

**Margate City Planning Board
Minutes
January 29, 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
Commissioner Taube
Margaret Guber-Nulty
Michael Cristaldi
Craig Palmisano
Remy Pelosi
Joseph DiGirolamo
Rich Patterson

Absent

James Galantino
David Carter
Despina Hess

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. Swearing In Of Reappointed Members

Solicitor Bergman swears in Richard Patterson, Michael Richmond and Joseph DiGirolamo.

6. Reorganization

Nomination of Richard Patterson as Chairman was received, on the motion by Tom Collins; seconded by Mike Cristaldi. The nomination was unanimously approved by voice vote.

Nomination of Michael Richmond as Vice Chairman was received by Tom Collins; seconded by Mike Cristaldi. The nomination was unanimously approved by voice vote.

Nomination of Stanley Bergman as Solicitor was received by Tom Collins; seconded by Brenda Taube. The nomination was unanimously approved by voice vote.

Nomination of Johanna Casey as Secretary/Administrator was received by Commissioner Taube; seconded by Mike Cristaldi. The nomination was unanimously approved by voice vote.

Meeting dates were received by Craig Palmisano; seconded by Remy Pelosi. The dates were unanimously approved by voice vote.

7. Minutes

The minutes of December 18, 2014 were received, on the motion of Mr. Collins; seconded by Mr. Palmisano, and unanimously approved.

8. **Resolutions & Decisions:** The following Resolutions were approved unanimously when received on motion by Ms. Pelosi, seconded by Mr. DiGirolamo: #53-2014: Ben Chapman; #54-2014: Thomas Reynolds; #55-2014: East Shore Development Company, LLC; #56-2014: Albert and Diane Zotti; #57-2014: Ray Scott Bonar.

Mr. Patterson informs the Board and the public that Mr. Baylinson, attorney for David & Cindi Hark and Sea Grape Properties, LLC, has notified the Board that the applications are being postponed and letters will be submitted for the files.

9. **JOSEPH P SWIFT:** 65 SEASIDE COURT – BLOCK 610.03 – LOT 17 in the S-40 district to grant C variances for right side setback, combined 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.

James Swift, attorney for the applicant presents his case.

Open to the Board.

Mr. Palmisano inquires as to the possibility of a shed.

Public portion is open.

Public portion is closed.

Motion to approve the C variances without conditions was put forth by Mr. Collins and Commissioner Taube seconded. The motion was approved, seven in the affirmative and zero in the negative. Ayes; Collins, Wasleski, Richmond, Taube, Guber-Nulty, Cristaldi, and Patterson. Nays - none.

10. **PETER MUCCIARONE** – 27 N COLMAR CIRCLE – BLOCK 509.01 - LOT 79 in the S-40 district to grant C variances for: left setback, combined side setbacks, and possibly others. TAXES ARE CURRENT AND PROOF OF ADVERTISING AND NOTIFYING IS SATISFIED.

Mr. Collins recuses himself.

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

Peter Mucciarone, property owner and Michael Kolchins, Licensed Architect, are sworn in.

Michael Kolchins explains the plans.

Mr. Patterson inquires as to a second entrance.

Open to the Public.

Public portion is closed.

Motion to approve the variances with no condition and revised plans are not required was put forth by Mr. Cristaldi and Ms. Guber-Nulty seconded. The motion was approved, seven in the affirmative and zero in the negative. Ayes; Wasleski, Richmond, Taube, Guber-Nulty, Cristaldi, Palmisano and Patterson. Nays – none.

11. **STEVEN AND LISA GOTTSCHALK** – 109 S ANDOVER AVE. BLOCK 1.01 – LOT 5 in the S-30 district to grand C variance for third floor deck. TAXES ARE CURRENT AND PROOF OF ADVERTISING AND NOTIFYING IS SATISFIED.

Roger Rubin, Zoning Officer, is sworn in and reads his review.

Eric Goldstein, attorney for the applicant, presents his case.

Sworn in are Steven Gottschalk, Lisa Gottschalk, and Gary Mednick, Licensed Professional Architect.

Mrs. Gottschalk describes her need for the deck.

Mr. Gottschalk informs the Board as to his desire to be outside.

Mr. Mednick describes the plans.

Open to the Board.

Ms. Guber-Nulty inquires as to the glass skylights.

Mr. Collins inquires as to doorway.

Mr. Patterson inquires as to the deck size.

Mr. Mednick describes the rail around the skylights.

Mr. Cristaldi inquires as to the two decks on the second floor.

Mr. Richmond inquires as to the noise.

Mr. Collins inquires as to the size being twelve by twelve.

Ms. Guber-Nulty inquires as to the beach view with new construction next door.

Commissioner Taube inquires as to looking down on neighbors.

Mr. Cristaldi inquires as to the parapet being moved.

Mr. Richmond informs the Board of a forty two inch BOCA Code railing height.

Open to Public.

Public Portion is closed.

Mr. Bergman reviews the C variance with conditions, and revised plans are required.

Motion to approve the C variances was put forth by Ms. Guber-Nulty and Mr. Collins seconded. The motion was approved, four in the affirmative and three in the negative. Ayes; Collins, Richmond, Taube and Guber-Nulty. Nays - Wasleski, Cristaldi, Patterson.

12. Public Participation

13. Other Business

Solicitor Bergman addresses the issue of the Statue in the State of New Jersey requiring a New Jersey State Licensed Architect being required to sign plan

unless the plans are drawn up by the property owner. He recommends that we support that Statue.

Mr. Patterson inquires as to this happening before it reaches the board.

Solicitor Bergman will draft a disclosure to be attached to the application.

Mr. Collins inquires as to accepting credentials.

Mr. Cristaldi agrees to disclosure being part of the application.

Mr. Rubin inquires as to being only Licensed Architect or Applicant.

Mr. Wasleski informs that an Engineer is only on very type specific plans.

Mr. Rubin refers to a State Affidavit which Mr. Galantino has in his possession.

The Board votes by way of unanimous voice that an Affidavit of Compliances shall become part of the application package, which affidavit shall be sufficient by Solicitor Bergman .

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

Respectfully submitted

Johanna Casey
Planning Board Secretary/Administrator