

**Margate City Planning Board  
Minutes  
September 18, 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  
James Galantino  
Michael Cristaldi  
Craig Palmisano  
David Carter  
Despina Hess  
Remy Pelosi  
Joseph DiGirolamo  
Rich Patterson

Absent

Commissioner Taube  
Margaret Guber-Nulty

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 August 28, 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. Galantino, second by Mr. Richmond: #39-2014: Dominic & Tami Pastore; #40-2014: Stan & Nancy Metter;

**7. Lucy Xiaoli Zhang** – 9400 VENTNOR AVE. – BLOCK 128 – LOT 83 in the CBD district to grant Site Plan approval. 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.

Arthur Sklar, attorney for the applicant presents his case.

Open to the Board.

Mr. Richmond inquires as to the signage.

Lucy Xialoli Zhang is sworn in and gives testimony as to the hours of operation.

Mr. Galantino advises as to the permits needed.

Ms. Hess inquires as to the window coverage.

Mr. Cristaldi inquires as to the neon sign.

Public portion is opened.

Public portion is Closed.

Solicitor Stanley Bergman reads the action required.

Motion to approve the Site Plan 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, Cristaldi, Palmisano, Carter, Hess and Patterson.

**8. DAVID AND TERRI DAVITCH – 103 S BARCLAY - BLOCK 2.01 - LOT 2 in the S-30 district for a C variance for third floor area, roof pitch, 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 his case.

Christina Buendicho, Architect for the applicant is sworn in and credentials are accepted. Description of the application is then presented.

Terri Davitch is sworn in and informs the Board as to her attachment to the home.

David Davitch is sworn in and informs the Board as to the effects of the addition.

Open to the Board.

Open to Public.

Public portion is closed.

Solicitor Stanley Bergman reads the C variances; no revised plans are required.

Motion to approve the variance was put forth by Mr. Collins and Mr. Galantino seconded. The motion was rejected, zero in the affirmative and nine in the negative. Ayes- none. Nays - Collins, Wasleski, Richmond, Galantino, Cristaldi, Palmisano, Carter, Hess and Patterson.

**9. DR. ANDREW AND DONNA MARIE BARRETT – 108 S. KNIGHT AVE. – BLOCK 11.02 - LOT 12 in the S-30 district to grant a C variance for a third floor deck. 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 the application.

Mark Zawacki, Licensed Professional Architect, is sworn in and presents the drawings.

Open to the Board.

Open to the Public.

Public portion is closed.

Solicitor Stanley Bergman reads the variances and no conditions are required.

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

**10. 427 N. KENYON, INC. – 427 N. KENYON AVE. – BLOCK 612.02 – LOT 36 in the S-40 district to grant C variances for front 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.

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

Jon Barnhart, Licensed Professional Planner is sworn in and presents the application.

Open to the Board

Open to public.

Scott Burning, Professional Architect, is sworn in and informs the Board as to the lack of storage and would like to include a shed.

Public portion is closed.

Solicitor Bergman recites the variances with the conditions of shrubs along Fulton Ave.

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, Cristaldi, Palmisano, Carter, Hess and Patterson. Nays – none.

### **13. Public Participation**

### **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