

**Margate City Planning Board
Minutes
February 27, 2014**

1. Vice Chairman Michael Richmond 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
Despina Hess
Remy Pelosi
Joseph DiGirolamo

Absent

Commissioner Taube
Margaret Guber-Nulty
Rich Patterson

Jackie Zarrillo, Court Reporter
Roger Rubin, Zoning Officer
Johanna Casey, Board Administrator
Stanley L. Bergman, Jr., Esq., Solicitor

4. Procedure

Vice Chairman Richmond 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.

Vice Chairman Richmond announced that the Steven Baglivo, 8015 Winchester Avenue, application has been rescheduled for March 27, 2014. Notification is not required as long as the application is less dense than what was on the application for January.

5. Minutes

The minutes of January 9, 2014 and January 30, 2014 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 Mr. Galantino, seconded by Ms. Pelosi: #07-2014: J& D Development; #08-2014: Anat Cohen; #09-2014: Lewis and Susan Gantman; #010-2014: Steven Katz; #11 Charles Adams.
- 7. MARGATE PROPERTY MANAGEMENT, (DAVID Tropp) – 7 S. FRONTENAC AVE. – BLOCK 107 – LOT 29** in the CBD district to grant a C variance for landscape coverage. TAXES ARE CURRENT AND PROOF OF ADVERTISING AND NOTIFYING IS SATISFIED.

Mr. Cristaldi recuses himself.

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

Nick Talvacchia, attorney for the applicant presents his case.

Mr. Tropp, sole member of the corporation, is sworn in and gives testimony to the application.

Open to Board.

Mr. DiGirolamo inquires as to the trash.

Mr. Palmisano inquires as to more greenery.

Mr. Wasleski inquires as to cutting the sidewalk to allow permeable land.

Public portion is opened.

Public portion is closed.

Solicitor Stanley Bergman reads the variances which require revised plans showing two sidewalk cuts, which the applicant is to secure a license agreement from the City Commissioners.

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

- 8. Robert Neustadter – 8 S. PEMBROKE AVE. – BLOCK 117 - LOT 12** in the S- 40 district to grant a minor subdivision with variance. TAXES ARE CURRENT AND PROOF OF ADVERTISING AND NOTIFYING IS SATISFIED.

Mr. Carter recuses himself.

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

Nick Talvacchia, attorney for the applicant, presents the application.

Mr. Arthur Ponzio, Jr. Licensed Surveyor, presents the history of the Parkway Section of the municipality and the reasoning behind the lot sizes.

Open to the Board.

Open to Public.

Public portion is closed.

Solicitor Stanley Bergman reads the variances, with revised plans being required, to show all contents of Administrative Follow-up Memorandum, attached hereto, and made a part of the Resolution.

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

- 9. BRUCE AND LINDA GOLDSTEIN – 202 N. ESSEX AVE. – BLOCK 405.02 - LOT – 2 in the S-25 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.

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

Jon Barnhart, Licensed Professional Engineer and Professional Planner, is sworn in and gives the presentation.

Open to the Board.

Mr. Cristaldi inquires as to having the steps moved.

Mr. Wasleski inquires as to having trees put in the governor's strip.

Open to the Public.

Public portion is closed.

Solicitor Stanley Bergman reads the variances, with no conditions.

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

10. RODD DALINKA – 8011 BAYSHORE DRIVE – BLOCK 1200 - LOT 7 in the S-60 district to grant a C variance for side yard setback for a pool, 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.

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

Jon Barnhart, Licensed Professional Planner and Licensed Professional Engineer, describes the application.

Open to the Board.

Mr. Collins inquires as to moving the pool.

Mr. Rodd Dalinka is sworn in and explains the need for the pool to be in that location.

Open to public.

Public portion is closed.

Ms. Hess has excused herself from the rest of the meeting.

Solicitor Bergman submits the motion for amended application with revised plans required, per the attached administrative follow-up mentioned.

Motion to approve the variances with conditions requested 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, Galantino, Cristaldi, Palmisano, Carter, Pelosi, DiGirolamo, and Richmond. Nays – None.

11. LORI FRIEDMAN AND WENDY FRIEDMAN – 118 S. NASSAU AVE. - BLOCK 15 – LOT 18 in the S - 40 district to grant a C variance for a

swimming pool, second floor deck, third floor deck 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.

Chris Baylinson, attorney for the applicant presents the application.

Mark Zawacki, Licensed Architect in the State of New Jersey, presents the design.

Open to Board.

Mr. Cristaldi inquires as to the fence height.

Mr. Palmisano inquires as to the ownership of the wall between the Beach Club and the Friedman property.

Open to Public.

Public portion is closed.

Solicitor Bergman reads the variances, which require revised plans, as per the Administrative Follow-up memo, attached.

Motion to approve the variances was put forth by Mr. Galantino and Ms. Pelosi seconded. The motion was approved, seven in the affirmative and two in the negative. Ayes: Galantino, Cristaldi, Palmisano, Carter, Pelosi and DiGirolamo and Richmond. Nays – Collins and Wasleski.

12. Public Participation - none.

13. Other Business – Reminder to the Board that the new members must attend the Rutgers class March 21, 2014.

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

Full meeting is available on tape.
Respectfully submitted

Johanna Casey
Planning Board Secretary/Administrator