

**Margate City Planning Board  
Minutes  
March 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  
Margaret Guber-Nulty  
Michael Cristaldi  
Craig Palmisano  
David Carter  
Despina Hess  
Joseph DiGirolamo

Absent

Commissioner Taube  
Remy Pelosi  
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. Minutes**

The minutes of February 25, 2015 and February 26, 2015 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. Collins: #07-2015: Margate Investment Group, LLC; #08-2015: Lawrence A Reich; #09-2015: David and Cindy Hark; #10-2015: Sea Grape Properties, LLC; #11-2015: Andrew Perry; #12-2015: Audrey Soslow; #13-2015: David Slap; #14-2015: Ryan and Cindy Dempsey; #15-2015: Walter and Margie Ferst; #16-2015; Harris Pogust; #17-2015: Jason and Linda Brajer.

- 7. BRAD AND SHARON WEINGART – 216 N. RUMSON AVE. – BLOCK 419 – LOT 14 in the S-25 district to grant C variance for lot width, right side setback, and possibly others. TAXES AND WATER 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.

Peter Weiss is sworn in; credentials are accepted and he gives testimony.

Mr. Richmond inquires as to the width of the house.

Mr. Wasleski inquires as to the type of residency and the trees in the rear yard.

Public portion is open.

Edmund Del Guericio, 7 Forrest Lake Drive, Media, PA spoke against the three car driveway.

Public portion is closed.

Motion to approve the C variances with no conditions 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, Guber–Nulty, Cristaldi and Palmisano. Nays - none.

- 8. MICHAEL AND SUZANNE KIRKLAND – 222 N BELMONT AVE – BLOCK 502.03 - LOT 70 in the S-30 district to grant C variances for front setback on Brunswick Ave, and possibly others. TAXES AND WATER ARE CURRENT. 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.

Jack Smith, architect, is sworn in and reviews the variances.

Joe DiGirolamo inquires as to the second floor den.

Open to the Board.

Open to the Public.

Public portion is closed.

Motion to approve the variances conditions and revised plans required was put forth by Mr. Collins and Mr. Wasleski seconded. The motion was approved, seven in the affirmative and zero in the negative. Ayes; Collins, Wasleski, Richmond, Galantino, Guber-Nulty, Cristaldi and Palmisano. Nays – none.

9. MICHAEL AND FARAH BURNS – 8205 BAYSHORE DRIVE WEST. – BLOCK 1200 LOT 56 in the S-60 district to grant C variances for side yard setback, total landscape area, front landscape area, and possibly others. TAXES AND WATER 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 the application.

Farah Burns, property owner is sworn in and gives testimony as to the need for the addition and the desire to remain a Margate resident.

Jay Matthew Weinberg, 8207 Bayshore Drive West, is sworn in and gives testimony in favor of the application.

Open to the Board.

Junetta Dix, 213 E Seaview Ave., Linwood, Environmental Scientist, is sworn in and gives testimony as to the CAFRA permit.

Margaret Guber-Nulty inquires as to the cul-de-sac.

Board takes a break while waiting for the architect to arrive.

Board is called to order by Vice Chairman Richmond to discuss “**Other Business**”

Solicitor Bergman informs the Board as to the “Direct Notice” change on the application.

Architect Stenev Potts has arrived and is sworn in. His credentials are accepted and he reviews the application.

Mr. Richmond inquires as to the ceiling height being eight and one half feet.

Mr. Cristaldi inquires as to the attached garage.

Mr. Rubin clarifies that a detached garage is not permitted in the waterfront district.

Mr. Galantino inquires as to the twenty four inch crawl space.

Mr. Collins remarks on the roof requirements being for ecstatic purposes.

Mr. Goldstein rebuts that the flat roof is keeping in line with the neighborhood.

Mr. Wasleski inquires as to the dotted line on the survey being second tract or drainage.

Open to Public.

Public Portion is closed.

Mr. Rubin reviews the C variances with conditions, and states that revised plans are required to reflect the applicant's amendment to reduce the left side setback by one foot.

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

Mr. Goldstein request that the Board vote again with a split vote separating the roof variance from the setback and landscape variances.

Motion to approve the separation of vote was put forth by Mr. Galantino and Mr. Collins seconded.

Solicitor Bergman informs Mr. Goldstein that this is not the correct procedure.

Mr. DiGirolamo inquires as to this setting precedence.

Mr. Rubin informs the Board they have a right to see revisions to the plans before taking a vote.

Mr. Galantino inquires as to the ability to raise the house prior to an addition.

Mr. Wasleski comments on the change being substantial.

Motion to withdraw the motion for a new split vote was put forth by Mr. Galantino and Ms. Guber-Nulty seconded. The motion was approved, seven in the affirmative and zero in the negative. Ayes; Collins, Wasleski, Richmond, Galantino, Guber-Nulty, Cristaldi and Palmisano. Nays – None.

**10. Other Business**

There being no further business, the motion to adjourn was made by Mr. Galantino and seconded by Mr. Cristaldi and unanimously approved.  
Full meeting is available on tape.  
Respectfully submitted

Johanna Casey  
Planning Board Secretary/Administrator