

**MARGATE CITY PLANNING BOARD
MINUTES
October 27, 2016**

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

1. FLAG SALUTE

2. ROLL CALL

Present

Tom Collins
Clem Wasleski
Michael Richmond
Jim Galantino
Margaret Guber-Nulty
Michael Cristaldi
David Carter
Despina Hess
Remy Pelosi
Joseph DiGirolamo
Rich Patterson

Absent

Craig Palmisano

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

3. PROCEDURE

Chairman Patterson 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.

4. MINUTES

The minutes of September 22, 2016 were received, on the motion of Mr. Cristaldi, seconded by Mr. Galantino, and unanimously approved.

5. RESOLUTION & DECISION: The following Resolutions were approved unanimously when received on motion by Mr. Galantino, seconded by Mr. Carter: #35-2016: Keith Crede; #36-2016: Gail Saline; #37-2016: Bruno and Catherine Dori; #38-2016: Jim Silva: 39-2016: Thomas R. Collins, Jr.

6. FRED KALEN – 7600 VENTNOR AVE - BLOCK 103.01 LOT 22 in the S-25 district to grant C variances for relief for building height, front yard setbacks to porch and building 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.

Eric Goldstein, Attorney for the applicant, explains the application.

Mark Zawacki, licensed Architect in New Jersey, is sworn in and is accepted as an expert; he gives his testimony.

Mr. McLarnon inquires on which method was used in calculating the 3d floor dimensions.

Remy Pelosi arrives.

Mr. Patterson inquires as to the 1 foot roof pitch.

Mr. Cristaldi makes a suggestion.

The applicant will accept the change in roof pitch with a condition that a bump-out will be placed in the rear of the Ventnor Avenue side.

Open to the public.

Gary Fischer- 7602 Ventnor Avenue- Inquires as to coverage and markers for the property.

Mr. Galantino inquires as to where the air compressors are located.

Public portion is closed.

Mr. Bergman reviews the C variances and revised plans are required.

Motion to approve the C variance for relief for building height, front yard setbacks to porch and building with conditions was put forth by Mr. Galantino, and Mr. Collins seconded. The motion was approved, seven in the affirmative and none in the negative. Ayes; Collins, Wasleski, Richmond, Galantino, Guber-Nulty, Cristaldi, and Patterson. Nays – none.

7. EVANS GROVE NJ, LLC – 26 N. MADISON AVE. – BLOCK 230 LOT 43 in the MF district to grant a C variance for lot area, front yard setback to porch and building on two fronts 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. Collins inquires as to the number of shrubs on the property.

Mr. Brian Callaghan, attorney for the applicant, reviews the application.

Robert Lolio and Mario Sellethia, licensed Architects in New Jersey, are sworn in and give front yard setbacks on Winchester Avenue.

Mr. McLarnon inquires as to the stacks spaces as an asset and inquires about the architect of said property.

Mr. Collins inquires clarification on the porches.

Mr. Wasleski inquires as to the line of evergreens trees on the property, if they will be saved.

Mr. Galantino inquires as to the foundation being mason or pilings.

Mr. Richmond inquires as to the location of the evergreens.

Open to Public.

Public portion is closed.

Mr. Bergman reviews the C variances with the approval of the subcommittee. Revised plans are required.

Motion to approve the C variances for lot area, front yard setback to porch and building on two fronts conditions was put forth by Mr. Collins and Mr. Galantino seconded. The motion was approved, seven in the affirmative and none in the negative. Ayes; Collins, Wasleski, Richmond, Galantino, Guber-Nulty, Cristaldi, and Paterson. Nays – none

8. ANAT COHEN – 29 S. MADISON AVE. – BLOCK 129 LOT 48.01 in the MF district to grant a C variance front yard setback for an existing non-conforming deck, landscaping and possibly others. TAXES AND WATER ARE CURRENT AND PROOF OF ADVERTISING AND NOTIFYING IS SATISFIED. PULLED FROM TONIGHT'S HEARING

9. JEFFREY ADVERSA – 406 N. MANSFIELD AVE. - BLOCK 614 LOT 30 in the S-40 district to grant C variances for rear deck within the rear setback, side 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, and addresses the missing signed and sealed survey. He proposes a condition whereas the applicant must produce a signed and sealed set of plans.

