

**Margate City Planning Board
Minutes
October 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
James Galantino
Margaret Guber-Nulty
Michael Cristaldi
Craig Palmisano
David Carter
Despina Hess
Remy Pelosi
Joseph DiGirolamo
Rich Patterson

Absent

Commissioner Taube

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 October 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 Mr. Cristaldi: #41-2014: Lucy Xiaoli Zhang; #42-2014: David and Terri Davitch; #43-2014: Dr. Andrew and Donna Marie Barrett; #44-2014: 427 N. Kenyon Ave, Inc.

7. MAINLINE GENERAL CONTRACTING, INC. – 9 S GRANVILLE AVE. – BLOCK 108.02 – LOT 19 in the CBD district to grant Site Plan action. 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 his case.

Jon Barnhart, Licensed Planner, is sworn in and reviews the plans.

Open to the Board.

Mr. Wasleski requests waiving the grass on the governor's strip. .

Public portion is opened.

Joseph Tozzi, 7 S Granville, is sworn in and objects to parking.

Public portion is closed.

Peter Weiss, Licensed Professional Architect, is sworn in and gives testimony regarding the garbage enclosure.

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, Guber-Nulty, Cristaldi, Palmisano, Carter and Patterson. Nays - none.

8. MARLA AND LEONARD ROSENTHAL – 53 SEASIDE COURT - BLOCK 610.04 - LOT 10 in the S-40 district for a C variance for rear setback, possibly side setback, and possibly landscape area. 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.

Eight sets of revised plans are distributed, amending the plans to eliminate side and landscape variances.

Leonard Rosenthal, property owner, is sworn in and presents the drawings.

Mr. Wasleski requests cutting back both decks.

Open to Public.

Charles LaBarr, 55 Seaside Court, is sworn in and inquires as to the arborvitaes.

Public portion is closed.

Roger Rubin reads the C variances; revised plans are required.

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

9. JAY SEVERAL – 110A S MANSFIELD AVE. – BLOCK 14 - LOT 14 in the S-30 district to grant a C variance for third floor decks. 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.

Donald Zacker, Licensed Professional Architect, is sworn in and presents the drawings.

Open to the Board.

Mr. Wasleski inquires as to justification of rear setback variance, and rear third floor deck.

Jay Several, property owner, is sworn in and gives testimony as to the front decks.

Mr. Patterson inquires as to the rear third floor deck.

Mr. Goldstein informs the Board as to the ten year agreement to do away with the deck if there is a problem with the rear neighbor.

Mr. Wasleski inquires as to the garage roof railing.

Open to the Public.

Paula Hartman, 110 S Mansfield Ave., is sworn in and praises Mr. Several for consulting the neighbors.

Public portion is closed.

Mr. Rubin reads the variances with conditions.

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

- 10. ERIC AND MADELINE SPECTER – 100 S CLERMONT AVE. – BLOCK 4.01 – LOT 8 in the S-30 district to grant a C variance for third floor deck, side yard setback to modified roof over garage, and roof pitch of 3:12 over second floor deck, 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 Asher, Licensed Architect, is sworn in and presents the application.

Open to the Board

Mr. Palmisano inquires as to the garage being living space.

Open to public.

Larry Dalsemer, 245 Amour Circle, Blue Bell, PA, speaks in favor of the application.

Public portion is closed.

Mr. Rubin recites the variances with the condition of phase two of the application to begin after December 31, 2017.

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

Ms. Pelosi excuses herself from the meeting.

- 11. STEVEN AND HEIDI GOLDBERG – 114 S RUMSON AVE. – BLOCK 19 – LOT-17 in the S-40 district to grant a C variance for pool location, as the elevation of the previous approved pool will be changed. 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 Licensed Professional Planner, describes the safety issues regarding the elevated deck around the pool.

Open to Board.

Open to public.

Public portion is closed.

Motion to approve the variance 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, Guber-Nulty, Cristaldi, Palmisano, Carter and Patterson. Nays - none.

Mr. Rubin reads the variances wherein revised plans are not required.

- 12. HOLY TRINITY PARISH – JEROME AVE. – BLOCK 212.02 – LOT – 5 in the S-60/S-30 district to grant a Major Subdivision, one lot to four. 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, and refers to the City Engineer's letter, which requires revised plans.

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

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

Open to Board.

Open to public.

Debbie Weiner, 21 S Kenyon, inquires as to the grading and drainage on her property.

Corrine Parra, 28 N Jerome, inquires as to the drainage.

Public portion is closed.

Motion to approve the variance with conditions regarding revised plans and demolition of the building was put forth by Mr. Galantino and Mr. Cristaldi seconded. The motion was approved, eight in the affirmative and one in the

negative. Ayes- Wasleski, Richmond, Galantino, Guber-Nulty, Cristaldi, Palmisano, Carter and Patterson. Nays – Collins.

13. Public Participation

14. Other Business

Mr. Collins inquires as to the need to change Master Plan in reference to third floor decks.

Mr. Rubin refers to the process of amending the Ordinance.

Ms. Hess comments on the need to remain in control over the effect on the neighborhood.

Mr. Palmisano comments on the third floor deck being an escape route in case of fire.

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

Full meeting is available on tape.
Respectfully submitted

Johanna Casey
Planning Board Secretary/Administrator