

MARGATE CITY PLANNING BOARD

MINUTES

Thursday June 29, 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
Remy Pelosi
Joseph DiGirolamo
Rich Patterson

Absent

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 May 25, 2017 were received on the motion of Mr. Cristaldi seconded by Mr. Galantino, and unanimously approved.

RESOLUTION & DECISION: The following Resolutions were approved unanimously when received on motion by Mr. Galantino, seconded by Mr. Palmisano: #26-2017: Appointment of Solicitor, #27-2017: 100 South Vendome LLC, #28-2017: Arnold Toren; #29-2017: Stuart Lundy # 30-2017: Robert and Amy Chipetz.

JOSEPH TOZZI – 4&6 S. GLADSTONE AVE – BLOCK 108.02 LOT 24&26 in the CBD district to grant a C variance for two air compressors in each side yard setback and possibly others. TAXES AND WATER ARE CURRENT AND PROOF OF ADVERTISING AND NOTIFYING IS SATISFIED.

Clem Wasleski recuses himself.

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

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Joe Tozzi, 7 S. Grandville Ave., property owner, and Greg Modelle licensed NJ Architect, are sworn in.

Greg Modelle gives testimony as to the need for the variance. The variance for the two side yards will have less noise than mounting condensers on the roof.

Mr. Patterson inquires as to the condensers being located on both sides of the building.

Mr. Collins inquires as to the screening being for noise or ascetics.

Mr. McLarnon describes the physics of the sound.

Open to the Public.

Public portion is closed.

Open to the Board.

Mr. Manos reviews the C variances requested which revised plans are required.

Motion grant the approval for the C variances was put forth by Ms. Pelosi and Mr. Cristaldi seconded. The motion was approved, seven in the affirmative and zero in the negative. Ayes; Collins, Galantino, Guber-Nulty, Galantino, Palmisano, Richmond and Patterson. Nays – none.

Mr. Patterson announces that the last case, Frank Bruno, has been postponed until July 27th. Renoticing is not necessary unless the application changes.

CHRIS CHRISWELL – 7408 FREMONT AVE. – BLOCK 501.02 LOT 25.01 in the S-30 district to grant a C variance front yard setback for porch, second floor deck and building along Argyle Ave. 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.

Nicholas Talvacchia, Attorney for the applicant, presents the application.

Jon Barnhart, 400 N Dover Ave. Atlantic City, Professional Planner and Licensed Engineer reviews the variances.

Mr. Patterson inquires as to the depth of the property in relation to the rest of the block.

Mr. McLarnon requests that sidewalk and curb be added to Fremont Ave.

Mr. Patterson requests grass in the governor strip and four street trees.

Ms. Hess requests Fremont Ave. be astatically pleasing.

Mr. Wasleski request that the plans shift toward Fremont Ave.

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Mr. Patterson inquires as to the height of the building.

Plans of the building are distributed to the board.

Mr. Patterson inquires as to the size of the second floor deck.

Open to the public.

Public portion is closed.

Mr. Cristaldi requests more space between the garage and the property line.

John Mason, 708 Sterling Place Brigantine, NJ, builder, is sworn in and gives testimony to the location of the air conditioners.

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

Motion to approve the C variances was put forth by Ms. Pelosi and Ms. Guber-Nulty seconded. The motion was approved with four votes in the affirmative and three in the negative. Ayes; Collins, Galantino, Guber-Nulty and Richmond. Nays – Wasleski, Palmisano Patterson.

FRANK DI LEONARDO & LANCE O'DONALD – 8906 WINCHESTER AVE - BLOCK 221 LOT 1 in the S-40 district to grant C variances for driveway on a main street, third floor deck and possibly others. TAXES AND WATER ARE CURRENT AND PROOF OF ADVERTISING AND NOTIFYING IS SATISFIED.

Ms. Guber-Nulty recuses herself.

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

Mr. Baylinson, Attorney for the applicant, presents the application and agrees to remove the third floor deck.

Mr. McLarnon inquires as to the third floor deck.

Mr. Baylinson states that the deck will be removed and it will only house the air condenser.

Mr. McLarnon inquires as to the utilities being located underground.

Mark Zawacki, 1555 Zion Road, Northfield, NJ, Licensed Architect in the State of New Jersey, is sworn in and reviews the plans.

Mr. Patterson inquires as to the size of the garage.

The garage will be 250 square feet.

Mr. Collins inquires as to the driveway and curb cut.

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Mr. Cristaldi inquires as to the architectural scale.

Open to the public.

Public portion is closed.

Mr. Manos reviews the C variance for driveway. Revised plans are needed.

Motion to approve the C variances for driveway on a main street was put forth by Mr. Collins and Mr. Cristaldi seconded. The motion was approved six in the affirmative and zero in the negative. Ayes; Collins, Patterson, Cristaldi, Galantino, Palmisano and Richmond. Nays – Wasleski.

FRANK BRUNO – 112 S. DOUGLAS AVE. – BLOCK 5.01 – LOT 15 in the S-30 district to grant C variances for rear yard setback to building and deck, side yard to deck, combined side yard, first floor deck elevation, second floor rear yard deck and possibly others. TAXES AND WATER ARE CURRENT AND PROOF OF ADVERTISING AND NOTIFYING IS SATISFIED. **POSTPONED UNTIL JULY 27**

PUBLIC PARTICIPATION

OTHER BUSINESS:

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

Mr. Richmond feels that the driveway grass strip should be counted as pervious coverage.

Mr. Cristaldi would like to see brick on governors strip.

Mr. Richmond states the not counting the grass strip would cause a hardship.

Peter Weiss, 101 N Washington Ave, is sworn in and speaks in favor of the grass strip counting.

Ms. Hess inquires as to the percentage of landscaping a grass strip increases.

Mr. Richmond inquires as to clarifying third floor deck and condenser units.

Mr. Patterson reviews the Pedestrian Bike Path Grant. He informs the Board, the if passed in the present draft, blinking lights during winter months will be eliminated.

Ms. Hess speaks on page five and page thirty five, public participation, page twenty, blinking lights, page sixty seven and sixty eight, figure twenty eight. Fulton Ave. needs a stop sign.

Mr. Collins feels it is a flawed proposal.

Mr. Palmisano speaks against a ten foot bike path.

A motion to close other business was put forth by Ms. Pelosi, second by Mr. Collins and unanimously approved.

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

Full meeting is available on tape.

Respectfully submitted

Johanna Casey

Planning Board Secretary/Administrator