

**Margate City Planning Board  
Minutes  
July 30, 2015**

**1. Vice - Chairman Michael Richmond called the meeting to order at 7pm.**

**2. Flag Salute**

**3. Roll Call**

Present

Tom Collins  
Clem Wasleski  
James Galantino  
Mike Richmond  
Margaret Guber-Nulty  
Michael Cristaldi  
Craig Palmisano  
David Carter  
Despina Hess  
Remy Pelosi  
Joseph DiGirolamo

Absent

Rich Patterson

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

**5. Procedure**

Vice-Chairman Richmond 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 June 28, 2015 were received, on the motion of Mr. Collins; seconded by Mr. Galantino, and unanimously approved.

**7. Resolutions & Decisions:** The following Resolutions were approved unanimously when received on motion by Mr. Galantino, seconded by Ms. Pelosi: #33-2015: Edward and Elizabeth Roach.

**Jerry and Freda Shevitz** application has been withdrawn to a later date to be announced. Renotification and advertising is required.

**8. EUGENE AND DORTHY GILMORE-RAMBLER** – 17 S. GLADSTONE AVE. – BLOCK 108.01 LOT 8 in the TF district to grant C variances for rear yard 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.

Mr. and Mrs. Gilmore-Rambler, property owners, and Michael Kolchins, Architect are sworn in.

Mr. Kolchins presents the application.

Open to the Board.

Mr. Palmisano questions the location of the garage.

Ms. Guber-Nulty inquires as to the cost of the project.

Mr. Wasleski desires the addition to have less of a setback variance.

Open to the public.

Public portion is closed.

Mr. Rubin reviews amendment and the conditions of the application.

Motion to approve the C variances with revised plans required 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, Guber-Nulty, Cristaldi, Palmisano, Carter and Richmond. Nays - none.

**9. GABRIEL BUILDING GROUP, INC.** – 439 N. THURLOW AVE. - BLOCK 520 LOT 16.02 in the S-40 district to grant a C variance for roof height, elevation of rear deck, 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.

Eric Goldstein, attorney for the applicant presents the application.

Mark Asher, Architect, and Jon Barnhart are sworn in.

Mr. Asher reviews the design.

Mr. Richmond inquires as to the pitch of the roof.

Mr. Wasleski inquires as to the ceiling height and height variance.

Mr. Rubin clarifies the deck height as now being 11.33 rather than 10.67.

Mr. Barnhart reviews the building mass, setbacks and detriments of the application.

Open to the Board.

Mr. Cristaldi requests that the air conditioner units be relocated to the opposite side of the building.

Open to the Public.

Eric Bell, 441 N. Thurlow Ave. is sworn in and speaks against the deck variance.

William McLaughlin, 445 N. Thurlow Ave. is sworn in and speaks against the deck variance.

Carmen Rone, 500 N. Thurlow Ave. is sworn in and objects to the Building height variance.

Larry Clofine, 431 N. Thurlow Ave. is sworn in and objects to the application.

Mr. Asher reviews the height variance.

Public portion is closed.

Mr. Bergman informs the Board of Mr. Goldstein's request to separate the voting on the two variances.

Mr. Rubin reviews the variances and changes to the application.

Motion to approve the height variances was put forth by Mr. Galantino and Ms. Pelosi seconded. The motion was denied; zero in the affirmative and seven in the negative. Ayes; none. Nays; Collins, Wasleski, Galantino, Guber-Nulty, Cristaldi, Palmisano and Richmond.

Motion to approve the deck variance, revised plans required, was put forth by Mr. Collins and Mr. Galantino seconded. The motion was approved, five in the affirmative and two in the negative. Ayes; Collins, Wasleski, Galantino, Palmisano and Richmond. Nays; Guber-Nulty, and Cristaldi.

**10. PETER CAMPO – 114 N. ARGYLE AVE. – BLOCK 302.01 – LOT 13 in the S-25 district to grant a C variance for non-conforming setbacks, due to elevating structure more than three feet above BFE. 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.

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 Board to proceed.

Mr. Wasleski recuses himself.

Arthur Chew, Professional Engineer and Certified Flood Plane Manager, is sworn in and gives testimony to the application.

Mr. Baylinson reviews the variances.

Open to the Board.

Open to public.

Public Portion is closed.

Mr. Rubin reviews the C variances with amendments, and states that revised plans are required.

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

**11. JASON COHEN – 310 N. VENDOME AVE. – BLOCK 523 LOT 13 in the S-40 district to grant a C variance for third floor deck 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.

Jason Cohen, property owner, and Peter Weiss, Architect, are sworn in.

Mr. Weiss gives description of the application.

Mr. Cohen gives testimony to the need for the variance.

Open to the Board.

Mr. Wasleski inquires as to the elevation of the pool equipment.

Mr. Collins recommends that the pool equipment be enclosed.

Open to the public.

Carol Mittman, 308 N. Vendome Ave., speaks in favor of the application.

Public portion is closed.

Mr. Rubin reviews the conditions which revised plans are not required.

Motion to approve the variances 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, Galantino, Guber-Nulty, Cristaldi, Palmisano and Richmond. Nays – none.

**12. STANLEY BERGMAN, JR.** – 8505 AMHERST AVE. – BLOCK 513.01 LOT 25 in the S-40 district to grant a C variance for fence location. TAXES AND WATER ARE CURRENT AND PROOF OF ADVERTISING AND NOTIFYING IS SATISFIED.

Mr. Wasleski recuses himself.

Chris Baylinson takes the seat as solicitor.

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

Stanley Bergman, property owner, is sworn in and gives testimony.

Mr. Galantino inquires as to the location of the side fence.

Open to the public.

Public portion is closed.

Mr. Rubin reviews the C variances, with revised plans are not required.

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

### **13. Other Business**

Mr. Rubin informs the Board of the possibility of an August 27, 2015 meeting for a presentation by Arthur Ponzio. The Request for Proposal is now available for the Master Plan.

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

Full meeting is available on tape.

Respectfully submitted

Johanna Casey  
Planning Board Secretary/Administrator