

**MINUTES OF THE REGULAR MEETING
OF THE GLOUCESTER CITY PLANNING/ZONING BOARD
March 20, 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. The following member read and signed the oath.**
Mike Smollack, Alternate #2

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	X	
4. Howarth	Class IV	X	
5. Nolan	Class IV	X	
6. Baus	Class IV	X	
7. Watermasysk	Class IV	X	
8. Stecklair	Class IV	X	
9. Vacant	Class IV	X	
10. Page	ALT# 1	X	
11. Smollack	ALT# 2	X	
12. Rettig	ALT# 3	X	
13. Murphy	ALT# 4	E	
Engineer		X	
Solicitor		X	
Planner		X	
Secretary		X	

5. **Resolutions:** Amanda Ferry – 402 Klemm Ave. – Block 243 Lot 10 - C Variances - Motion to Approve. Howarth/ Stecklair. King voted No. All other members voted yes.
6. **Minutes:** January 16, 2019 - Motion to approve meeting minutes – Watermasysk/ Howarth. Motion carried. All voted yes.
7. **Historic District Resolutions:** None at this time.
8. **Hearings on Applications for Development:** Totem Real Estate LLC., 220 Monmouth Street – Block 50 Lots 9 &19 – D Variance

Testimony provided by applicant’s attorney Richard Flynn and applicant Troy Timple about the property is an old church that has been converted to a residential single-family home. The applicant proposed to the board that his plan is to create 6 high end residential rental units with in the structure. The property has been a residence for over 10 years and since the space is so large the best fit would be apartment units. Current owner has converted several properties in Philadelphia and wishes to do so in Gloucester City. The complex will also provide 6 off street parking spaces for the rental units. The property will retain its

historical look and structure during the construction of the proposed units. No changes will be made to the exterior except in kind to make look like new but retain the historical character. They are asking for a bifurcated use variance to only allow applicant to remodel into a 6-unit high end apartment complex. And a condition is to come back with a site plan and variance at another meeting to address those items that will need more variances.

Motion to Approve a Use Variance – To convert a former church which is operating as a single-family resident and is seeking to construct 6 high end apartments with 2 bedrooms and 2 baths and would retain the existing glass and woodwork and would make no exterior to the building. And six on site parking spaces will be provided. Howarth/ Steckliar. King & Berglund Abstained. All other members voted yes.

9. **Correspondence:** PSEG Letter about Flood Area Permits.

10. **Adjournment:** Motion to Adjourn – Watermasysk/ King. Meeting adjourned at 8:44 pm.

ATTEST:

Adrienne Scheick
Gloucester City Planning/Zoning Board Secretary