

**Margate City Planning Board**  
**Minutes**  
**February 25, 2016**

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

**2. Flag Salute**

**3. Roll Call**

Present

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

Absent

Tom Collins  
Margaret Guber-Nulty

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

**5. Procedure**

Vice Chairman Richmond announced that the meeting is 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 January 28, 2016 were received, on the motion of Mr. Galantino, seconded by Mr. Wasleski, and unanimously approved.

**7. Reorganization Continued**

Nomination for Remington Vernick & Walberg as Municipal Planning Board Engineer for 2016 was received, on a motion of Mr. Galantino, seconded by Ms. Pelosi, and unanimously approved. Nomination for Jackie Zarrillo as Court Reporter for 2016 was received, on a motion of Mr. Galantino, seconded by Ms. Pelosi, and unanimously approved.

**8. Swearing in:** Planning Board Members Jim Galantino and Remy Pelosi are sworn in.

**9. Resolutions & Decisions:** The following Resolutions were approved unanimously when received on motion by Mr. Galantino, seconded by Mr. Palmisano: : #01-2016: Richard Patterson as Chairperson, Mike Richmond as Vice-Chairperson and Johanna Casey as Secretary/Administrator #02-2016: Stanley Bergman as solicitor; #04-2015:

Michael Collins; #05-2016: Steven and Jerrilyn Benson; #06-2016: Susan and Fred Kalen; #07-2016: David Lieberman; #08-2016: John Nyman.

**10. MARC AND LISA SIMON** – 8408 ATLANTIC AVE. - BLOCK 11.02 LOT 1 in the S-30 district to grant a C variance for pool setback and fence height. TAXES AND WATER ARE CURRENT AND PROOF OF ADVERTISING AND NOTIFYING IS SATISFIED.

Brian Callaghan, attorney for the applicant, presents the amended application, which requires no variances, to the Board.

Nick Talvacchia, attorney for the adjacent neighbor, speaks in favor of the amended application.

Open to public.

Public portion is closed.

Being that there were no variances, a vote was not taken.

**11. JOSEPH TOZZI** – 4-6 S. GLADSTONE AVE. – BLOCK 108.02 LOT 24 and 26 in the CBD district to grant a D variance for lot being less than 3,200 square feet. C variance for lot size, building coverage, front, rear and side setback, landscaping and distance between buildings, 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.

Robert Bucknam, attorney for the applicant, presents the application.

Jason Sciullo, engineer, Lance Landgraf, professional planner, Greg Modelle, and Joe Tozzi, property owner, are sworn in.

Lance Landgraf gives reviews the plans.

Mr. Rubin inquires as to the four undersized parking spaces.

Ms. Hess inquires as to the direction the storage sheds open.

Mr. Richmond inquires as to the commercial spaces required by Barrel's

Mr. Cristaldi inquires as to shed ownership, having the sheds being located on the property line.

Mr. Cristaldi inquires as to designation of parking spaces.

Open to the Board.

Mr. McLarnon inquires as to the designation of the full size spaces.

Open to the Public.

Larry Casazza, 7 S. Gladstone Avenue, inquires as to the size of a normal parking space. He speaks against backing out into the street.

Howard Sieden, 7508 Bayshore Drive, speaks in favor of the application.

Public portion is closed.

Mr. Rubin reviews the D variance and the C variances with conditions, and revised plans are required which include two assigned parking spaces for each unit.

Motion to approve the D variance and C variances with conditions was put forth by Mr. Cristaldi and Mr. Carter seconded. The motion was approved, seven in the affirmative and zero in the negative. Ayes; Cristaldi, Palmisano, Carter, Hess, Pelosi, DiGirolamo and Richmond. Nays - None.

**12. ALENE BERMAN c/o LARRY UHR – 1 N. GLADSTONE AVE. – BLOCK 207.02 – LOT 51 in the S-25 district to grant a C variance for rear setback, side setback, and possibly others. TAXES AND WATER ARE CURRENT AND PROOF OF ADVERTISING AND NOTIFYING IS SATISFIED.**

Mr. Patterson is in attendance.

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

Scott Becker, attorney for the applicant, reviews the application.

Harry Harper, licensed architect in the state of New Jersey, Larry and Sandra Uhr, caretakers of Ms. Berman, are sworn in.

Mr. Harper describes the plans.

Mr. Richmond inquiries from Mr. Galantino as to the state allowing a variance from raising the house.

Mr. Cristaldi inquires as to the option of reconfiguring the first floor.

Mr. Richmond remarks on the mass of a second floor addition.

Mr. Di Girolamo inquires as to the location of the outside stairs if the house is raised.

Mr. Becker requests a revision of the application.

Mr. Rubin reviews the need to readvertise changes to plans.

Mr. Richmond agrees to table the application until April.

