

**MARGATE CITY PLANNING BOARD
MINUTES
FEBRUARY 23, 2017**

Vice Chairman Michael Richmond called the meeting to order at 6:30pm.

FLAG SALUTE

ROLL CALL

Present

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

Absent

Despina Hess

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

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.

MINUTES

The minutes of January 26, 2017 were received, on the motion of Mr. Galantino, seconded by Mr. Collins, and unanimously approved.

RESOLUTION & DECISION: The following Resolutions were approved unanimously when received on motion by Mr. Collins, seconded by Mr. Galantino: #02-2017: Appointment of Richard Patterson as Chairperson, Mike Richmond as Vice-Chairperson and Johanna Casey as Secretary/Administrator #03-2017: Stanley Bergman as solicitor; #04-2017: FCF Associates; #05-2017: Collis Trust; #06-2017: Curt and Karen Heffler; #07-2017: Anat Cohen; # 08-2017:Mark and Shari Rosenberg.

BARRY SCHWARTZ – 11 S. LANCASTER AVE. – BLOCKS 113.01 – LOTS 8 in the S-25 district to grant C variances for side yard and front yard setback for a deck/porch, front yard fence 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.

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

Peter Weiss, Professional Architect in the State of New Jersey is sworn in and gives testimony as to the Porch being requested.

Barry Schwartz, property owner, is sworn in and gives testimony as to the need for the porch expansion.

Open to the Board.

Open to the public.

Public portion is closed.

Mr. McLarnon inquires as to the desire of the applicant to move the steps out.

Mr. Wasleski inquires as to the new stair location.

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

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

MELISSA DIVINCENZO AND ERIC HOHMAN – 7401B WINCHESTER AVE. – BLOCK 301 LOT 1.01 in the S-30 district to grant C variances for front yard fence and possibly others. TAXES AND WATER ARE CURRENT AND PROOF OF ADVERTISING AND NOTIFYING IS SATISFIED.

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

Chris Baylinson, Attorney for the applicant, presents the application.

Melissa DiVincenzo, Property owner, is sworn in and gives testimony to the need for the fence.

Mr. Collins inquires as to the fence location.

Mr. Baylinson assures the Board that the fence height will be three feet.

Mr. Collins inquires as to the fence being located in the front yard.

Mr. Wasleski inquires as to the rail tops.

Open to the Board.

Mr. McLarnon, Zoning Officer and Planner, speaks on sight triangle.

Mr. Collins inquires as to the fence location going up to the house.

Mr. Baylinson request that flowers be allowed in front of the fence and the fence will not be in the right of way.

Mr. Richmond request the arborvitaes not be used.

Open to Public.

Public portion is closed.

Mr. Bergman reviews the C variance with the condition that the landscaping not exceeds eighteen inches in height.

Motion to approve the C variances for a fence 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, Cristaldi, Guber-Nulty, Wasleski, Galantino, Palmisano and Richmond. Nays – None

101 SOUTH BRUNSWICK AVENUE, LLC – 101 SOUTH BRUNSWICK AVE. – BLOCK 2.02 – LOT 2.01 in the S-30 district to grant a C variance for front yard and side yard setbacks for a porch, and possibly others. TAXES AND WATER ARE CURRENT AND PROOF OF ADVERTISING AND NOTIFYING IS SATISFIED.

Roger McLarnon, Zoning Officer and Planner, reads his review, which is attached.

Jack Placter, attorney for the applicant, presents the application. States that the applicants, Mark Grinsburg, purchased the property and received a CO after the fence had been installed.

Art Ponzio, Licensed Engineer and Professional Planner, Is sworn in and gives testimony as to the positive and negative effects of the deck enlargement.

Mr. Bergman, Planning Board Solicitor, comments on the fence being located on the City right of way.

TEMPLE SHIRAT HAYAM – 8501 VENTNOR AVE. – BLOCK 213.02 LOT 25 in the S-60 district to grant C variance lot size of a subdivision, driveway location and possibly others. TAXES AND WATER ARE CURRENT AND PROOF OF ADVERTISING AND NOTIFYING IS SATISFIED.

Roger McLarnon, Zoning Officer and Planner, reads his review, which is attached

Jack Plackter, Attorney for the applicant, presents the application with the positive and negative criteria.

Art Ponzio, Professional Planner and Surveyor, is sworn in and credentials are accepted, presents the application.

Mr. Patterson request that the application be compared to Ventnor Avenue, since the zoning is the same.

Mr. DiGirolamo request that the subdivision have two homes facing one side street and one facing the other side street.

Mr. Patterson speaks on parking.

Open to the Board.

Ms. Guber-Nulty request the there be no curb cuts on Ventnor Avenue.

Mr. Collins inquires as to the amount of parking.

Mr. Patterson speaks on location be considered not market value.

Mr. Richmond speaks on the enormity of the square footage for the subdivision variances.

Open to the public.

Leo Schoffer, 7405 Bayshore Drive, speaks in favor of the project, the history of the past use and the parking which will be available.

Mr. Palmisano inquires as to the prior parking.

Mr. Cristaldi inquires as to the monetary need for three lots.

Linda Gouckler, 120 N. Lancaster Ave., speaks on Lancaster Avenue is not part of Margate's Parkway section.

Mr. Collins request clarification on the parking variance being done away with.

Mrs. Gouckle informs the board of handicap parking.

Public portion is closed.

Mr. Plackter informs the Board that this is not about monetary need.

Driveway variance is withdrawn.

Mr. Bergman states that there is a substantial enough change to the application that there is a need to have a continuance of the application on March 20, 2017 at 6:30pm. Advertising and notification are not necessary.

PUBLIC PARTICIPATION

OTHER BUSINESS:

Stuart Weiser reviews the update of the Master Plan and there will be a presentation to the Board on March 20, 2017

Pool interpretation is presented by Mr. McLarnon. Clarification between the Ordinance and the Land Use book are discussed.

Mr. Patterson request the Ordinance supersede the Land Use book.

A vote is taken on following the Ordinance. The Ayes where nine and the Nays were zero. The vote was as follows. Ayes: Collins, Wasleski, Cristaldi, Guber-Nulty, Galantino, Richmond, Palmisano, Carter and Patterson. Nays: none.

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

Full meeting is available on tape.

Respectfully submitted

Johanna Casey

Planning Board Secretary/Administrator