

**Margate City Planning Board
Minutes
November 19, 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
James Galantino
Margaret Guber-Nulty
Michael Cristaldi
Craig Palmisano
David Carter
Despina Hess
Joseph DiGirolamo
Rich Patterson

Absent

Remy Pelosi

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 October 29, 2015 and November 5, 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. Cristaldi: #43-2015: East Shore Development; #44-2015: Mark Trapani; #45-2015: Lori-Kim and Trent Jones; #46-2015 Sylvan and Mary Ann Kesilman; #47-2015: LLP Investments, LLC; #48-2015: Decatur Court Townhomes Association.

7. EDWARD AND NINA PETTIT – 17 COLMAR DRIVE - BLOCK 509.05 LOT 104 in the S-40 district to grant a C variance for front setback for porch and possibly others. TAXES AND

WATER ARE CURRENT AND PROOF OF ADVERTISING AND NOTIFYING IS SATISFIED.

Tom Collins recuses himself.

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.

Jon Barnhart, Licensed Professional Planner, is sworn in and gives testimony as to the functionality and utility of the porch.

Mr. Callaghan requests a waiver of the street trees, due to visual impairment pulling out of the driveway. He then reseinds the waiver.

Open to Board

Open to the public.

Public portion is closed.

Mr. Bergman reviews the variance and the conditions of the application of which revised plans are not required.

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

8. JUSTIN KOVACSIK – 616 N. CLERMONT AVE. – BLOCK 904.02 LOT 12 in the S-40 district to grant a C variance for 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.

Justin Kovacsik, the applicant, presents the application.

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

Mr. Kovacsik informs the Board of his intention to add paver strips in front of the driveway

Mr. Rubin inquires as to moving the garage wall.

Open to the Board.

Open to the 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. Galantino and Ms. Hess seconded. The motion was approved, seven in the affirmative and zero in the negative. Ayes; Collins, Wasleski, Galantino, Guber-Nulty, Cristaldi, Palmisano, and Patterson. Nays - none.

9. PATRICIA PERRY – 310 N LANCASTER AVE. – BLOCK 513.01 – LOT 16 in the S-40 district to grant a C variance for front yard setback, side setbacks 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.

Jon Barnhart, Licensed Professional Planner, is sworn in and credentials are accepted.

Open to the Board.

Mr. Patterson inquires as to the height of the ceiling in the garage.

Mr. Galantino inquires as to flood vents.

Mr. Cristaldi inquires as to elevation.

Open to public.

Public Portion is closed.

Mr. Rubin reviews the variances with conditions, and which revised plans are required.

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

10. TIMOTHY KOHLER – 107 N. UNION AVE. – BLOCK 321 LOT 9 in the S-30 district to grant a C variance for left side, combined sides, and rear 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.

Eric Goldstein, attorney for the applicant, presents the application.

William McLees, Professional Architect, is sworn in and reviews the application.

Mr. Goldstein amends the rear setback of the application to twelve feet.

Open to the Board.

Mr. Collins inquires as to the possibility of tearing down and constructing new.

Mr. Wasleski inquires as to removing gables to elevate the bulk.

Open to the public.

Joseph and Diane Pesce, 109 N Union Ave, are sworn in and relate their concerns.

Public portion is closed.

Mr. Rubin reviews the conditions for which revised plans are required.

Motion to approve the variances was put forth by Mr. Galantino and Ms. Guber-Nulty seconded. The motion was approved, six in the affirmative and one in the negative. Ayes; Wasleski, Galantino, Guber-Nulty, Cristaldi, Palmisano and Patterson. Nays – Collins.

11. MJS PREMIER HOMES, LLC -17 N. DOUGLAS AVE. – BLOCK 204.03 LOT 11 in the S-25 district for C variance for setbacks 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.

Peter Weiss, Professional Architect, is sworn in and presents the design.

Open to the Board.

Open to the public.

Public portion is closed.

Mr. Palmisano inquires as to a third floor deck.

Mr. Bergman reviews the variances for which revised plans are not required.

Motion to approve the 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, Wasleski, Galantino, Guber-Nulty, Cristaldi, Palmisano, and Patterson. Nays – None.

12. STEVEN AND GAYLE KAMMERNMAN- 12 N SUMNER AVE. – BLOCK 220 LOT 11 in the S-40 district to grant a C variance for side yards, and rear setbacks 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.

Peter Weiss, Professional Architect, is sworn in and presents the design.

Mr. Galantino inquires as to the amount of square footage in the addition.

Mr. Wasleski inquires as to the roof variance.

Open to Public.

Public portion is closed.

Mr. Rubin reviews the C variances with no conditions. Revised plans are not required.

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

MR. PATTERSON ANNOUNCES THAT THE SEWATER APPLICATION HAS BEEN PULLED FROM THE AGENDA.

13. Other Business

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

Full meeting is available on tape.

Respectfully submitted

Johanna Casey
Planning Board Secretary/Administrator