

**Margate City Planning Board  
Minutes  
May 28, 2015**

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

**2. Flag Salute**

**3. Roll Call**

Present

Tom Collins  
Clem Wasleski  
Mike Richmond  
Michael Cristaldi  
Craig Palmisano  
David Carter  
Despina Hess  
Remy Pelosi  
Joseph DiGirolamo  
Rich Patterson

Absent

James Galantino  
Margaret Guber-Nulty

Jackie Zarrillo, Court Reporter  
Roger Rubin, Zoning Officer  
Johanna Casey, Board Administrator  
Stanley L. Bergman, Jr., Esq., Solicitor

**4. Swearing In Of Reappointed Member**

Solicitor Bergman swears in Thomas Collins (*Mayor's Designee*)

**5. 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.

**6. Minutes**

The minutes of April 30, 2015 were received, on the motion of Mr. Collins; seconded by Mr. Cristaldi, and unanimously approved.

**7. Resolutions & Decisions:** The following Resolutions were approved unanimously when received on motion by Ms. Pelosi, seconded by Mr. Palmisano: #21-2015: Erber Trust; #22-2015: Robert Neustadter; #23-2015: Michael & Farah Burns; #24-2015: Seabright House; #25-2015: Keith and Lisa Primeau; #26-2015: T- Mobile Northeast. LLC; #27-2015 Margate Properties.

**8. MARY LOUISA SEWARD** – 8710 FREMONT AVE. –BLOCK 517 LOT 9 in the S-40 district to grant a C variance for front 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.

Mary Louisa Seward, applicant, Lawrence Owen, Architectural Designer, and Jon Obelenus, Architect, are sworn in.

Mr. Wasleski inquires as to the ability to hear the case if the plans are not signed by a licensed architect.

Solicitor Bergman informs the Boar to proceed.

Mr. Owen describes the design.

Mr. Patterson inquires as to livable space on the third floor.

Mr. Rubin inquires as to the pergola roof pitch.

Open to the Board.

Open to the public.

Public portion is closed.

Solicitor Bergman reviews the conditions.

Motion to approve the C variances with revised plans required was put forth by Mr. Collins and Ms. Pelosi seconded. The motion was approved, six in the affirmative and zero in the negative and Mr. Wasleski abstained. Ayes; Collins, Richmond, Cristaldi, Palmisano, Carter and Patterson. Nays - none.

**9. MITCHELL AND SHARON KAPLAN** – 111 N. EXETER AVE. - BLOCK 305.02 LOT 20 in the S-25 district to grant a C variance for front 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 the application.

Peter Weiss, Architect, is sworn in and presents the drawing.

Open to the Board.

Open to the Public.

Public portion is closed.

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

**10. EDWARD SAWTELLE – 214 N JEROME AVE. – BLOCK 412.02 LOT 25 in the S-25 district to grant C variances for left side setback, combined side setbacks, building height, possible front setback, 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.

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

Edward Sawtelle, property owner and Michael Kolchins, Architect, are sworn in.

Edward Sawtelle, proprietor of Downbeach Builders, gives testimony as to the procedure and need for the variance.

Mr. Collins inquires as to why the new first floor.

Open to the Board.

Open to public.

Public Portion is closed.

Solicitor Bergman reviews the C variances with no conditions, and states that revised plans are not required.

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

**11. STAN AND NANCY METTER – 9317 WINCHESTER AVE. – BLOCK 327 – LOT 86.02 in the MF district to grant a C variance for fence location. 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.

Stan Metter, property owner, and Jon Obelenus, Architect, are sworn in.

Mr. Obelenus defines the back yard and the location of the fence.

Mr. Patterson inquires as to the distance between the fence and the sidewalk.

Mr. Richmond inquires as to the type of fence.

Mr. Collins states the line of site may be obstructed by the fence.

Mr. Wasleski inquires as to the landscaping.

Open to the public.

Public portion is closed.

Solicitor Bergman reviews the conditions which revised plans are required.

Motion to approve the site plan was put forth by Mr. Collins and Mr. Wasleski seconded. The motion was denied, one in the affirmative and six in the negative. Ayes; Patterson. Nays – Collins, Wasleski, Richmond, Cristaldi, Palmisano and Carter.

**12. ERIC AND MELISSA GOLDSTEIN – 2 EXETER COURT – BLOCK 905 LOT 29 in the S-40 district to grant a C variance for left side setback, possible height variance 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 and Melissa Goldstein, property owners, Jon Barnhart, professional licensed planner and Donald Zacker, licensed architect are sworn in.

Eric Goldstein informed the Board that the rear deck as shown on the plan will be removed.

Jon Barnhart informs the Board of the logistics of the raising of the house and the necessity of the height due to the floor plan.

Mr. Wasleski inquires as to the sliding glass doors in the crawl space.

Open to the public.

Mr. Patterson requests the neighbor “Ed” to speak. Which he declines.

Public portion is closed.

Mr. Rubin reviews the C variances, with revised plans being required.

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

### **13. Other Business**

Mr. Patterson refreshes the Board on the need for explaining “your” vote.

Mr. Bergman adds that discussion also is interpreted as reasons.

Ms. Pelosi inquires as to the reason for hearing a case in which a licensed Architect had not signed the plans.

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

Full meeting is available on tape.  
Respectfully submitted

Johanna Casey  
Planning Board Secretary/Administrator