

**Margate City Planning Board
Reorganization and Regular Meeting
Minutes
January 9, 2014**

1. Chairman Richard Patterson called the meeting to order at 7pm.

2. Flag Salute

3. Roll Call

Present

Tom Collins

Clem Wasleski

Mike Richmond

Jim Galantino

Michael Cristaldi

Craig Palmisano

David Carter

Remi Pelosi

Joseph DiGirolamo

Rich Patterson

Absent

Commissioner Taube

Despina Hess

Margaret Guber-Nulty

Jackie Zarrillo, Court Reporter

Roger Rubin, Zoning Officer

Johanna Casey, Board Administrator

Stanley L. Bergman, Jr., Esq., Solicitor

4. Procedure

The Chairman announced that the meeting was being held in accordance with due public notice thereof and pursuant to the N.J. State “Sunshine” Law, which governs all public meetings. He also advised the applicants to sign forms at the end of their approval regarding mercantile licenses and building permits.

5. Reorganization

Nomination of Rich Patterson as Chairman and Mike Richmond as Vice Chairman was received, on the motion by Mr. Collins; seconded by Mr. Galantino. The nomination was approved, ten affirmative and zero in the negative. Ayes; Collins, Wasleski, Richmond, Galantino, Cristaldi, Palmisano, Carter, Pelosi, DiGirolamo, Patterson. Nays – None.

Joseph DiGirolamo was introduced.

Solicitor Bergman swears in Board Members Joe DiGirolamo, David Carter, Remy Pelosi and Jim Galantino.

6. Staff Appointment

Mr. Collins nominated Stanley Bergman as Solicitor: seconded by Mr. Cristaldi and unanimously approved by a voice vote.

Mr. Galantino put nominated Secretary/Administrator of Johanna Casey: seconded by Ms Pelosi and unanimously approved by a voice vote.

Mr. Collins put Meeting Dates for 2014 forth; seconded by Mr. Galantino and unanimously approved.

7. Other Business

Roger Rubin recommends a special meeting date of February 4th 2014 at 6pm to discuss planning grant money with Jim Rutala, Grantsmith.

Motion was put forth by Mr. Galantino; second by Mr. Cristaldi and unanimously approved.

8. Minutes

The minutes of December 12, 2013 were received, on the motion of Mr. Collins; seconded by Mr. Galantino, and unanimously approved.

9. Resolutions & Decisions

The following Resolutions were approved unanimously when received on motion by Mr. Collins, seconded by Mr. Galantino: #54-2013: Jeffrey Kaliser; #55-2013: Sheldon Mittman; #56-2013: Robert and Debra Stern; #57-2013: Robert de O Marques.

10. JOE TOCYLOSKI – 9703 VENTNOR AVE. - BLOCK 227 – LOT 90 in the CBD District to grant site plan for a new building structure and variances for lot area, lot width, third floor deck, parking, and possibly others. Taxes and water/sewer are current and proof of advertising and notification is satisfied.

Mr. Rubin, Zoning Officer, is sworn in and reads his review, which is attached.

Chris Baylinson, attorney for the applicant presents his case.

George Wray Thomas, the architect, is sworn in and speaks on the case.

Revised plans are needed for the third floor deck and property front setback.

Open to Board.

Public portion is opened.

Public portion is closed.

Solicitor Stanley Bergman reads the variances, which require revised plans.

Motion to approve the variances with conditions was put forth by Mr. Galantino and Mr. Collins seconded. The motion was approved, nine affirmative and zero in the negative. Ayes; Collins, Wasleski, Richmond, Galantino, Cristaldi, Palmisano, Carter, Pelosi, Patterson. Nays – None.

- 11. MARGATE BURGER, LLC – 7903 VENTNOR AVE. – BLOCK 207.03 LOT – 4** in the CBD district to grant Site Plan action to add a two bedroom apartment above the previously approved hamburger restaurant. Taxes/ Water and Sewer are current. Proof of advertising and notifying are not required.

Mr. Rubin, Zoning Officer, is sworn in and reads his review, which is attached.

Chris Baylinson, attorney for the applicant, presents the application.

Open to the Board.

Mr. Collins inquires about trash for the apartment.

Scott Burnley, architect for the applicant, is sworn in. He clarifies the storage area.

Open to Public.

Public portion is closed.

Solicitor Stanley Bergman reads the variances, which does not require conditions.

Motion to approve the variances was put forth by Mr. Collins and Mr. Galantino seconded. The motion was approved, nine affirmative and zero in the negative. Ayes; Collins, Wasleski, Richmond, Galantino, Cristaldi, Palmisano, Carter, Pelosi, Patterson. Nays – None.

- 12. RICHARD PATTERSON – 213 N LANCASTER AVE. BLOCK – 413.02 LOT – 5.03** in the S-25 district to grant a C variance for distance between garage and the principal building to the rear. Taxes and Water/ Sewer are current and proof of advertising and notifying is satisfied.

Richard Patterson recuses himself. Mike Richmond takes over the meeting.

Mr. Rubin, Zoning Officer, is sworn in and reads his review, which is

attached.

Richard Patterson, the applicant, presents the application.

Open to the Board.

Open to the Public.

Regina O'Neil, 208 N Kenyon Ave, is sworn in and speaks on the resale of her building with her house being so close to the garage.

MaryAnne Slaughter, 210 N Kenyon, speaks on the water draining from the garage.

Public portion is closed.

Solicitor Stanley Bergman reads the variances, which does not require revised plans.

Motion to approve the variances with was put forth by Mr. Wasleski and Mr. Galantino seconded. The motion was approved, nine affirmative and zero in the negative. Ayes; Collins, Wasleski, Richmond, Galantino, Cristaldi, Palmisano, Carter, Pelosi, DiGirolamo. Nays – None.

13. Public Participation - none.

14. Other Business

There being no further business, the motion to adjourn was made by Mr. Collins and seconded by Mr. Galantino and unanimously approved.

Full meeting is available on tape.

Respectfully submitted

Johanna Casey
Planning Board Secretary/Administrator