

MARGATE CITY PLANNING BOARD

MINUTES

Thursday May 25, 2017

6:30 PM

Chairman Richard Patterson 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
Despina Hess
Joseph DiGirolamo
Rich Patterson

Absent

Remy Pelosi

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.

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The minutes April 27, 2017 were received on the motion of Mr. Cristaldi seconded by Mr. Galantino, and unanimously approved.

STAFF APPOINTMENTS: Selection of Solicitor for Remainder of 2017

On a motion put forth by Mr. Galantino, second by Mr. Richmond, Mr. Leo Manos was unanimously appointed Planning Board Solicitor for the remainder of 2017.

RESOLUTION & DECISION: The following Resolutions were approved unanimously when received on motion by Mr. Collins, seconded by Mr. Cristaldi: #20-2017: Frank and Crosetta Pagliuso, #21-2017: Piraino Builders LLC, #22-2017: Carmen and Karen Rone; #23-2017: George and Carol Vinci, #24-2017: Henry Israeli, #25-2017: Craig and Alyson Schwartz

100 SOUTH VENDOME LLC – 100 S. VENDOME AVE – BLOCK 23 LOT 1 in the S-40 district to grant a C variance for density in front yard and possibly others. TAXES AND WATER ARE CURRENT AND PROOF OF ADVERTISING AND NOTIFYING IS SATISFIED.

Margaret Guber-Nulty recuses herself.

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

Mr. Patterson announces that Margate Burger and George and Suzanne Mayes have been withdrawn from tonight's agenda.

Eric Goldstein, attorney for the applicant reviews the application.

Anthony Almena, 8601 Ventnor Ave, property builder, is sworn in and gives testimony.

Mr. Patterson inquires as to the problem being less if a resident were to have an accident compared to the public.

Mr. Collins inquires as to the pool being on the plans.

Mr. Almena responded "Yes"

Mr. Galantino inquires as to the location of the fence in relation to the sidewalk.

Mr. Collins inquires as to the type of the fencing and safety.

Mr. Patterson inquires as to the stones.

Mr. Palmisano inquires as to the advantage of four feet as compared to two feet.

Mr. Galantino request a solid four feet with lattes.

Mr. McLarnon inquires as to the location of pool copping.

Mr. Goldstein addresses the roof pitch being five- twelve.

Mr. McLarnon inquires as to the pool equipment requiring a variance.

Mr. Patterson inquires as to the pool equipment being in the garage above flood elevation.

Mr. Richmond inquires as to the distance of the fence setback.

Mr. Cristaldi inquires as to a deck over the pool for safety.

Ms. Hess inquires as to the safety of the four foot setback as compared to the hazard of interfering with the site line.

Mr. DiGirolamo inquires as to what will be located on the outside of the fence.

Mr. McLarnon inquires as to the egress of the driveway should not affect the site line of the driveway.

Applicant is seeking a five foot fence with lattice at 7.7 feet from house toward sidewalk.

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Lynn Callaghan, 450 Tilton Road, Property Manager of the neighboring property, request a convex mirror.

Carol Christenson, 100 S Osborne speaks in favor of the application.

Public portion is closed.

Open to the Board.

Mr. Manos reviews the C variances requested.

Motion grant the approval for the C variances was put forth by Mr. Collins and Mr. Galantino seconded. The motion was denied three in the affirmative and four in the negative. Ayes; Collins, Galantino, and Richmond. Nays – Wasleski Cristaldi, Palmisano and Patterson.

Mr. Goldstein requests an amendment to the application.

Mr. Manos denies the request.

ARNOLD TOREN – 110 S. RUMSON AVE. – BLOCK 19 LOT 14 in the S-40 district to grant a C variance for third floor deck 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.

Donald Zackert, 101 N. Washington Ave Suite 6, Licensed Architect in the State of New Jersey, is sworn in and presents the design.

Mr. Cristaldi inquires as to the garage having a hip roof.

Mr. Patterson request that a variance be requested for the garage roof pitch.

Mr. Wasleski request to see a ridge.

Mr. Palmisano inquires as to the square footage of the third floor deck.

Mr. McLarnon states that there isn't any regulation of the third floor deck.

Mr. Manos states the conditions.

Open to the Board.

Open to the public.

Public portion is closed.

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Mr. Patterson comments on the roof.

Mr. Manos reviews the C variance for the third floor deck and roof pitch of garage.

Motion to approve the C variances was put forth by Mr. Collins and Mr. Cristaldi seconded. The motion was approved six in the affirmative and one in the negative. Ayes; Collins, Wasleski, Cristaldi, Galantino, Guber-Nulty and Richmond. Nays – Patterson.