Mr. Patterson informs the applicant of the rear setback being excessive.

Mr. McLarnon inquires as to a second entrance.

Application is tabled until April.

**13. LEONARD DE ANGELO** – 314 N. RUMSON AVE. – BLOCK 619 – LOT 27 in the S-40 district to grant a C variance for deck elevation and stairs in side setbacks, 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.

Roger McLarnon, licensed engineer and professional planner, gives his engineering report.

Nick Talvacchia, attorney for the applicant, reviews the application.

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

Mr. Patterson inquires as to the elevation of the first floor.

Mr. Wasleski remarks that the deck is six inches higher than the bulkhead.

Mr. Richmond inquires as to the side stairs.

Mr. McLarnon inquires as to the house being elevated.

Open to the Board.

Open to the Public.

Public portion is closed.

Mr. Rubin states that there are no conditions.

Motion to approve the C variances with no conditions 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, Galantino, Cristaldi, Palmisano, Carter, Patterson and Richmond. Nays – none.

**14. GEORGE MILLER** – 318 N. RUMSON AVE. – BLOCK 619 – LOT 25 in the S-40 district to grant a C variance for deck elevation and stairs in side setbacks, 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.

Roger McLarnon, licensed engineer and professional planner, gives his engineering report.

Nick Talvacchia, attorney for the applicant, reviews the application.

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

Open to Board.

Mr. Wasleski inquires as to the location of the stairs.

Open to Public.

Public portion is closed.

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

Mr. Bergman reviews the C variances.

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

**15.105 N. ADAMS CONDOS, LLC -105-109 N. ADAMS AVE. – BLOCK 327 LOT 401 and 405 in the MF district for Site Plan action for new quadruplex. 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 Obelenus, Professional Architect, and Anthony Almeida, property owner, are sworn in.

Mr. Obelenus's credentials are accepted and addressed the parking and landscaping.

Mr. Goldstein reviews the application no longer being in need of variances. The application is being presented as a site plan application.

Open to the board.

Mr. Wasleski inquires as to the air conditioning unit location.

Open to the Public.

Mr. McLarnon inquires as to the engineering report.

Mr. Obelenus reviews the engineering report.

Mr. Goldstein requests waivers.

Open to Public.

Peter Weiss, 301 N. Sommerset Ave. Ventnor, informs the board of copyright infringements. The roof pitch is not possible over the decks and bathrooms.

Mr. Obelenus informs the Board that the plans are not working drawings.

Public portion is closed.

Mr. Rubin reviews the site plan application with conditions and revised plans are required.

Motion to approve the site plan was put forth by Mr. Galantino and Mr. Palmisano seconded. The motion was approved, nine in the affirmative and zero in the negative. Ayes; Wasleski, Galantino, Cristaldi, Palmisano, Carter, Hess, Pelosi, Patterson and Richmond. Nays – none.

**16. CHRISTINE EDEN – 502 N. CLERMONT AVE. – BLOCK 704.02 LOT 11 in the S-40 district to grant a C variance for front setback for porch, left side setback for porch, possibly combined setbacks for porch, and front vegetative cover. 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.

Donald Zacker, NJ Likened Architect, and James Eden, property owner, are sworn in and reviews the plans.

Open to the Board.

Mr. Wasleski inquires as to the deck height.

Open to Pubic.

Public portion is closed.

Mr. Rubin reviews the site plan application with conditions, revised plans are required.

Motion to approve the site plan 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, Galantino, Cristaldi, Palmisano, Carter, Patterson and Richmond. Nays – none.

**17. JONATHAN LIPNER – 9515 WINCHESTER AVE. UNITS B&C – BLOCK 329 LOT 52.01 B&C in the MF district to grant site plan and a C variance for front setback to new porches, and landscape area. 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.

Peter Weiss, NJ Licensed Architect, is sworn in, and describes the plans.

Mr. Patterson inquires as to the age of the building.

Ms. Hess inquires as to the stone wall.

Mr. Wasleski, rejects the idea of the vinyl deck and request stone.

Mr. Patterson comments on building size.

Open to public.

Public portion is closed.

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

Motion to approve the site plan and C variance was put forth by Mr. Galantino and Ms. Pelosi seconded. The motion was approved, nine in the affirmative and zero in the negative. Ayes; Wasleski, Galantino, Cristaldi, Palmisano, Carter, Hess, Pelosi, Patterson and Richmond. Nays – none.

**18. Other Business:**

Being Mr. Rubin's last meeting, Mr. Richmond offers a fond farewell, followed by agreement of the entire Board. Mr. Rubin accepts the well wishes. There being no further business, the motion to adjourn was made by Mr. Cristaldi and seconded by Ms. Pelosi and unanimously approved.

Full meeting is available on tape.

Respectfully submitted

Johanna Casey  
Planning Board Secretary/Administrator