

**MARGATE CITY PLANNING BOARD
MINUTES
JANURARY 26, 2017**

Chairman Rich Patterson called the meeting to order at 6:30pm.

FLAG SALUTE

ROLL CALL

Present

Absent

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

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 December 22, 2016 were received, on the motion of Mr. Collins, seconded by Mr. Wasleski, and unanimously approved.

REORGANIZATION

Nomination for Rich Patterson as Planning Board Chairman for 2017 was received, on a motion of Mr. Cristaldi, second by Ms. Hess, and unanimously approved. Nomination for Mike Richmond as Vice Chairman for 2017 was received, on a motion of Mr. Wasleski, seconded by Ms. Guber-Nulty, and unanimously approved.

Nomination for Stanley Bergman as Solicitor for 2017 was received, on a motion of Mr. Patterson, seconded by Mr. Collins, and unanimously approved. Nomination for Johanna Casey as Planning Board Administrator/Secretary for 2017 was received, on a motion of Mr. Patterson, seconded by Mr. Collins, and unanimously approved.

RESOLUTION & DECISION: The following Resolutions were approved unanimously when received on motion by Mr. Cristaldi, seconded by Mr. Palmisano: #48-2016: John and Lauren Gibson; #49-2016: Debra Katz: #1-2017 2017 Meeting Dates.

B & M REAL ESTATE DEVELOPMENT, LLC – 412 N MANSFIELD AVE. – BLOCK 614 – LOT 24 in the S-40 district to grant a C variance subdivision of one conforming and one undersized lot, 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.

Margaret Guber-Nulty recuses herself.

Jim Swift, Attorney for the applicant, request a postponement without predigest until March 30, 2017.

Mr. Bergman agrees. Renotification and advertising is not required.

Maria Woodruff, 404 N Mansfield Avenue is sworn in and inquires as to the frontage needed.

KENNEDY J. SBAT, D.O. – 18 N OSBORNE AVE. – BLOCK 216 LOT 11 in the S-40 district to grant a C variance fence location, pool equipment location, 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. DiGirolamo recuses himself.

Mr. Kenneth Sbat, property owner, is sworn in and gives testimony as to the need for the fence and the desire for the location.

Mr. Cristaldi informs Mr. Sbat of the pool which was approved does not match the pool which was built.

Jacqueline Sbat, property owner, was sworn in and gives testimony as to the pool.

Mr. Patterson inquires as to the pool being in the wrong location.

Mr. Palmisano informs the applicants of the sight line concerns.

Applicants request a postponement until the March 30th meeting.

Mr. Bergman informs the applicants that the case will be carried until 6:30 March 30, 2017.

FCF ASSOCIATES – 7 S ESSEX AVE. – BLOCKS 105 – LOTS 7 in the CBD district to grant C variances for parking, building coverage and possibly others. TAXES AND WATER ARE CURRENT AND PROOF OF ADVERTISING AND NOTIFYING IS SATISFIED.

CONTINUANCE

Mr. Brian Callaghan, attorney informs the Board that the presentation being presented today will be complete and not a continuance from the last month.

Mr. Collins recuses himself.

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

Mr. Callaghan, attorney for the applicant, presents the application and informs the Board that the only variance required is for 3% coverage.

Thomas Collins, 25 N Gilmar Circle, part business owner, gives testimony to the need and the aesthetics of the application.

Jon Barnhart, Licensed Professional Planner in the state of NJ, is sworn in and gives testimony.

Mr. Barnhart reviews exhibit A-5, Elevation.

Application is open to the Board.

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

Ms. Hess inquires as to accessibility to the public.

Mr. Palmisano inquires as to the number of vehicles to be garaged in the area.

Open to Public.

Public portion is close.

Mr. Bergman reviews the site plan variance, which revised plans are not required. The condition is landscaping be coordinated with Sea Grape construction.

Motion to approve the C variances for coverage and parking was put forth by Mr. Cristaldi and Mr. Richmond seconded. The motion was approved eight in the affirmative and one in the negative. Ayes; Wasleski, Richmond, Galantino, Guber-Nulty, Cristaldi, Palmisano, Carter and Hess. Nays – Patterson.

COLLIS TRUST – 117 S MANSFIELD AVE. – BLOCK 13 LOT 8 in the S-30 district to grant C variances for side yard setback, rear 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.

Eric Goldstein, attorney for the applicant, presents his review of the application.

