

**MINUTES OF THE REGULAR MEETING
OF THE GLOUCESTER CITY PLANNING/ZONING BOARD
November 21, 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	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	E	
10. Watermasysk	ALT# 1	X	
11. Ryan	ALT# 2	X	
12. Vacant	ALT# 3		
13. Vacant	ALT# 4		
Engineer & Planner (CME)			E
Solicitor (Anthony Costa)		X	
Secretary (Adrienne Scheick)		X	

Resolutions:

PSEG – 1075 Station Ave. Block 256.01 Lot 1 & Block 285 Lots 3 & 5 – C Variance – D Variance – Use Variance – Conditional Use – Major Site Plan -Waiver of Development Standards – Motion to Approve – Howarth/ Berglund. All voted yes.

Resolution of the Westside Redevelopment Report – Motion to Approve. Howarth/ Berglund. Parry Abstained. All other members voted yes.

Minutes: October 17, 2018 - Motion to approve meeting minutes – Howarth/ Berglund. All voted yes.

Historic District Resolutions: None at this time.

Hearings on Applications for Development:

Kathleen & Mark Sheppard – 132 N King Street – Block 28 Lot 7.01 – Use Variance

Testimony provided by applicants Mark & Kathleen Sheppard about the properties current use. The property is currently in the CRO (Commercial Residential Office Mixed Use) zone and is a rental apartment on bottom floor and commercial office space on second floor. The building is a mixed-use duplex of commercial office space and a rental property which is permitted in the zone.

The applicant is seeking a use variance in order to sell the property to provide two rental residential properties instead of the current mixed-use commercial/ residential use. The applicants' reason to change the use is for the applicant to sell the property to another individual whom wants to use the property as a residential duplex. The bank will not provide the new buyer with a loan unless the use has changed. The Board questioned the applicants on ability to meet the use variance standards on the burden of proof. They board felt the applicant did not provided enough of a reason to change the property's use from what is permitted in the zone.

Motion to Deny the Applicants from changing the existing use of commercial office space w and apartment below to the proposed use of a duplex which would have two residential apartments. 1st Berglund/ 2nd Howarth. Seven members all voted yes to deny the use variance. Gallagher, Howarth, Nolan, Baus, Berglund, Watermasysk, Ryan.

Correspondence: None at this time.

Adjournment: Motion to Adjourn – Berglund/ King. Meeting adjourned at 8:19 pm.

ATTEST:

Adrienne Scheick, Gloucester City Planning/Zoning Board Secretary