

**Margate City Planning Board
Minutes
November 20, 2014**

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

2. Flag Salute

3. Roll Call

Present

Clem Wasleski
Mike Richmond
James Galantino
Michael Cristaldi
Craig Palmisano
David Carter
Despina Hess
Joseph DiGirolamo
Rich Patterson

Absent

Tom Collins
Commissioner Taube
Margaret Guber-Nulty
Remy Pelosi

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. Galantino; seconded by Mr. Wasleski, and unanimously approved.

6. Resolutions & Decisions: The following Resolutions were approved unanimously when received on motion by Mr. Galantino, seconded by Mr. Wasleski: #45-2014: Mainline Contracting; #46-2014: Eric & Marla Rosenthal; #47-2014: Jay & Robin Specter; #49-2014: Steven & Heidi Goldberg; #50-2014: Holy Trinity Parish.

7. MARK ARBEIT & TERRANCE TANNEHILL, JR. – 3 S. RUMSON AVE. – BLOCK 118 LOT 2 in the S-60 district to grant C variance for side setback, roof slope less than 5/12 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.

Cristina Buendicho, Licensed Professional Architect, is sworn in and reviews the plans.

Mr. Wasleski inquires as to the two feet ten inch roof overhang.

Public portion is opened.

Public portion is closed.

Motion to approve the Site Plan was put forth by Mr. Galantino and Mr. Wasleski seconded. The motion was approved, seven in the affirmative and zero in the negative. Ayes; Wasleski, Richmond, Galantino, Cristaldi, Palmisano, Carter and Patterson. Nays - none.

Erber Trust has been postponed to a later date and will be renotified and readvertised.

- 8. GENE LEVINSTEIN – 9 S COOLIDGE AVE. – BLOCK 131 – LOT 215 in the MF district to grant C variances for: left side setback, rear setback, building height and spiral staircase to second floor, 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 his case.

Jon Barnhart, Licensed Professional Planner, explains the plans.

Mr. Patterson comments on the size of the property.

Mr. Richmond comments on the roof variance.

Donald Zacker states as to the nine foot ceilings on the second floor.

Mr. Cristaldi responds that seven foot is BOCA code.

Mr. Richmond inquires as to the spiral staircase.

Mr. Zacker informs the Board of the safety issue for the handicapped relative.

Mr. Richmond inquires as to becoming multifamily.

Mr. Goldstein informs the Board as to the zoning being less intense to the neighborhood for a single family home than if the property were to be duplex.

Sam Satzitz, relative of the Levinstein family speaks thru his computer on his love for the shore.

Open to the Public.

Phil Feig, 8 S Monroe Ave., questions the mass and requests that trees be placed as a screen along the rear property line.

Public portion is closed.

Mr. Goldstein agrees to modify the plans to a one foot height variance, slide the house over one foot and replace the trees and cut back the deck to accommodate the trees; also to move the garage to 3 ½ feet from the rear property line.

Mr. Bergman informs the board as to splitting the vote. The first vote taken will be on the roof height and the second will be on the remainder of the variances.

Motion to approve the height variance was put forth by Mr. Galantino and Mr. Palmisano seconded. The motion on the roof was denied zero in the affirmative and seven in the negative. Ayes- none. Nays – Wasleski, Richmond, Galantino, Cristaldi, Palmisano, Carter and Patterson.

Mr. Rubin reviews the remainder variances and conditions, as set forth in the recorded Administrative Follow Up Memorandum.

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

9. **STEVEN RICHMAN** – 214 N ARGYLE AVE. – BLOCK 502.02 – LOT 28 in the S-30 district for appeal of building permit denial, due to failure to satisfy Planning Board conditions of meeting 50% rule.

Mr. Galantino recuses himself.

Solicitor Bergman informs Mr. Richman of the statutes for the “Show of Error”.

Mr. Steven Richman is sworn in and hands out FEMA printouts and presents his case.

Solicitor Bergman, on behalf of the Board, recommends a continuance due to the inability to cross examine the contractor.

Motion to extend the appeal to December 18th was put forth by Ms. Hess and Mr. Wasleski seconded. The show of hands was all in the affirmative.

10. Public Participation

11. Other Business

Mr. Patterson addresses the Holy Trinity subdivision correspondence. It was agreed that a Security Bond should be posted if the subdivision is to go forward without demolition.

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

Full meeting is available on tape.
Respectfully submitted

Johanna Casey
Planning Board Secretary/Administrator