

MARGATE CITY PLANNING BOARD MINUTES

**Thursday January 25, 2018
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 | Margaret Guber-Nulty |
| Clem Wasleski | Joe DiGirolamo |
| Michael Richmond | |
| Jim Galantino | |
| Michael Cristaldi | |
| Craig Palmisano | |
| Remy Pelosi | |
| Despina Hess | |
| Ron Grupo | |
| 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.

MINUTES

The minutes December 14, 2017 were received on the motion of Mr. Collins seconded by Mr. Galantino, and unanimously approved.

REORGANIZATION

Nomination for Rich Patterson as Planning Board Chairman for 2018 was received, on a motion of Mr. Galantino, second by Mr. Cristaldi, and unanimously approved. Nomination for Mike Richmond as Vice Chairman for 2018 was received, on a motion of Mr. Collins, seconded by Mr. Galantino, and unanimously approved.

Nomination for Leo Manos as Solicitor for 2018 was received, on a motion of Mr. Galantino, seconded by Ms. Hess, and unanimously approved. Nomination for Johanna Casey as Planning Board Administrator/Secretary for 2018 was received, on a 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.

SWEARING IN OF REAPPOINTED MEMBERS-

Mr. Manos swears in new member, Mr. Ron Gruppo, along with Mr. Galantino and Ms. Pelosi.

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MARGATE BURGER, LLC – 7903 VENTNOR AVE. – BLOCK 207.03 LOT 4 in the C-1 district to grant an amended site plan and possibly others. TAXES AND WATER ARE CURRENT AND PROOF OF ADVERTISING AND NOTIFYING IS SATISFIED.

Mr. Collins and Mr. Richmond attest to listening to the audio from the previous hearing.

Roger McLarnon, Zoning Officer, is sworn in and states that this is a continuance of a November application which has been amended to be an amended site plan.

Chris Baylinson, attorney for the applicant, presents the application which now a site plan which doesn't require any variances.

Mr. Patterson inquires as to the curb cuts.

Mr. Collins states he is against the traffic pattern and does this site plan fit the ordinance requirement.

Mr. Baylinson informs the Board that the curb cuts have always been there.

Mr. Palmisano inquires as to the Police Chief approving of the traffic pattern.

Mr. Richmond doesn't see an issue with the location of the do not enter signage.

Ms. Hess inquires as to the Chief's opinion of the alternate traffic pattern.

Mr. Jon Barnhart, Professional Planner, describes the positive and negative effects of the different traffic patterns. He presents the option of adding a concrete island to assist in the traffic pattern.

Mr. Baylinson agrees to keep a small portion of the curb cut to assist the neighbor at 3 S. Frontenac Ave. in entering his driveway

Ms. Hess inquires as to trees being placed in planters.

Mr. Wasleski inquires as to the checklist.

Public portion is open.

Amy Simon, 19 N Frontenac Ave., is sworn in and speaks on traffic congestion and the need to divert traffic.

Ron Kupperman, 3 N Frontenac Ave., is sworn in and inquires to keeping his driveway as a usable parking place.

Mr. Cristaldi speaks as to the property line dividing the properties.

Mr. Patterson states that the Planning Board has no jurisdiction on requiring neighbors to accommodate Mr. Kupperman's parking needs.

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Michael Shapiro, 3850 Atlantic Ave. Atlantic City, requests a traffic study and informs the Board of his experiences as an employee of Taylor's Gulf.

Public Portion is closed.

Mr. Palmisano states that signage could alleviate the problem.

Mr. Patterson requests the trees be located at the curb.

Mr. McLarnon requests the lighting is tilted downward.

Mr. Galantino requests the lighting be modified.

Mr. Manos reviews the site plan which revised plans are required.

Motion grant the site plan approval was put forth by Mr. Galantino and Mr. Collins seconded. The motion was approved, six in the affirmative and three in the negative. Ayes; Cristaldi, Galantino, Palmisano, Hess, Pelosi, Richmond. Nays – Collins, Wasleski and Patterson.

DAVCO CONSTRUCTION INC. – 213 N. DELAVAN AVE. – BLOCK 404.02 LOT 7 in the S-25 district to grant a C variance for setback of a garage to an adjacent structure and possibly others. TAXES AND WATER ARE CURRENT AND PROOF OF ADVERTISING AND NOTIFYING IS SATISFIED.

