

**Margate City Planning Board
Minutes
March 31, 2016**

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

2. Flag Salute

3. Roll Call

Present

Tom Collins
Clem Wasleski
Jim 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 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 February 25, 2016 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 Mr. Cristaldi: : #03-2016: Remington, Vernick and Walberg an Planning Board Engineers and Jackie Zarrillo as Planning Board Transcriber; #09-2016: Marc and Lisa Simon; #10-2015: Joseph Tozzi; #12-2016: Leonard De Angelo; #13-2016: George Miller; #14-2016: 105 N Adams Condo, LLC; #15-2016: Christine Eden; #16-2016: Jonathan Lipner.

8. GERALD GREEN – 15 S. JASPER AVE. - BLOCK 111.01 LOT 5 in the S-25 district to grant a C variance for side setback, combined setbacks, rear setback, third floor coverage and possibly others. TAXES AND WATER ARE CURRENT AND PROOF OF ADVERTISING AND NOTIFYING IS SATISFIED.

Roger McLarnon, zoning officer, licensed engineer and professional planner, is sworn in and reads his review, which is attached.

Eric Goldstein, attorney for the applicant, presents the amended application, which requires no variances, to the Board.

Gerald Green, Property owner and Peter Weiss, attorney for the applicant, are sworn in.

Mr. Weiss gives a description of the application.

Mr. Richmond inquires as to the garage being converted from storage back to a garage.

Mr. Collins request that the garage be shortened to allow for a parking space in the driveway.

Mr. Palmisano remarks on the lack of ability to park a car in the garage.

Mr. Weiss states that the garage is still considered a parking space.

Mr. Collins states that the neighborhood needs three legitimate parking spaces.

Mr. Wasleski inquires as to the possibility of the third floor area being lessened to remove the variance.

Mr. Goldstein agrees to remove the parking variance by making the garage smaller.

Open to public.

Public portion is closed.

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

Motion to approve the C variance with 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, Galantino, Guber-Nulty, Cristaldi, Palmisano and Richmond. Nays - None.

9. MARYANN SLAUGHTER/FLOYD MORROW – 210 N. KENYON AVE. – BLOCK 413.02 LOT 17 in the S-25 district to grant a C variance for first floor elevation, front yard setback for porch and garage, landscaping and lot coverage and possibly others. TAXES AND WATER ARE CURRENT AND PROOF OF ADVERTISING AND NOTIFYING IS SATISFIED.

Mr. McLarnon, zoning officer, licensed engineer and professional planner reads his review, which is attached.

Brian Callaghan, attorney for the applicant, presents the application.

John Halbuner, licensed engineer, is sworn in and presents the application.

Open to the Board.

Mr. Bergman inquires as to the height conforming.

Open to the Public.

Daniel Smith, 6 Stoney Creek Drive, Egg Harbor Township, speaks in favor of the application.

Sally Reichman, 213 N. Lancaster Ave., speaks in favor of the application.

Public portion is closed.

Mr. Bergman reviews the C variances with no conditions, and revised plans are not required.

Motion to approve the C variances without conditions was put forth by Mr. Collins and Mr. Wasleski 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.

10. BBC CONTRACTORS, LLC – 212 N. LANCASTER AVE. – BLOCK 413.01 – LOT 16 in the S-25 district to grant a C variance for lot width and possibly others. TAXES AND WATER ARE CURRENT AND PROOF OF ADVERTISING AND NOTIFYING IS SATISFIED.

Mr. Bergman, Planning Board Solicitor, recuses himself.

Motion to appoint Chris Baylinson as solicitor for BBC Contractors, LLC application was put forth by Mr. Collins and Ms. Guber-Nulty second. The motion was approved unanimously by the Board.

Roger McLarnon, zoning officer, licensed engineer and professional planner, reads his review, which is attached.

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

John Obelenus, licensed architect in the state of New Jersey, is sworn in and describes the application. There need to be 5 ½ inches added to the plans for the length of the cinderblock. This will increase the rear setback which will not require a variance.

Open to Public.

Public portion is closed.

Mr. Baylinson reviews the C variance for lot size, which a letter confirming the 5 ½ inches or revised plans is 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, Wasleski, Galantino, Guber-Nulty, Cristaldi, Palmisano and Richmond. Nays - None.

11. KURT FINKENAUER – 209 N. LANCASTER AVE. – BLOCK 413.02 – LOT 7 in the S-25 district to grant a subdivision, one lot into two, C variance for side yard setback, and possibly others. TAXES AND WATER ARE CURRENT AND PROOF OF ADVERTISING AND NOTIFYING IS SATISFIED.

Roger McLarnon, zoning officer, licensed engineer and professional planner, reads his review, which is attached.

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

Kurt Finkenauer, property owner, is sworn in and gives testimony regarding the subdivision and the property setback. The garage will be removed.

Mr. Galantino inquires as to the demo permit.

Mr. Wasleski recommends a condition of the driveway being located on the Finkenauer house side.

Open to the Board.

Open to the Public.

Public portion is closed.

Mr. Bergman states that conditions.

Motion to approve the subdivision with a C variance with conditions was put forth by Mr. Galantino and Ms. Pelosi seconded. The motion was approved, nine in the affirmative and zero in the negative. Ayes; Collins, Wasleski, Galantino, Guber-Nulty, Cristaldi, Palmisano, Carter, Hess and Richmond. Nays – none.

18. Other Business:

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

Full meeting is available on tape.

Respectfully submitted

Johanna Casey
Planning Board Secretary/Administrator