

**Margate City Planning Board
Minutes
January 28, 2016**

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

2. Flag Salute

3. Roll Call

Present

Tom Collins
Clem Wasleski
Mike Richmond
Margaret Guber-Nulty
Michael Cristaldi
Craig Palmisano
David Carter
Despina Hess
Rich Patterson

Absent

Jim Galantino
Remy Pelosi
Joseph DiGirolamo

Jackie Zarrillo, Court Reporter
Roger Rubin, Zoning Officer
Roger McLarnon, 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 Board on the intent of the meeting and the procedures which will follow.

6. Minutes

The minutes of December 17, 2015 were received, on the motion of Mr. Collins, seconded by Mr. Cristaldi, and unanimously approved.

7. Reorganization

Nomination for Stanley Bergman as Solicitor for 2016 was received, on a motion of Mr. Collins, seconded by Mr. Wasleski, and unanimously approved. Nomination for Johanna Casey as Planning Board Administrator/Secretary for 2016 was received, on a motion of Mr. Collins, seconded by Mr. Wasleski, and unanimously approved. Nomination for Rich Patterson as Planning Board Chairman for 2016 was received, on a motion of Mr. Collins, second by Ms. Guber-Nulty, and unanimously approved. Nomination for Mike Richmond as Vice Chairman for 2016 was received, on a motion of Mr. Wasleski, seconded by Mr. Cristaldi, and unanimously approved.

8. Resolutions & Decisions: The following Resolutions were approved unanimously when received on motion by Mr. Collins, seconded by Mr. Cristaldi: 2016 Meeting Dates; #55-2015: Kevin and Tracy Grant; #56-2015: Mike and Karen Bertoldi; #57-2015: Family Brick III,

LLC; #58-2015: Mort and Barbara Spiegel; #59-2015: Richard and Ava Lubert; #60-2015: Lisa and Louis Magazzu; #61-2015: Bret Fisher.

Scott Becker, attorney for Arlene Berman c/o Larry Uri, 1 N Gladstone requests a postponement until February 25, with the stipulation that new plans will be submitted along with renotification and readvertising. A vote was taken to affirm the addition to February 25th agenda, there were eight in the affirmative and one in the negative. Ayes; Collins, Wasleski, Richmond, Guber-Nulty, Cristaldi, Palmisano, Carter and Hess. Nays; Patterson.

9. MICHAEL W. COLLINS – 25 N GILMAR CIRCLE - BLOCK 609.01 LOT 79 in the S-40 district to grant a C variance for right side and combined side setbacks, and possibly others. TAXES AND WATER ARE CURRENT AND PROOF OF ADVERTISING AND NOTIFYING IS SATISFIED.

Mr. Collins recuses himself.

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

Michael Learn, attorney for the applicant, presents the application.

Jon Barnhart, Licensed Professional Engineer in the State of New Jersey, describes application.

Mr. Wasleski inquires as to a height elevation.

Open to public.

Michael Iepson, 8106 Marshall Ave., speaks in favor of the application.

Richard Hill, 27 N. Gilmar Circle, speaks in favor of the application.

Public portion is closed.

Mr. Rubin reviews condition, revised plans are needed.

Motion to approve the C variances with conditions was put forth by Mr. Wasleski and Mr. Cristaldi seconded. The motion was approved, seven in the affirmative and zero in the negative. Ayes; Wasleski, Richmond, Guber-Nulty, Cristaldi, Palmisano, Carter and Patterson. Nays – None.

10. STEVEN AND JERRILYN BENSON – 302 N NASSAU AVE. – BLOCK 616 LOT 36 in the S-40 district to grant a C variance for rear and side yard setback, possible landscape variance, 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.

Steven and Jerrilyn Benson and Barton Burag, Architect, are sworn in.

Mrs. Benson reviews the need for the variance.

Mr. Burag reviews the application.

Mr. Collins inquires as to informing the neighbors.

Open to the Board.

Open to the Public.

Public portion is closed.

Motion to approve the C variances with no conditions was put forth by Mr. Collins and Mr. Richmond seconded. The motion was approved, seven in the affirmative and zero in the negative. Ayes; Collins, Wasleski, Richmond, Guber-Nulty, Cristaldi, Palmisano and Patterson. Nays - None.

11. SUSAN AND FRED KALEN – 8700 WINCHESTER AVE. – BLOCK 216 LOT 11 in the S-40 district to grant a C variance for front setback, house and porch, and possibly others. TAXES AND WATER ARE CURRENT AND PROOF OF ADVERTISING AND NOTIFYING IS SATISFIED.

Mr. Wasleski recuses himself.

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

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

Mark Zawacki, licensed architect in the state of New Jersey, is sworn in and reviews the plans.

Mr. Patterson inquires as to the duct work location.

Mr. Collins inquires as to the deck protrusion.

Open to Public.

Joseph Abdalla, 16 N. Osborne Ave., inquires as to the deck location.

Public portion is closed.

Mr. Rubin reviews the C variance with conditions, and revised plans are required.

Motion to approve the C variance with conditions was put forth by Mr. Collins and Mr. Palmisano seconded. The motion was approved, seven in the affirmative and zero in the negative. Ayes; Collins, Richmond, Guber-Nulty, Cristaldi, Palmisano, Carter and Patterson. Nays - none.

12. DAVID LIEBERMAN -7810 MARSHALL AVE. – BLOCK 805 LOT 2 in the S-40 district for C variance related to elevating house higher than three feet above BFE, per State law, and possibly related to porch and house additions 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, reviews the application.

Jon Barnhart, Licensed Professional Engineer in the State of New Jersey, gives detail about the application.

Donald Zacker, licensed professional architect, is sworn in and presents the design.

Open to the Board.

Open to the Public.

Public portion is closed.

Eric Goldstein, neighbor to the applicant, speaks in favor of the application.

Mr. Rubin states that there are no conditions.

Motion to approve the C variances with no conditions was put forth by Mr. Cristaldi and Mr. Collins seconded. The motion was approved, seven in the affirmative and zero in the negative. Ayes; Collins, Wasleski, Richmond, Galantino, Cristaldi, DiGirolamo and Patterson. Nays – none.

13. JOHN NYMAN – 201 N. MANSFIELD AVE. – BLOCK 413.01 LOT 11 in the S-40 district to grant a C variance for front setback on Monmouth Avenue, 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, reviews the application.

Mr. Patterson inquires as to the top of the garage.

Mr. Collins requests a more esthetically pleasing side wall.

Mr. Patterson requests a committee approval of the changes to the side wall.

Mr. McLarnon informs the Board that the bump outs should not exceed 15% of the perimeter.

Open to Board.

Mr. Wasleski inquires as to the room being enclosed without Board action.

Open to Public.

Public portion is closed.

Mr. Rubin reviews the C variance with conditions, and revised plans are required.

Motion to approve the C 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, Palmisano and Patterson. Nays - none.

14. Other Business:

Post Sandy Planning Grant I: Mr. Patterson affirms the Boards decision that the Bulkheads on the bay should be a consistent 9 foot elevation, NADA 1988. Despina Hess will present the Boards finding to the Commissioners.

Discussion among the Board in reference to the Bicycle Path on Atlantic Avenue Proposal.

There being no further business, the motion to adjourn was made by Mr.

Collins and seconded by Mr. Richmond and unanimously approved.

Full meeting is available on tape.

Respectfully submitted

Johanna Casey

Planning Board Secretary/Administrator