Mr. Patterson inquires as to the setback between neighboring buildings being rescinded from our code book.

Roger McLarnon, Zoning Officer, reviews the hardship in this case and reads his review, which is attached.

Mr. Baylinson reviews the application meting the definition of a hardship variance.

Open to the Board.

Public portion is open.

Steve Bertolino, 211 N Delavan Ave., inquires as to how the request isn't in compliance with the current ordinance.

Mr. Collins explains the zoning.

Mr. Palmisano inquires as to a fence being erected.

Public portion is closed.

Mr. Manos reviews the request for a c variance for a detached garage to close to a structure.

Motion grant the approval for the C variance was put forth by Mr. Galantino and Mr. Galantino seconded. The motion was approved, seven in the affirmative and zero in the negative. Ayes; Collins, Wasleski, Patterson, Cristaldi, Galantino, Palmisano and Richmond. Nays – None.

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SCOTT and MICHELLE TAROFF – 409 N. LANCASTER AVE. BLOCK 613.02 LOT 5 in the S-40 district to grant C variances for front yard setback, side yard setback and possible others. TAXES AND WATER ARE CURRENT AND PROOF OF ADVERTISING AND NOTIFYING IS SATISFIED.

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

Eric Goldstein, attorney for the applicant reviews the variances.

Michelle Taroff, 105 S Mansfield Ave., applicant, is sworn in and gives testimony for the need of the variances.

Mr. Patterson inquires as to the size of the front porch.

Tom Baglivo, 301 E. Germantown Pike, Ardmore PA., New Jersey Licensed Architect is sworn in and describes the design.

Mr. Patterson refers to the plans as incomplete. He inquires as to the need for measurements.

Mr. Patterson states that the property has the ability to construct a nice house without variances. He request that the plans be amended.

Mr. Richmond states that the house is sixty square feet over what is allowed on that size lot.

Mr. Cristaldi inquires as to requesting both setback and coverage.

Mr. Patterson inquires as to the depth of the porch

Mr. Palmisano inquires as to the distance between the sidewalk and the porch.

Mr. Galantino inquires as to the porch being masonry construction.

Mr. Collins states that the porch variance will change the setback for the entire block. He request that the house slide back two feet.

Mr. Patterson inquires as to the location of the elevator door.

Mr. Patterson inquires as to the hardship for the variances.

Five minute recess is taken.

Planning Board reconvenes.

Mr. Goldstein states that the applicant has agreed to cut the porch back to ten feet. And request a one foot rear yard setback variance.

Mr. Richmond states that the coverage still exists. He inquires as to the first floor width.

Mr. Baglivo states that he will remove one foot from the longest length of the side of the house.

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The amended design will require five square feet over.

Public portion is open.

Seeing that there is none, public portion is closed.

Mr. Manos reviews the C variances for rear yard and coverage. Revised plans are required.

Motion grant the approval for the C variance was put forth by Mr. Galantino and Mr. Galantino seconded. The motion was approved, seven in the affirmative and zero in the negative. Ayes; Collins, Wasleski, Patterson, Cristaldi, Galantino, Palmisano and Richmond. Nays – None.

PUBLIC PARTICIPATION:

OTHER BUSINESS:

Mr. McLarnon reviews the flood damage. He explains the need to be consistent. The measurement will begin at the bottom of the flooring system. This will add another foot to building height but treated lumber will not be needed.

A motion to make a recommendation to the commission was put forth by Mr. Cristaldi, second by Mr. Galantino. A voice vote was taken and all were in favor none opposed.

Mr. McLarnon reviews the introduction of Ordinance #02-2018 by the Commission. He states the change is to revert back to the zoning which had previously been in effect. This change will legitimize the commercials which stand now.

A motion to make a recommendation to the Board of Commissioner in support of Ordinance #02-2018 was put forth by Mr. Galantino, second by Mr. Collins. A voice vote was taken and all were in favor, none opposed.

Mr. McLarnon reviewed Ordinance #03-2018 which was introduced by the Board of Commission. He stated that it would remove GO zoning along the beach as recommended in the Master Plan.

A motion to make a recommendation to the Board of Commissioner in support of Ordinance #03-2018 was put forth by Mr. Collins, second by Mr. Galantino. A voice vote was taken and all were in favor, none opposed.

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

Full meeting is available on tape.

Respectfully submitted

Johanna Casey
Planning Board Secretary/Administrator