

**Margate City Planning Board  
Minutes August 28, 2014**

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

**2. Flag Salute**

**3. Roll Call**

Present

Absent

Tom Collins  
Clem Wasleski  
Mike Richmond  
James Galantino  
Commissioner Taube  
Margaret Guber-Nulty  
Michael Cristaldi  
Craig Palmisano  
David Carter  
Despina Hess  
Remy Pelosi  
Joseph DiGirolamo  
Rich Patterson

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

**4. Procedure**

Chairman Patterson 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 July 31, 2014 were received, on the motion of Mr. Collins; seconded by Mr. Cristaldi, and unanimously approved.

- 6. Resolutions & Decisions:** The following Resolutions were approved unanimously when received on motion by Mr. Palmisano, second by Mr. Galantino: #33- 2014: James & Margaret Monetmurro; #34-2014: Landmark Development No 4; #35-2014: East Shore Development Company, LLC; #36-2014: Robert McGuire; #37-2014: Kathryn C Roche Trust; #38-2014: Martin and Meredith McGinn.
- 7. DOMENIC and TAMI PASTORE** – 9614 AMHERST AVE. – BLOCK 430 – LOT 25.06 in the WSD district to grant C variances for front setback for extended deck on Amherst Ave, and for driveway/curb cut on Amherst Ave, 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.

Christopher Baylinson, attorney for the applicant presents his case.

Arthur Ponzio, Licensed Surveyor is sworn in. Credentials are accepted. He describes the need for the setback variance.

Mr. Patterson inquires as to the support of the second floor deck.

Mr. Palmisano inquires as to the height of the fence.

Mr. Wasleski inquires as to the lineup of the garage with the house

Open to Board.

Public portion is open.

Public portion is closed.

Mr. Galantino inquires as to the tree on the curb strip.

Solicitor Stanley Bergman reads the variances and conditions, requiring revised plans.

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

- 8. MICHAEL and ZIPPORA TALLENT** – 7509 BAYSHORE DRIVE - BLOCK 1002 - LOT 10 in the S-60 district for a C variance to allow synthetic grass,

subject to zoning analysis by the Planning Board to interpret the provisions of the Land Use Ordinance requiring 35% shall be grass or other “vegetative ground cover”. 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.

Margaret Guber-Nulty recuses herself from the meeting.

Michael and Zippora Talent are sworn in.

Mr. Bergman inquires as to the variance in which they are applying for. He then inquires as to the qualifications to testify as an expert witness on the topic of synthetic grass.

Mr. Tallent begins his presentation.

Mr. Patterson inquires as to his expertise.

Mr. Bergman determines that adjournment is necessary due to the behavior of the applicants.

The presentation is ended.

**9. STAN and NANCY METTER – 9317 WINCHESTER AVE. –BLOCK 327 - LOT 86.01 in the MF district to grant C variances for front setback and front landscape 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.

Brian Callaghan, attorney for the applicant, presents the application.

Jon Obelenus, Licensed Architect is sworn in and describes the application.

Open to the Board

Open to public.

Public portion is closed.

Mr. Rubin reviews the variances and revision.

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

**10. Motion For Closed Session** put forth by Commissioner Taube and Mr. Palmisano seconded.

## **11. Public Participation**

## **12. Other Business**

Solicitor Bergman informs the Board that he will be notifying Mr. and Mrs. Tallent that their application will be heard on October 30, 2014.

Mr. Galantino inquires as to a CO being issued if the house were to be sold in the meantime.

Solicitor Bergman informs the Board that Closed Session is to be removed from public access.

Mrs. Tallent enters the All Purpose room at 8:50, where upon Solicitor Bergman advises her that the application will be scheduled for October 30, 2014.

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

Full meeting is available on tape.

Respectfully submitted  
Johanna Casey  
Planning Board Secretary/Administrator