

**Margate City Planning Board
Minutes
January 30, 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
Commissioner Taube
Margaret Guber-Nulty
Michael Cristaldi
Craig Palmisano
David Carter
Despina Hess
Remy Pelosi
Rich Patterson

Absent

Joseph DiGirolamo

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. Minutes

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

6. Resolutions & Decisions

The following Resolutions were approved unanimously when received on motion by Ms. Guber-Nulty, seconded by Mr. Galantino: #01-2014: Solicitor Stanley Bergman; #02-2014: Secretary/Administrator Johanna Casey; #03-

2014: Meeting Dates 2014; #04-2014: Joe Tocyloski; #05-2014: Margate Burger, LLC; #06-2014: Richard Patterson.

- 7. J & D DEVELOPMENT, LLC – 9305 WINCHESTER AVE. – BLOCK 327**
– LOT 100 in the C-1 district to grant a C variance for lot width, building coverage, side setbacks and possibly others. TAXES ARE CURRENT AND PROOF OF ADVERTISING AND NOTIFYING IS SATISFIED.

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

Remy Pelosi is in attendance.

Brian Callaghan, attorney for the applicant presents his case.

Peter Weiss, Architect for the applicant is sworn in.

Thomas Dase, Professional Planner for the applicant is sworn in and gives a presentation on the application.

Rich Patterson recuses himself and Mike Richmond takes the chair.

Roger Rubin questions the comparison to the Gallagher lots, which were there side by side duplexes built with less coverage than if it were developed as one lot.

Mike Richmond asked for a reason to permit 25% more coverage than allowed.

Jim Galantino inquired as to raising existing structure.

Peter Weiss responded that the average multifamily unit being developed is now 1800 square feet. If the rooms are too small they are not viable. This size allows for light, air and open space.

Open to Board.

Public portion is opened.

Public portion is closed.

Solicitor Stanley Bergman reads the variances. He then reads the C2 Variances from the Margate City Code Book.

Motion to approve the variances was put forth by Mr. Collins and Mr. Galantino seconded. The motion was denied, three affirmative and five in the

negative. Ayes; Collins, Galantino, Palmisano. Nays – Wasleski, Richmond, Taube, Carter, Hess. Abstention - Mr. Cristaldi.

Solicitor Bergman then asked the Board to vote on if the variances where just lot width and side yard setbacks. The vote was approved, eight in the affirmative and zero in the negative. Ayes: Collins, Wasleski, Richmond, Galantino, Taube, Guber-Nulty, Palmisano, Patterson. Nays – None.

- 8. ANAT COHEN – 29 S. MADISON AVE. – BLOCK 129 - LOT 48.01 in the MF district to grant a C variance for front yard setback and possibly others. TAXES ARE CURRENT AND PROOF OF ADVERTISING AND NOTIFYING IS SATISFIED.**

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

Jordan Goldberg, attorney for the applicant, presents the application.

Daniel Beigel, brother of the applicant is sworn in.

Open to the Board.

Mr. Wasleski questions awning set two feet from the property line.

Commissioner Taube inquires about the landscaping.

Open to Public.

Public portion is closed.

Rich Patterson inquires as to the building being a spec house. The area of the house was maxed out, as not allowing for any outside porches.

Solicitor Stanley Bergman reads the variances, which revises plans, if approved.

Motion to approve the variances was put forth by Mr. Wasleski and Commissioner Taube seconded. The motion was denied, zero in the affirmative and nine in the negative. Ayes- None. Nays - Collins, Wasleski, Richmond, Galantino, Taube, Guber-Nulty, Cristaldi, Palmisano, Patterson.

- 9. LEWIS AND SUSAN GANTMAN – 4 N. RUMSON AVE. – BLOCK 219 - LOT – 16 in the S-40 district to grant a C variance for building coverage, landscaping, rear and side yard setbacks, and possibly others. TAXES ARE**

CURRENT AND PROOF OF ADVERTISING AND NOTIFYING IS SATISFIED.

