

**Margate City Planning Board
Minutes
February 26, 2014**

1. Vice Chairman Michael Richmond 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

Absent

Commissioner Taube
Margaret Guber-Nulty
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. Resolutions & Decisions: The following Resolution was received on motion by Mr. Palmisano, seconded by Ms. Hess: #10-2015: Sea Grape Properties, LLC.

6. Andrew Perry – 111 S QUINCY AVE. – BLOCK 17 – LOT 6 in the S-40 district to grant a C variance for left side setback regarding proposed dormer, 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.

Rebeca Fellerman Laurer, Professional Architect is sworn in and credentials are accepted.

Open to the Board.

Open to the Public.

Public portion is closed.

Motion to approve the C variance without conditions was put forth by Mr. Collins and Mr. Galantino seconded. The motion was approved, seven in the affirmative and zero in the negative. Ayes; Collins, Wasleski, Richmond, Galantino, Cristaldi, Palmisano and Carter. Nays - none.

7. **Audrey Soslow** – 310 N. ESSEX AVE – BLOCK 505.02 - LOT 7 in the S-40 district to grant C variances for side setback, possible front setback, and possibly others. TAXES ARE CURRENT AND PROOF OF ADVERTISING AND NOTIFYING IS SATISFIED.

Mr. Cristaldi recuses himself.

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

Steven Browndorf, attorney for the applicant presents the application.

Mr. Wasleski inquires as to the garage variance.

Peter Weiss, Licensed Architect is sworn in and gives testimony.

Open to the Board.

Mr. Wasleski inquires as to the crawl space.

Open to the Public.

Public portion is closed.

Mr. Bergman reads the variances which include the garage.

Motion to approve the variances with no condition and revised plans are not required was put forth by Ms. Hess and Mr. Palmisano seconded. The motion was approved, seven in the affirmative and zero in the negative. Ayes; Collins, Wasleski, Richmond, Galantino, Palmisano, Carter, and Hess. Nays – none.

8. **David Slap** – 9131 Fremont Ave. BLOCK 525 – LOT 3 in the S-40 district to grant C variance for the elevation of the proposed expanded portion of the rear

deck, and possibly others. TAXES ARE CURRENT AND PROOF OF ADVERTISING AND NOTIFYING IS SATISFIED.

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

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

Jon Barnhart, Professional Planner in the State of New Jersey, is sworn in and describes the plans.

Mr. Collins inquires as to the height from the curb.

Mr. Palmisano inquires as to the fence.

Mr. Wasleski inquires as to the landscaping.

Open to Public.

Thomas Collins, 9129 Fremont Ave speaks in favor of the application.

Robin Scott, 9211 Amherst speaks in favor of the application.

Public Portion is closed.

Mr. Bergman reviews the C variances and revised plans are required.

Motion to approve the C variances for the deck was put forth by Mr. Collins and Mr. Galantino seconded. The motion was approved, seven in the affirmative and zero in the negative. Ayes; Collins, Wasleski, Richmond, Galantino, Cristaldi, Palmisano and Carter. Nays - None.

- 9. Ryan and Cindy Dempsey – 9001 AMHERST AVE. BLOCK 105 LOT 7 in the S-40 district to grant C variance for front yard setback on Union Ave. and possibly others. TAXES ARE CURRENT AND PROOF OF ADVERTISING AND NOTIFYING IS SATISFIED.**

Mr. Palmisano recuses himself.

Roger Rubin is sworn in and reads his review

Chris Baylinson, attorney for the applicant presents the application.

Peter Weiss is sworn in and describes the application.

Mr. Richmond inquires as to the parking.

Public portion is opened.

Public portion is closed.

Mr. Rubin reviews the conditions.

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

- 10. Walter and Margie Ferst – 4 S VENDOME AVE. – BLOCK 123 LOT 9 in the S-40 district to grant C variances for left side setback, pool setback, and possibly others. TAXES ARE CURRENT AND PROOF OF ADVERTISING AND NOTIFYING IS SATISFIED.**

Roger Rubin is sworn in and reads his review.

Chris Baylinson, attorney for the applicant presents the application.

Jon Barnhart, professional planner, and Jerry Roller, Licensed Architect are sworn in.

Jon Barnhart reviews the plans.

Jerry Roller reviews the design.

Mr. Richmond inquires as to the height.

Mr. Wasleski inquires as to the eyebrow.

Mr. Ferst is sworn in and gives testimony.

Mr. Cristaldi questions Mr. Ferst's knowledge of the plans.

Public portion is open.

Public portion is closed.

Mr. Bergman recites the variances.

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

- 11. HARRIS POGUST** – 7803 BAYSHORE DRIVE – BLOCK 1004.02 – LOT 9 in the S-60 district to grant C variances for the new deck expansion area, side yard setbacks regarding the deck, and possibly others. TAXES ARE CURRENT AND PROOF OF ADVERTISING AND NOTIFYING IS SATISFIED.

Roger Rubin is sworn in and reads his review.

Chris Baylinson, attorney for the applicant presents the application.

Jon Barnhart, professional planner, is sworn in and describes the plans.

Mr. Collins inquires as to the pool setback from the bulkhead.

Mr. Wasleski inquires as to the measurement being from the outface of the bulkhead.

Open to the Board.

Open to the Public.

Public portion is closed.

Mr. Bergman reviews the C variances, with revised plans needed to show the fence.

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

- 13. JASON AND LINDA BRAJER** – 102 N WASHINGTON AVE. BLOCK 327 LOT – 102 UNIT 2 in the C-1 district to grant site plan action to determine compliance with the original site plan design. TAXES ARE CURRENT AND PROOF OF ADVERTISING AND NOTIFYING IS SATISFIED.

Mr. Cristaldi recuses himself.

Jason Brajer, property owner, is sworn in and explains the application.

Craig Dothe, licensed architect, is sworn in and explains the plans.

Mr. Wasleski inquires as to the deck.

Public portion is open.

Public portion is closed.

Motion to approve site plan was put forth by Mr. Collins and Mr. Galantino seconded. The motion was approved, seven in the affirmative and zero in the negative. Ayes; Collins, Wasleski, Richmond, Galantino, Palmisano, Carter and Hess. Nays – none.

14. Public Participation

15. Other Business

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

Full meeting is available on tape.
Respectfully submitted

Johanna Casey
Planning Board Secretary/Administrator