

**Margate City Planning Board
Minutes
September 24, 2015**

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

2. Flag Salute

3. Roll Call

Present

Absent

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

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

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 July 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 Mr. Galantino, seconded by Mr. Palmisano: #34-2015: Gabriel Building Group; #35-2015: Eugene and Dorothy Gilmore-Rambler; #36-2015: Peter Campo; #37-2015 Jason Cohen; #38-2015: Stanley Bergman, Jr.

8. JOHN IRONS, on Behalf of the Property Owner – 103 S. IROQUOIS AVE. - BLOCK 9 LOT 11 in the S-40 district to grant a C variance for shed roof height 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.

Brian Callaghan, attorney for the applicant reviews the history of the application and introduces John Irons, the contractor.

Mr. Wasleski inquires as to the ceiling height of the shed.

Mr. Collins remarks on the roof style.

Open to the Board.

Mr. Patterson inquires as to the permeable vegetation.

Paul Kelly, property owner is sworn in and gives testimony that the shed will be taken down if at any time a garage is constructed

Open to the public.

Public portion is closed.

Mr. Bergman reviews the variance and the conditions of the application.

Motion to approve the C variances without revised plans 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 Patterson. Nays - none.

9. JERRY AND FRED A SHEVITZ – 5 S. NASSAU AVE. – BLOCK 114 LOT 3 in the s-40 district to grant a C variance for side setback, first floor elevation 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, licensed architect, is sworn in and gives testimony.

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

Mr. Patterson inquires as to the elevation variance effect on the City.

Mr. Collins inquires as to the length of the wall.

Open to the Board.

Open to the Public.

Public portion is closed.

Mr. Bergman reviews the variances as presented.

Motion to approve the elevation and side yard setback variances 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, Galantino, Guber-Nulty, Cristaldi and Patterson. Nays - none.

10. RON HOLLIDAY AND ROBERT MOONEY – 117 N JEFFERSON AVE. – BLOCK 328 – LOT 413 in the MF district to grant a D variance for density, C variance for lot area, possibly other C variance, and Site Plan action. TAXES AND WATER ARE CURRENT AND PROOF OF ADVERTISING AND NOTIFYING IS SATISFIED.

Mr. Galantino, Mr. Collins and Ms. Guber-Nulty recuse themselves.

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

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

Robert Mooney, property owner, Todd Miller, licensed architect and Thomas Dase, professional planner are sworn in.

Robert Mooney gives testimony as to the current use of the property.

Mr. Patterson inquires as to the stacked parking due to the number of bedrooms.

Todd Miller gives testimony on converting a bedroom to a dining room to elevate one parking space for each unit.

Thomas Dase gives testimony on the lots impervious status and the vast improvement.

Open to the Board.

Mr. DiGirolamo inquires as to the trash storage.

Ms. Hess inquires as to the street trees.

Open to public.

Public Portion is closed.

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

Motion to approve the site plan and C variances with revised plans required was put forth by Ms. Pelosi and Mr. Cristaldi seconded. The motion passes, six in the affirmative and one in the negative. Ayes; Richmond, Cristaldi, Palmisano, Carter, Hess and Patterson. Nays – Mr. Wasleski.

11. DAVID AND TERESA DIANO – 302 N UNION AVE. – BLOCK 522 LOT 22 in the S-40 district to grant a C variance for front and side setbacks, landscaping, and possibly others. TAXES AND WATER ARE CURRENT AND PROOF OF ADVERTISING AND NOTIFYING IS SATISFIED.

Mr. Palmisano and Mr. Galantino recuse themselves.

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

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

Peter Weiss, licensed architect, is sworn in.

Mr. Weiss gives testimony on the application.

Open to the Board.

Mr. Patterson comments on the smaller porch.

Open to the public.

Public portion is closed.

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

Motion to approve the variances 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, Guber-Nulty, Cristaldi, Carter and Patterson. Nays – none.

13. Other Business

Mr. Rubin informs the Board of the October 15, 2015 deadline for suggestions regarding the presentation by Arthur Ponzio. The Request for Proposal for the Master Plan will be awarded to Remington Vernick and Walberg.

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

Full meeting is available on tape.
Respectfully submitted

Johanna Casey
Planning Board Secretary/Administrator