

MARGATE CITY PLANNING BOARD MINUTES

Thursday December 14, 2017
6:30 PM

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

FLAG SALUTE:

ROLL CALL:

<u>Present</u>	<u>Absent</u>
Tom Collins	
Clem Wasleski	
Michael Richmond	
Jim Galantino	
Margaret Guber-Nulty	
Michael Cristaldi	
Craig Palmisano	
Remy Pelosi	
Despina Hess	
Joe DiGirolamo	
Rich Patterson	

Roger McLarnon, Zoning Officer
Johanna Casey, Board Administrator
Leo Manos, 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 November 30, 2017 were received on the motion of Mr. Collins seconded by Mr. Galantino, and unanimously approved.

RESOLUTION & DECISION: The following Resolution was approved unanimously when received on motion by Mr. Galantino, seconded by Mr. Cristaldi: #49-2017: Doreen Ward.

MEETING SCHEDULE FOR 2018: The Meeting Schedule for 2018 was approved unanimously when received on a motion by Mr. Palmisano, second by Mr. Galantino.

Mr. Manos announces to the public hat Margate Burger has requested a continuance until January 25, 2018. Renotification is not necessary.

JEFFREY MOSHAL – 110 S. DOUGLAS AVE. – BLOCK 5.01 – LOT 14 in the S-30 district to grant C variances for coverage, side yard setback, rear yard setback, hvac setbacks, D variance for height more than 10% and possibly others. TAXES AND WATER ARE CURRENT AND PROOF OF ADVERTISING AND NOTIFYING IS SATISFIED.

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Mr. Collins, Mr. Galantino and Ms. Guber-Nulty recuse themselves.

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

Ian Siracusa, attorney for the applicant, presents the application.

Michael Kolchins, 6021 Third Street, Mays Landing, NJ licensed architect in the state of New Jersey, is sworn in and reviews the plans.

Mr. Patterson inquires as to the height.

Mr. Palmisano inquires as to the location of the pool equipment.

Mr. Siracusa states that a bedroom has been eliminated.

Mr. Palmisano inquires as to the interior being totally gutted and inquires as to an existing elevation.

Mr. Patterson inquires as to the completed project being FEMA compliant.

Mr. Palmisano inquires as to the property having flooding damage during Sandy.

Mr. Cristaldi inquires as to the percentage of roof exceeding the height.

Mr. Cristaldi inquires as to the height between the ground and the second floor deck.

Mr. Wasleski inquires as to the renovation exceeding the assessed value.

Mr. Palmisano inquires as to the ridge height from the ground.

Mr. Richmond inquires as to the ability to accommodate parking if it wasn't beneath the structure.

Mr. Patterson inquires as to the parking being sufficient.

Mr. McLarnon states the ground floor area in not to be converted into a pool house.

Mr. Wasleski inquires as to the roof pitch of the dormers.

Mr. Cristaldi states that the application decreases the footprint.

Mr. McLarnon requests a deed restriction on the garage area to remain parking.

Public portion is open.

Bridget Sykes, attorney for the neighbor, Gary Bard, speaks in favor of the application.

Public portion is closed.

Mr. Manos reviews the C variance which revised plans are not required.

Motion grant the approval for the C variance was put forth by Mr. Cristaldi and Mr. Richmond seconded. The motion was approved, six in the affirmative and one in the negative. Ayes; Wasleski, Patterson, Cristaldi, Hess, Pelosi and DiGirolamo. Nays – Palmisano.

ADVENTURE GOLF SOUTH, LP – 9312 VENTNOR AVE. – BLOCK 127 LOT 85 in the CBD district to grant a major site plan and C variances for parking, fence height and freestanding sign and possibly others. TAXES AND WATER ARE CURRENT AND PROOF OF ADVERTISING AND NOTIFYING IS SATISFIED.

Mr. Manos reads into the record two letters referring to proper notification, which he states are not admissible.

Mr. Baylinson, the attorney for the applicant, state proper notice according to state statue has been met.

Alice Cupaiuolo, 11 S. Adams Avenue, an attorney representing herself, speaks on predigest of the application.

A motion to grant an adjournment was presented. There was none made.

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

Mr. Baylinson speaks on the application meting the design of the master plan.

Mr. Patterson inquires as to the transportation safety.

Mark Benvenuto the applicant and Edwin Howell, licensed architect and professional planner are sworn in.

Mr. Patterson inquires as to the fence height over the playing surface.

Mr. Benvenuto states that the neighbor who wishes to have a window cut into the fence.

Mr. Howell reviews the positive and negative criteria of the application. He states that the application complies with all the bulk standards.

Ms. Hess inquires as to the sign being a mirror image on both sides.

Mr. Benvenuto speaks in the positive aspects of the location.

Ms. Hess inquires as the number of curb cuts that will be eliminated.

Mr. McLarnon reviews the variances which are being requested.

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Mr. Galantino inquires as to the elevation of the pump room.

Mr. Wasleski inquires as to DCA requirements. He inquires as to the type of rope on the bridge.

Mr. Wasleski requests that the gorilla be removed from the sign.

Mr. DiGirolamo inquires as to the hours of operation.

Planning Board requests a five minute break.

Board resumes.

Public portion is open.

Alice Cupaiuolo, 11 S. Adams Avenue, speaks against the project due to traffic. She inquires as to the anticipated number of customers, the chemicals to be used in the pool, the pool runoff, golf balls, trash and the location of the four foot fence.

Steve Baglivo, 9600 Atlantic Avenue #713, speaks in favor of the application.

Yani Galanos, 9213 Ventnor Avenue, speaks in favor of the application.

Ed Burger, 9402 Amherst Avenue, speaks in favor of the application.

Jay Weinberg, 8207 Bayshore Drive West, speaks in favor of the application.

Jill, Cork, 9400 Amherst Avenue, speaks against the application.

Christopher Clayton, Clayton Drive, Egg Harbor Township, speaks for the application.

Fred Kay, 11 S. Adams Avenue, inquires as to the ADA requirements.

Mr. Patterson inquires as to the golf course being fully ADA compliant.

Jeannette Buck, 23 S. Adams Avenue, speaks against the traffic and music.

Steve Worner, 103 N Sumner Avenue, speaks in favor of the application.

Michael Frye, 215 N Sumner Avenue, speaks in favor of the application.

Michael Weiner, 9400 Ventnor Avenue, inquires as to the lighting.

Jim Duncan, 4 S. Adams Avenue, speaks in favor of the application.

John Sabo, 9400 Ventnor Avenue, speaks against the application.

William Einhorn, 35 East Drive, speaks against the application.

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Janice Leaman, 35 East Drive, speaks against the application.

Harold Rosen, 21 S. Adams Avenue, inquires as to supervision.

Joy Kanter, 1 S. Martindale Avenue, Ventnor, offers meditation.

Ed Blumenthal, 11 S. Adams Avenue, request to see revised plans due to the sign change and vegetation change.

Gale Steinguard, 5 N. 31st Avenue, Longport, speaks in favor of the application.

Mr. Baylinson states that the pavers will match existing.

Ms. Hess inquires as to the water drainage report.

Mr. Manos request a motion for preliminary minor site plan, c variances of parking, signage and fence.

Mr. Baylinson agrees to the engineer's report that the street light will match the streetscape plan.

Motion grant the approval for the C variance 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, Guber-Nulty, Palmisano, Hess, and Richmond. Nays – None.

PUBLIC PARTICIPATION:

OTHER BUSINESS:

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

Full meeting is available on tape.

Respectfully submitted

Johanna Casey
Planning Board Secretary/Administrator