Mr. William McLees, Licensed Professional Architect in the state of New Jersey is sworn in and gives testimony as to the application.

Mr. Richmond inquires as to the ceiling heights.

Mr. Patterson inquires as to the area of the third floor.

Mr. Wasleski inquires as to the building height.

Mr. Collins inquires as to the replacement of the bulkhead.

Mr. Palmisano inquires as to the distance between structures before and proposed.

Mr. Wasleski inquires as to the coverage difference between two homes and one.

Mr. McLarnon inquires as to the pool deck.

Mr. Jon Barnhart, Licensed Professional Planner, is sworn in and gives testimony as to the rear yard setback.

Mr. Cristaldi inquires as to the height of the deck and the sightline from the street.

Open to the public.

Mr. Talvacchia, attorney for the neighbors, Mr. Zelnick, speaks in favor of the application.

Mr. Galantino requires that the street light be returned and the curb cut is 20 feet.

Mr. Meyers, contractor, is sworn in and agrees to the stipulations.

Mr. McLarnon request the pool railings be cable or glass.

Mr. McLees speaks on the application being green and sustainable.

Public portion is closed.

Mr. Bergman reviews the C variances, which revised plans are required. The condition of approval are landscaping in rear and side yard.

Motion to approve the C variances for coverage and parking was put forth by Mr. Galantino and Mr. Cristaldi 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.

CURT AND KAREN HEFFLER – 16 S. VENDOME AVE. – BLOCK 123 LOT 8 in the S-40 district to grant C variance for bulk, second floor addition front yard setback front yard deck setback, right 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.

Eric Goldstein, attorney for the applicant, presents his review of the application.

Ms. Terry Cummings, Licensed Professional Architect in the state of New Jersey is sworn in and gives testimony as to the application.

Height variance is requested by Mr. Goldstein for the cupola.

Mr. Patterson inquires as to the square footage of the cupola.

Ms. Cummings informs the Board that the cupola will fit with the architecture.

Mr. Richmond inquires as to the elevation.

Mr. Galantino requests the elevation from a New Jersey Licensed Surveyor.

Open to the Public.

Public portion is closed.

Mr. Bergman reviews the C variances, which revised plans are not required.

Motion to approve the C variances for height, side yard and front yard setback was put forth by Mr. Collins and Mr. Cristaldi 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

ANAT COHEN – 29 S. MADISON AVE. – BLOCK 129 LOT 48.01 in the MF district for C variance front yard setback for the porch, landscaping 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.

Joel Fleishman, attorney for the applicant, presents his review of the application.

Mr. Thomas Daze, Licensed Professional Architect in the state of New Jersey is sworn in and gives testimony as to the application.

Mr. Patterson inquires as to a landscaping variance.

Mr. Fleishman informs the Board that more landscaping will be provided.

Mr. Collins inquires as to the construction of the new deck be cantilevered.

Mr. Daze informs the Board that there will be a .3% increase in coverage.

Mr. Patterson inquires as to the applicant wishing to even out the porch with the house.

Open to the public.

Ms. Shari Rosenberg, 9607 Pacific Avenue, speaks in favor of the application.

Public portion is closed.

Ms. Anat Cohen, property owner, is sworn in and gives testimony to the need for the porch.

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

Motion to approve the C variances for height, side yard and front yard setback was put forth by Ms. Guber-Nulty 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

MARK AND SHARI ROSENBERG – 9607 ATLANTIC AVE. – BLOCK 30.02 LOT 8 in the MF district to grant a C variance for 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, requests a waiver for an updated survey and presents his review of the application.

Peter Weiss, New Jersey Licensed Architect, is sworn in and gives testimony to the application.

Clem inquires as grass replacing the stone.

Mr. DiGirolamo inquires as to the shower.

Mr. Collins inquires as to what is under the stairs.

Mr. Bergman reviews the C variances, which revised plans are not required.

Motion to approve the C variances for height, side yard and front yard setback was put forth by Ms. Guber-Nulty and Mr. Galantino seconded. The motion was approved seven in the

affirmative and zero in the negative. Ayes; Collins, Wasleski, Richmond, Galantino, Gubernuly, Cristaldi and Patterson. Nays – none

PUBLIC PARTICIPATION

OTHER BUSINESS:

Mr. McLarnon reviews the update of the Master Plan.

A subcommittee is formed to include: Peter Weiss, Mike Richmond, Clem Wasleski, Remi Pelosi and Roger McLarnon.

Mr. Patterson reviews pool setbacks.

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