

**MARGATE CITY PLANNING BOARD  
MINUTES  
NOVEMBER 17, 2016**

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

**FLAG SALUTE**

Mr. Patterson announces that Elizabeth and Andrew Feriozzi have been postponed until December 22, and Robert and Amy Chipetz have been postponed until December 22. Renotification is not necessary.

**ROLL CALL**

Present

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

Absent

Tom Collins

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

**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.

**MINUTES**

The minutes of October 27, 2016 were received, on the motion of Mr. Galantino, seconded by Mr. Cristaldi, and unanimously approved.

**RESOLUTION & DECISION:** The following Resolutions were approved unanimously when received on motion by Mr. Galantino, seconded by Mr. Cristaldi: #40-2016: Fred Kalen; #41-2016: Evansgrove NJ, LLC; #42-2016: Jeffrey Adversa; #43-2016: John Sparta; #44-2016: Mark Victor.

## **NEW BUSINESS**

Stuart Weiser introduces the Master Plan and Land Use changes.

**PIRAINO BUILDERS, LLC** – 100 S. GALDSTONE AVE. – BLOCK 7.02 LOT 8 in the S-30 district to grant a C variances for third floor deck, front yard setbacks to both porches 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.

Robert Lolio, licensed Architect in New Jersey, is sworn in and credentials are accepted; he gives his testimony.

Mr. Patterson inquires as to the deck being set into the building.

Mr. Richmond inquires as to the Atlantic Ave. side yard setback.

Mr. Wasleski inquires as to the property being built for speculation.

Ms. Guber-Nulty inquires as to the square footage.

Mr. Goldstein concedes one foot variance for deck.

Open to the public.

Richard Selman and Barbara Selman- 102 S Gladstone Avenue- are sworn in and inquire as to the type of “C” variance.

Richard Selman speaks against the application.

Barbara Selman speaks against the application.

Ms. Hess inquires as to the desires of the Selmans.

Public portion is closed.

Mr. Goldstein request the separate votes be taken for each C variance.

Mr. Bergman reviews the C variance for third floor deck revised plans are required.

Motion to approve the C variance for third floor deck was put forth by Mr. Cristaldi, and Mr. Galantino seconded. The motion was approved, five in the affirmative and two in the negative. Ayes; Galantino, Guber-Nulty, Cristaldi, Palmisano and Patterson. Nays – Wasleski, Richmond.

Mr. Bergman reviews the C variance for front yard setback.

Motion to approve the C variance for front yard setback was put forth by Mr. Galantino, and Mr. Cristaldi seconded. The motion was denied, three in the affirmative and four in the negative. Ayes; Richmond, Galantino, and Guber-Nulty. Nays – Wasleski, Cristaldi, Palmisano and Patterson.

**BENDYL, LLC – 16 N.ADAMS AVE. - BLOCK 228 LOT 312.01 in the MF district to grant C variances for building coverage, 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.

Margaret Guber-Nulty recuses herself.

Mr. Eric Goldstein, attorney for the applicant, reviews the application.

Peter Weiss, NJ licensed Architect, credentials are accepted. He is sworn in and gives testimony to the need for the variances.

Mr. McLarnon inquires as to the ability to grade the property to the street.

Mr. Goldstein accepts the condition.

Open to Public.

Theresa Ervin, 18A N. Adams, is sworn in and speaks in favor of the application.

Myron Simba, 18A N. Adams, is sworn in and speaks in favor of the application.

Public portion is closed.

A revised survey is required.

Mr. Bergman reviews the C variances. Revised plans are required.

Motion to approve the C variances for building coverage, side yard setback, and combined yard setback was put forth by Mr. Galantino and Ms. Pelosi seconded. The motion was approved, seven in the affirmative and none in the negative. Ayes; Wasleski, Richmond, Galantino, Cristaldi, Palmisano, Carter and Paterson. Nays – none

**9707 AMHERST MARINA, LLC – 9707 AMHERST AVE. – BLOCKS 531& 430 – LOTS 1,2,3,4,7 in the R, MF, WSD districts to grant C variances numerous bulk deficiencies, Site plan**

approval 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.

Stephen Hankins, attorney for the applicant, presents his review of the application.

Mr. Galantino inquires as to the having public access.

Arthur Ponzio Jr., Licensed Surveyor in the state of NJ. Is sworn in and gives testimony.

Mr. Patterson inquires as to the number of seats in the restaurant.

Mr. McLarnon informs the applicant not to have free standing signs.

Ms. Guber-Nulty inquires as to the timeline for construction.

Mr. DiGirolamo inquires as to present seating verses future seating.

Ms. Pelosi inquires as to whether it will be a seasonal or year round operation.

Mr. Wasleski inquires as to employee parking and handicap parking.

Mr. DiGirolamo inquires as to take out service.

Mr. Wasleski inquires as to valet parking.

Open to Public.

Sophia Masiello, 201 N Coolidge Ave, is sworn in and speaks in favor of the application.

Terry Costello, 201 N Coolidge Ave is sworn in and speaks in favor of the application.

Gail Ferguson, 201 N Coolidge Ave is sworn in and speaks in favor of the application.

Robert Zaccaria, 9714 Amherst Ave. is sworn in and inquires as to the traffic pattern.

Marlene Zaccaria, 9714 Amherst Ave. is sworn in and inquires as to the front stairs and will there be a dance floor. She also asked about the lighting on the outside of the building.

Public Portion is close.

Ms. Hess inquires as to there being a bike rack.

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

Motion to approve the C and Bulk variances for building coverage, side yard setback, and combined yard setback was put forth by Mr. Palmisano and Mr. Cristaldi seconded. The motion was approved, nine in the affirmative and none in the negative. Ayes; Wasleski, Richmond, Galantino, Guber-Nulty, Cristaldi, Palmisano, Carter, Hess and Paterson. Nays – none

## **PUBLIC PARTICIPATION**

### **OTHER BUSINESS:**

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

Full meeting is available on tape.

Respectfully submitted

Johanna Casey

Planning Board Secretary/Administrator