STUART LUNDY – 8300 SALEM ROAD - BLOCK 10.03 LOT 23 in the S-40 district to grant C variances for lot area, building coverage, parking space size and third floor deck, and possibly others. TAXES AND WATER ARE CURRENT AND PROOF OF ADVERTISING AND NOTIFYING IS SATISFIED.

Mr. Richmond recuses himself.

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

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

Jon Obelenus, 102 S. 8th Street, Vineland, Licensed Architect in the State of New Jersey, is sworn in and reviews the plans.

Mr. Patterson states that the house is very large.

Mr. Palmisano inquires as to the number of bedrooms.

Ms. Hess inquires as to the need for such a large house.

Stuart Lundy, property owner, is sworn in and gives testimony

Mr. Patterson inquires as to the den being a den with an attached bathroom.

Mr. Palmisano inquires as to a BBQ being located on the second floor.

Ms. Guber-Nulty inquires as to the amount of square footage equaling the 1.4%.

Mr. Cristaldi inquires as to condensing the bedroom.

Mr. Wasleski inquires as to the stacked parking being efficient.

Mr. Patterson inquires as to parking being available on Salem Drive.

Mr. Collins inquires as to the ability of the parking being located under the structure.

Mr. Baylinson request a separate vote for each variance.

Open to the Board.

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Open to the public.

Public portion is closed.

Mr. Bergman reviews the C variance for front yard setback, side yard combined setback, height and third floor deck. Revised plans are needed.

Motion to approve the C variances for a setbacks, height and third floor deck 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, Patterson, Cristaldi, Galantino, Hess and Richmond. Nays – none.

ROBERT AND AMY CHIPETZ – 34 WEST DRIVE. – BLOCK 201.04 – LOT 68 in the S-25(HD) district to grant a C variance for third floor addition, parking, D variance for height and possibly others. TAXES AND WATER ARE CURRENT AND PROOF OF ADVERTISING AND NOTIFYING IS SATISFIED.

Mr. Cristaldi recuses himself.

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

Chris Baylinson, Attorney for the applicant presents the application.

Mr. Patterson inquires as to the percentage of building cost to assessed value.

Peter Weiss, 100 N Washington Ave., Professional Architect in the State of New Jersey, is sworn in and reviews the addition.

Mr. Patterson inquires as to the area of back yard which is buildable.

Mr. Weiss reviews three possible options.

Mr. Richmond requests an interpretation on the height variance.

Mr. Collins remarks on the height variance.

Mr. Weiss addresses parking.

Mr. DiGirolamo inquires as to the other properties with a third floor.

Mr. Baylinson speaks on the height adding thirty nine inches to the building. There will be an easement recorded for the shared driveway.

Open to the public.

Carol Christiansen, 100 S Osborne Ave., is sworn in and speaks in favor of the application.

Bill Cotter, 20 Circle Drive, is sworn in and speaks against the variance.

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Mark Lovett, 8 West Drive, is sworn in and speaks against the variance.

Florence Sanguigni, 2 West Drive, is sworn in and speaks against the variance.

Robert Chipetz, property owner, is sworn in and explains his need and desire for the variance.

Nancy Roche, 9 Circle Drive, speaks against the application.

Mr. Galantino inquires as to the feeling toward raising the house.

Lynn Ozer, 36 West Drive, is sworn in and speaks in favor of the application,

Michael Newman, 32 West Drive, is sworn in and speaks in favor of the application.

Ms. Hess inquires as to all of Marvin Garden having a third floor.

Judy Fenelon, 23 East Drive, is sworn in and speaks against the application.

Barbara Packman, 7401 Ventnor Ave, is sworn in and speaks against the application.

Bobbie Trotenberg, 31 East Drive, is sworn in and speaks against the application.

John Sewell, 22 West Drive, is sworn in and speaks against the application.

Bonnie Duboff, 4 Circle Drive, is sworn in and speaks in favor of the application.

Bobbie Trotenberg speaks again against the application.

Phyllis Kautter, 20 Circle Drive, is sworn in and speaks against the application.

Carl Christensen speaks against Mr. Patterson.

Lyn Ozer speaks on each application being looked at case by case.

Mrs. Chipetz, property own, speaks on sales price due to property condition.

Public portion is closed.

Mr. Richmond inquires as to the BFE.

Mr. Collins inquires as to it being the existing floor.

Mr. McLarnon reads into the record the definition of floor and elevation.

Mr. Manos reviews the C variances for habitable third floor and height.

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

PUBLIC PARTICIPATION

OTHER BUSINESS:

Mr. McLarnon speaks on the need to revise the mechanical ordinance.

A motion to close other business was put forth by Mr. Galantino, second by Mr. Richmond and unanimously approved.

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

Full meeting is available on tape.
Respectfully submitted

Johanna Casey
Planning Board Secretary/Administrator