being installed on the site. And that the lattice towers will be removed for the upgrades on site.

Steven Hanson, a civil engineer for PSEG provided testimony on the storm water management systems for the site. They agreed to address all the concerns in the City Engineers Review letter.

Nicholas Gither, a landscape Architect from PSEG gave testimony on the proposed planning locations and material to be provided on site to buffer the property from the neighboring properties.

Kathy Herring, a planner for PSEG gave testimony about the site and how the impacts will not affect the neighboring properties. And that they will agree with the comments in the City Planner / Engineers letters.

Public session two residents, Ben Muller and Joe Cohan, asked questions from the PSEG professionals. All questions where answered and addresses.

Motion to Approve the Project. 1<sup>st</sup> Steckclair/ 2<sup>nd</sup> Howarth. Seven members all voted yes.

**Correspondence:** League Class schedule for members whom need class.

Stormwater Review Training Tool for P& Z Board Members was given to the Board. The signed forms where returned at the meeting.

**Adjournment:** Motion to Adjourn – Berglund/ King. Meeting adjourned at 9:45 pm.

**ATTEST:**

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Adrienne Scheick, Gloucester City Planning/Zoning Board Secretary