

**MARGATE CITY PLANNING BOARD
MINUTES
JULY 28, 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
Michael Cristaldi
Craig Palmisano
David Carter
Despina Hess
Joseph DiGirolamo

Absent

Margaret Guber-Nulty
Remy Pelosi
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 June 30, 2016 were received, on the motion of Mr. Collins, seconded by Mr. Cristaldi, and unanimously approved.

7. RESOLUTION & DECISION: The following Resolutions were approved unanimously when received on motion by Mr. Galantino, seconded by Mr. Carter: Amended #30-2016: Nicholas S. Savopulas; #31-2016: Revolution Builders.

8. FRANK AND CROSETTA PAGLIUSO – 22 N. DELAVAN AVE. - BLOCK 204.03 LOT 23 in the S-25 district to grant a minor subdivision with a C variance for lot size, lot width, relief for side yard 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, is sworn in and reads his review, which is attached.

Mr. McLarnon inquiries, from the applicant's attorney, as to any waivers from the engineer's report.

Eric Goldstein, Attorney for the applicant, does not request any waivers.

Frank Pagliuso, property owner, and Jon Barnhart, licensed Professional Planner, are sworn in.

Mr. Bergman, Planning Board Solicitor, inquires as to lot B complying completely.

Mr. Goldstein informs the Board that Lot B will comply completely and lot A will not agree to comply at this point in time.

Mr. Barnhart reviews the positive and negative aspects of the subdivision.

Mr. DiGirolamo inquires as to the lot size across the street.

Mr. Barnhart informs the Board that the subdivision is not a hardship but a unique situation.

Mr. Pagliuso agrees that there will be no coverage or height variance with lot A.

Mr. DiGirolamo inquires as to the plans presented being what will be built.

Mr. McLarnon addresses part A and B on the Engineers report and a need for an extension past the 90 days.

Mr. Cristaldi request that only a four bedroom house be built on lot B.

Jon Obelenus, Professional Architect, is sworn in and gives testimony to the house conforming.

Mr. Cristaldi states that the subdivision is a burden on the neighborhood.

Mr. Bergman informs the applicant the restrictions run with the land.

Open to the public.

Richard Goldstein, 23 N Delavan Ave. speaks in favor of the application.

Public portion is closed.

Mr. Bregman reviews to the C variances with the subdivision along with the conditions set forth; the undersized lot will conform to all zoning regulations, lot A will meet height and coverage, and waivers grant for items A – 2, 5, 6 are granted.

Motion to approve the C variance without conditions was put forth by Mr. Galantino and Mr. Collins seconded. The motion was approved, five in the affirmative and two in the negative. Ayes; Galantino, Cristaldi, Palmisano, Carter and Richmond. Nays – Collins and Wasleski.

9. DON AND AMY CARLIN –25 N. COOLIDGE AVE – BLOCK 231 LOT 321 in the MF district to grant a C variance two side yard setbacks, combined setback 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.

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

John Halberner, Licensed Architect, Licensed Engineer and Professional Planner, is sworn in and credentials are accepted. He gives testimony on the need and benefit of the application.

Open to Board.

Ms. Hess inquires as to the distance between structures.

Mr. Collins inquires as to there being a third floor.

Mr. Wasleski inquires as to the structure being brought up to code.

Mr. Cristaldi inquires as to the ability of the structure to be raised.

Mr. Collins inquires as to a sprinkler system.

Mr. Halberner informs the board they have not considered a sprinkler system. There will be fire rated walls and it will be brought up to code.

Mr. McLarnon agrees to a waiver of street trees and request a reduction in the curb cut.

Public portion is open.

Public portion is closed.

Mr. Wasleski inquires as to any information from the fire official.

Mr. Baylinson states that any exterior wall removed beyond the first floor will require a new zoning application.

Mr. Bergman reviews the C variances, the street tree waive and notification of wall replacement above the first floor.

Motion to approve the C variance without conditions was put forth by Mr. Galantino and Mr. Carter seconded. The motion was denied, three in the affirmative and four in the negative. Ayes; Richmond, Galantino and Palmisano. Nays – Collins, Wasleski, Cristaldi and Carter.

10. SEA GRAPE PROPERTIES, LLC – 16-20 S. DOUGLAS AVE. BLOCK 105 LOT 7 in the CDB district to grant Site Plan, D and C variances for rear yard setback, lot coverage, and

parking and possibly others. TAXES AND WATER ARE CURRENT AND PROOF OF ADVERTISING AND NOTIFYING IS SATISFIED.

Mr. Galantino and Mr. Collins recuse themselves.

On a motion put forth by Mr. Cristaldi second by Mr. DiGirolamo to appoint Leo Manos, Esq. as solicitor for the application.

Mr. McLarnon, Zoning Officer, Licensed Engineer and Professional Planner, reads his review, which is attached.

Mr. Baylinson, Attorney for the applicant, reviews the application history.

George Ray Thomas, Licensed Architect, Professional Planner and Professional Engineer, is sworn in and credentials are accepted.

Mr. Thomas reviews the changes in the application which require only Site plan and D variance approval.

Open to the Board.

Mr. DiGirolamo inquires as to the type of doors on the ground floor.

Mr. Wasleski inquires as to needing a variance for third floor deck.

Mr. Wasleski inquires as to the need to be barrier free.

Jon Barnhart is sworn in and reviews the positive and negative criteria of the application.

Ms. Hess inquires as to the MF zoning being met on this application.

Brian Callaghan, Attorney for Robert Suttor, Owner of "Robert's Bar", requests disclosure to new buyers.

Mr. Callaghan requests a ten or twelve foot fence to separate the applicant's lot from Mr. Suttor's walk in box.

Mr. Richmond acknowledges that neighbors are going to complain.

Open to Public.

Jim Varallo, 22 S. Douglas Ave. is sworn in and speaks in favor of the application presented to the Board tonight. He states that a settlement has been made between himself and the applicant.

Public portion is closed.

Conversation begins among the Board Members to discuss the fence height in the rear yard with arborvitaes planted.

APRIL 28, 2016

PLANNING BOARD

A vote was taken on eight foot or ten foot high. Eight foot high – DiGirolamo, Palmisano, Carter, Wasleski, Cristaldi. Ten foot – Hess.

Mr. Manos reviews the site plan, D variance with the addition of C variance for the fence and arborvitaes. Revised plans are needed.

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

11. Other Business:

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

Full meeting is available on tape.
Respectfully submitted

Johanna Casey
Planning Board Secretary/Administrator