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

Keith Davis, attorney for the applicant, presents the application.

Terri Cummings, architect for the applicant is sworn in and gives the presentation.

Tom Collins inquires about the detached garage and shed.

Rich Patterson inquires about the second floor door to the AC unit.

Jim Galantino responds that they are legal.

Open to the Board.

Clem Wasleski inquires to the mass of the third floor.

Mr. Gantman, property owner for twenty years is sworn in. He is just looking to meet FEMA regulations and have a place for his grandchildren to come and visit.

Open to the Public.

Public portion is closed.

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

Motion to approve the variances with was put forth by Mr. Collins and Mr. Galantino seconded. The motion was approved, seven in the affirmative and two in the negative. Ayes: Wasleski, Richmond, Galantino, Taube, Guber-Nulty, Cristaldi, Palmisano. Nays – Collins and Patterson.

10. STEVEN KATZ – 113 & 115 N. MADISON AVE. – BLOCK 329 - LOT 409 & 411 in the MF district to grant a C variance for site plan for triplex and possibly others. TAXES ARE CURRENT AND PROOF OF ADVERTISING AND NOTIFYING IS SATISFIED.

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

Eric Goldstein, attorney for the applicant, presents the application.

Mark Seiligson, builder for the applicant, Josh Katz, son of the property owner, Michael Strunk, architect, and Thomas Dase, professional planner are all sworn in.

Thomas Dase presents the plans for the building.

Michael Strunk shows the design of the plans.

Jim Galantino inquires as to the whereabouts of the trash.

Cem Waslenski inquires as the use of the double doors and grass coverage.

Roger inquires to the projection of the columns being 10.4 feet and the inconsistency between the architect and the engineers plans.

Solicitor Bergman submits the motion for the site plan application with revised plans and lot consolidation.

Motion to approve the variances with conditions requested was put forth by Mr. Galantino and Mr. Collins seconded. The motion was approved, nine in the affirmative and zero in the negative. Ayes: Collins, Wasleski, Richmond, Galantino, Taube, Guber-Nulty, Cristaldi, Palmisano, Patterson. Nays – None.

11. ADCO TWO, LLC (CHARLES ADAMS) – 9309 MONMOUTH AVE. - BLOCK 427.02 – LOT 96 in the MF district to grant a C variance for undersized lot, side yard setbacks, building height and possibly others. TAXES ARE CURRENT AND PROOF OF ADVERTISING AND NOTIFYING IS SATISFIED.

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

Leo Manos, attorney for the applicant presents the application.

John Obelenus, architect for the applicant presents the design.

Rich Patterson wishes to see more design appeal on the barren side wall.

Clem Wasleski inquires as to the window opening being up to code.

Remy Pelosi would like interest added to the side of the building.

John Obelenus assures the Board that he wants to have a finished building that he is proud of.

Charles Adams, property owner is sworn in and gives his reasons for the improvements, being to meet flood elevation and have enough off street parking.

Open to Board.

Open to Public.

Charles Adams, 116 N Adams Avenue is sworn in and is in favor of the project.

Public portion is closed.

Solicitor Bergman reads the variances, which require revised plans.

Motion to approve the variances with was put forth by Mr. Collins and Mr. Galantino seconded. The motion was approved, nine in the affirmative and zero in the negative. Ayes: Collins, Wasleski, Richmond, Galantino, Taube, Guber-Nulty, Cristaldi, Palmisano, Patterson. Nays – None.

12. Public Participation - none.

13. Other Business

Commissioner Taube presents her request to hear a presentation on Sustainable Land Use.

Solicitor Bergman informs Commissioner Taube that is cannot be done at the Special meeting on February 4th because if we are to consider a resolution it needs proper advertising.

Roger Rubin reminds the Board that February 4, 2014 at 6PM there is a special meeting

There being no further business, the motion to adjourn was made by Mr. Palmisano and seconded by Mrs. Pelosi and unanimously approved.

Full meeting is available on tape.

Respectfully submitted

Johanna Casey
Planning Board Secretary/Administrator