

**Margate City Planning Board
Minutes
October 31, 2013**

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

2. Flag Salute

3. Roll Call

Present

Tom Collins
Bill Gottschall
Jim Galantino
Michael Cristaldi
Craig Palmisano
David Carter
Rich Patterson

Absent

Clem Wasleski
Commissioner Taube
Margaret Guber-Nulty
Despina Hess
Remi Pelosi

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 September 25, 2013 and September 26, 2013 were received, on the motion by Mr. Galantino; and second by Mr. Collins, and unanimously approved.

6. Resolutions & Decisions

The following Resolutions were approved unanimously when received on motion by Mr. Galantino, second by Mr. Cristaldi: #43-2013: John Soubasis; #44-2013: Mark Lipowitz; #45-2013: Charles & Eileen Johnson; #46-2013: Maryann Froelich; #47-2013: Steven & Heidi Goldberg; #48-2013: Thomas & Janet Dugan; #49-2013: John R DePhillipo, Sr.; #50-2013: Kevin & Michelle Entress; #51-2013: Harvey & Marsha Tessler; #52-2013: Roberto de O. Marques.

7. **NJ08402 LLC (Frederick J. Amendolia) – 23 S WASHINGTON AVE. - BLOCK 126 – LOT 110 - QUALIFIER C001B** in the CBD District to grant an interpretation or site plan for change in use, from general business office to real estate office. Possible C Variance for parking. 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.

Jim Galantino questions clarifying the application.

Margaret Zabo, the attorney for the applicant, presents the application.

Frederick J Amendolia, 9400 Atlantic Ave. is sworn in. He presents his description of the use of the office.

Daniel Campbell, one of the owners of the property, is sworn in and speaks in favor of the application.

Open to Board.

Bill Gottschall questions the number of staff for the office.

Public portion is opened.

Public portion is closed.

Solicitor Stanley Bergman reads the actions, which do not require revised plans. The board has interpreted the application to be a real estate office requiring site plan approval and a parking variance.

Motion to approve the site plan and variance was put forth by Mr. Cristaldi and Mr. Gottschall seconded. The motion was approved, seven affirmative and zero in the negative. Ayes; Collins, Gottschall, Galantino, Cristaldi, Palmisano, Carter, Patterson. Nays – None.

8. **Public Participation** - none.

Other Business – Chris Baylinson, attorney for Holy Trinity Parish, makes a presentation to the Board to change the zoning for a 150 x 75 foot portion of Block 212.02 Lot 5 in the S- 60 zone to S-30.

Tom Collins, questions the parking.

Bill Gottschall speaks against the idea.

Rich Patterson speaks in favor.

Craig Palmisano speaks in favor.

A motion to recommend to the Mayor and Commissioners to change a portion of Holy Trinity lot from S-60 to S-30 was put forth by Mr. Palmisano and seconded by Mr. Patterson. The motion was approved, five affirmative and two in the negative. Ayes: Galantino, Cristaldi, Palmisano, Carter and Patterson, Nays: Collins and Gottschall.

There being no further business, a motion to adjourn was made by Mr. Palmisano and seconded by Mr. Carter and unanimously approved.

Full meeting is available on tape.
Respectfully submitted

Johanna Casey
Planning Board Secretary/Administrator