

MARGATE CITY PLANNING BOARD MINUTES

**Thursday November 30, 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>
Clem Wasleski	Tom Collins
Michael Cristaldi	Michael Richmond
Craig Palmisano	Jim Galantino
Despina Hess	Margaret Guber-Nulty
Remy Pelosi	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 October 26, 2017 were received on the motion of Mr. Cristaldi seconded by Mr. DiGirolamo, and unanimously approved.

RESOLUTION & DECISION: The following Resolutions were approved unanimously when received on motion by Mr. Palmisano, seconded by Mr. Cristaldi: #45-2017: Gerald Green, #46-2017: Suzanne Stein, #47-2017: Evensgrove NJ, LLC, #48-2017: Cedar Townhomes.

DOREEN WARD– 8305 ATLANTIC AVE. – BLOCK 111.01 LOT 3 in the S-25 district to grant a C variance for front yard setbacks on Jasper Ave. 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, is sworn in and reads his review, which is attached.

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

Peter Weiss, 101 N. Washington Avenue, licensed architect in the state of New Jersey, is sworn in and reviews the plans.

Mr. Patterson request grass in the governor's strip on Atlantic Avenue.

Mr. Baylinson agrees to the request.

Mr. McLarnon states that trees are required.

Public portion is open.

Open to the Board.

Mr. Manos reviews the C variance with the grass strip as a condition. Revised plans are not required.

Motion grant the approval for the C variance was put forth by Mr. Palmisano and Mr. DiGirolamo seconded. The motion was approved, five in the affirmative and zero in the negative. Ayes; Wasleski, Patterson, Palmisano, Hess and DiGirolamo. Nays – none.

JEFFREY MOSHAL – 110 S. DOUGLAS AVE. – BLOCK 5.01 – LOT 14 in the S-30 district to grant C variances for building height, hvac setbacks and possibly others. TAXES AND WATER ARE CURRENT AND PROOF OF ADVERTISING AND NOTIFYING IS SATISFIED.

Ian Siracusa, attorney for the applicant, request that the case be carried until December 14th with renotification.

Permission was granted.

MARGATE BURGER, LLC – 7903 VENTNOR AVE. – BLOCK 207.03 LOT 4 in the C-1 district to grant an amended site plan and a C variance parking 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 and states that site plan will require county approval.

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

Mr. Patterson inquires as to the site triangle and the fence being cut to five feet.

Mr. Baylinson states that he has met with the neighbors and they are in agreement with there being only one entrance on Franklin Avenue.

Mr. Patterson states that this will place all traffic thru a residential area.

Mr. Baylinson states that this will open up more parking. Both on the street and add a parking place on the property.

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Jon Barnhart, 400 N Dover Avenue, Atlantic City, licensed professional planner in the state of New Jersey, presents the changes to the property, adding twenty indoor and twenty five outdoor seating.

Mr. Patterson inquires as to the addition being a permanent structure.

Mr. Patterson inquires as to a curb cut on Ventnor Avenue.

Mr. Cristaldi states that Mr. Barnhart's drawing is different than the application.

Mr. Wasleski states that there may be a problem with building code.

Roger informs the Board that Building Code is not a consideration of the Planning Board.

Mr. Baylinson states that the building will have two foot of block.

Ms. Hess inquires as to the roof being flat.

Bill Beyer, licensed architect in the state of New Jersey, Egg Harbor New Jersey, is sworn in and states that there is a shallow pitch on the roof.

Ms. Pelosi inquires as to the trash location.

Mr. DiGirolamo inquires as to bicycle racks.

Mr. McLarnon inquires as to new signage.

Mr. Baylinson states that the sign has been removed from the list of variances.

Public portion is open.

Jay Weintrob, 10 N Franklin Avenue, is sworn in and speaks in favor of the application.

Bryan (Bud) Taylor, 7811 Ventnor Avenue, is sworn in and speaks against the application.

Amy Seiden, 19 N. Franklin Avenue, is sworn in and speaks against the application due to traffic in a residential zone and parking area not safe.

Howard Seiden, 8008 Ventnor Avenue, inquires as to the variances approved in the original application.

Mr. Patterson inquired as to changing the traffic flow to the other direction.

Ron Kupperman, 3 N. Frontenac Avenue, spoke against the application. Mr. Kupperman submits pictures of a sink hole and request that part of the curb cut be kept in order to allow him to continue the use of his driveway.

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Mr. Cristaldi informs Mr. Kupperman that if the fence were to be moved to the property line it would render his driveway unusable.

Mr. Palmisano inquires as to the state of the property when he purchased his home.

Mitchel Chi, 9 N. Franklin Avenue, is sworn in and speaks in favor of the application.

Gary Nicolo, 6 N. Franklin Avenue, speaks in favor of the application.

Mr. Patterson inquires as to the trash pickup.

Mr. Taylor informs the Board that his gas station is a pass thru to avoid going up the street the wrong way.

Ms. Seiden informs the Board that the street floods during heavy rain. She inquires as to the number of doors to enter the building.

Mr. Kupperman inquires as to parking being allowed on Ventnor Avenue.

Mr. Cristaldi requests a new design.

Public portion is closed.

Mr. Manos inquires as to the applicant accepting Mr. McLarnon's report. He also inquires as to the traffic report being done.

Mr. Manos states that there is a motion to amend the preliminary site plan,

Mr. McLarnon accepts the amendment and states the City Engineer has not has the opportunity to review the changes.

Ms. Pelosi recommends relocating the trash area allowing for an additional parking spot.

Mr. Patterson calls for a five minute break.

Mr. Patterson states that we are back in session.

Mr. Baylinson states that seeing that the Board and City Engineer wish to see the revised site plan, he requests a continuance until the December 14th meeting without renotification.

Mr. Manos grants the request and states that Board members which wish to be involved may listen to the tape on line.

SIGANOS REALTY, LLC – 8001-8011 VENTNOR AVE. – BLOCK 207.02 LOT 47 in the CBD district to grant a minor site plan to install exterior trash enclosures and possibly others. TAXES AND WATER ARE CURRENT AND PROOF OF ADVERTISING AND NOTIFYING IS SATISFIED.

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Mr. Baylinson requests that the application be dismissed and hear as a new application on January 25, 2018.

Mr. Manos accepts and states that renotification will be necessary.

Mr. McLarnon requests that the license agreement be resubmitted to the City Commission due to the expiration of the initial agreement.

On a motion to recommend an extension of the lease agreement a voice vote was taken and approved.

PUBLIC PARTICIPATION:

David Goodelman, 9 N. Gladstone Avenue, inquires as to the Siganos application.

OTHER BUSINESS:

Mr. McLarnon requests that the Board consider moving the zoning boundary back to the original zoning line prior to the last change. This would allow the inclusion of Bayfront properties in zoning matters. Due to the fact these properties are over water, CAFRA would never allow new construction in this area.

Proposal was met with full agreement by the Board with a voice vote.

A motion to close other business was put forth by Mr. Cristaldi and second by Mr. Wasleski.

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

Full meeting is available on tape.
Respectfully submitted

Johanna Casey
Planning Board Secretary/Administrator