Mr. Patterson inquires as to the setbacks of the property.

Alex Wishnie, professional planner, and Jeffrey Adversa property owner are sworn in.

Dr. Adversa gives his testimony. He gives a brief history on the property and discusses the need for the deck, which would not be intrusive.

Mr. Di Girolamo inquires as to the property being used as a rental.

Mr. Richmond inquires as a deck being constructed, would the variance remain the same.

Mr. Wishnie gives his testimony as to the new structure.

Mr. McLarnon inquires as to the height of the walls.

Mr. Galantino inquires as to the pool is being enclosed.

Open to Public.

Shawn Arrison and John Arrison, 408 N Mansfield Avenue, are sworn in and speaks in favor of the application.

Public portion is closed.

Mr. Paterson speaks as to the history of a variance and against the application.

Mr. Wasleski inquires as to if it is part of the principal structure.

Mr. Bergman clarifies on the variances.

Mr. Cristaldi inquires as to the number of variances.

Mr. Bergman reviews the C variances which sealed survey and plans, and approval from the electric Company are required.

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

10. JOHN SPARTA – 103 N.MADISON AVE. – BLOCK 329 – LOT 48 in the MF district to grant C variance for rear yard setback, side yard setback, combined side yard 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.

Chris Baylinson, attorney for the applicant reviews the application.

Steven Fenwick, Licensed Architect and Professional Planner, is sworn in and gives testimony as to the application.

Mr. Patterson states that the street tress can be located on either side of the sidewalk.

The Board agrees that the center of the driveway should be pavers.

Open to Public.

Public portion is closed.

Mr. Bergman reviews the C variance for rear yard setback, side yard setback, and combined side yard setback. Revised plans are required.

Motion to approve the C variance for rear yard setback, side yard setback, and combined side yard setback was put forth by Mr. Collins and Mr. Galantino seconded. The motion was approved, seven in the affirmative and zero in the negative. Ayes; Collins, Wasleski, Richmond, Galantino, Guber-Nulty, Cristaldi, and Patterson. Nays – None.

11. MARK VICTOR – 23 N CLERMONT AVE. – BLOCK 204.01 – LOT 39 in the S-25 district to grant C variance for front yard setback to porch, building height and possibly others. TAXES AND WATER ARE CURRENT AND PROOF OF ADVERTISING AND NOTIFYING IS SATISFIED.

Mr. Cristaldi recuses himself.

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

Chris Baylinson is the attorney for the applicant presents the application.

Mark Zawacki, Licensed Professional Architect in the state of New Jersey, is sworn in and gives testimony.

Mr. Patterson inquires as to the height variance.

Mr. Wasleski inquires as to the front yard setback.

The height variance is removed.

Open to Public.

Richard Goldstein, 23 N Delevan Ave, inquires as to the parking availability.

Public portion is closed.

Seeing that there were no comments from the Board, Mr. Bergman reviews the C variance for front yard setback to porch which revised plans are required

Motion to approve the C variance for front yard setback to porch was put forth by Mr. Collins and Mr. Galantino seconded. The motion was approved, seven in the affirmative and zero in the negative. Ayes; Collins, Wasleski, Richmond, Galantino, Guber-Nulty, Carter and Patterson. Nays – None.

12. PUBLIC PARTICIPATION

13. OTHER BUSINESS:

There being no further business, the motion to adjourn was made by Ms. Pelosi and seconded by Mr. Carter and unanimously approved.

Full meeting is available on tape.

Respectfully submitted

Johanna Casey
Planning Board Secretary/Administrator