

Margate City Planning Board
Minutes
March 21, 2013

Chairman Richard Patterson called the meeting to order at 7pm.

Flag Salute

Procedure

The Chairman announced that the meeting was being held in accordance with due public notice thereof and pursuant to the N.J. State "Sunshine" Law, which governs all public meetings. He also advised the applicants to sign forms at the end of their approval regarding mercantile licenses and building permits.

Roll Call

Present

Tom Collins
Adeo Santori
Clem Wasleski
Rich Patterson
Jim Galantino
Craig Plamisano
Mike Cristaldi
Ned Humphreys
Mike Richmond

Absent

Commissioner Brenda Taube
Bill Gottschall
Margaret Guber-Nulty

Jackie Zarillo, Court Reporter
Roger Rubin, Zoning Officer
Johanna Casey, Board Administrator
Stanley L. Bergman, Jr., Esq., Solicitor

Minutes

The minutes of February 28, 2013 were received, on the motion by Mr. Galantino; and second by Mr. Collins, and unanimously approved.

Resolutions & Decisions

The following Resolutions were approved unanimously when received on motion by Mr. Galantino, second by Mr. Collins: #9-2013: Steven Greenburg; #10-2013: Sidney Geller.

Patterson – 213 N Lancaster Avenue – Block 413 .02 Lot 5.01 in the S-25 district to grant a Minor Subdivision with variances for a pool. Taxes and water/sewer are current and proof of advertising and notification is satisfied.

Recused due to status – Mr. Galantino, Mr. Patterson, Mr. Collins, Mr. Bergman, Esq.

Mr. Baylinson steps in for Mr. Bergman. Mr. Richmond chairs the case.

Mr. Rubin is sworn in and reads his review, which is attached.

Mr. Patterson is sworn in and gives a summary of the application. A request for an extension of 180 days is requested for demolition.

Public portion is open.

Public portion is closed.

Mr. Baylinson reviews the request.

Motion to approve the subdivision was put forth by Mr. Humphreys and Mr. Cristaldi second. The motion passed six in the affirmative and no opposed. Ayes; Santori, Wasleski, Palmisano, Cristaldi, Humpherys, Richmond. Nays - None

Revised plans are needed.

C Square, LLC (Margate Dairy Bar) – 9510 Ventnor Avenue. – Block 129 – Lot 45 in the C-2 district for a D Variance for expansion of NC use and a C Variance for Parking and Building coverage. Taxes and water/sewer are current and proof of advertising and notification is satisfied.

Recused due to status are Mr. Collins and Mr. Galantino.

Roger Rubin, Zoning Officer, was sworn and read his review, which is attached.

Attorney Christopher Baylinson represents C Square, LLC. Mr. Baylinson summarizes the application.

Richard Stokes, Licensed Architect, Christopher Clayton, owner, John Barnhart, Professional Planner, licensed in New Jersey are all sworn in.

Richard Stokes speaks. A C Variance for Signage is required in addition to the other C variances.

Christopher Clayton speaks. It will be a two-phase project. Will have 57 seats.

John Barnhart speaks. Sign variance will be de minimus and in scale with the building.

The public Portion was opened.

Public portion was closed.

Mr. Bergman, solicitor speaks of each variance.

Motion to approve was put forth by Mr. Wasleski and Mr. Cristaldi seconded. The vote was 7 in the affirmative and 0 in the negative. The vote is as follows: Ayes; Richmond, Santori, Wasleski, Palmisano, Cristaldi, Humphreys, Patterson. Nay: none.

Bill and Lori Merget – 306 N Vendome Avenue. Block 523 Lot 15 in the S-25 district to grant C variance for side yard setback regarding an addition. Taxes and water/sewer are current and proof of advertising and notification is satisfied. Mr. Palmisano rescues himself.

Roger Rubin, Zoning Officer, was sworn and read his review, which is attached.

Attorney Chris Baylinson represents the Merget's. The need for the addition is explained.

Public portion is open.

The public portion was then closed.

Motion to approve was put forth by Mr. Galantino and Mr. Cristaldi seconded. The vote was 7 in the affirmative and 0 in the negative. The vote was as follows: Ayes; Collins, Santori, Wasleski, Richmond, Galantino, Cristaldi, Patterson, Nays: None.

Venture Capital – 208 and 210 N Madison Ave. – Block 430 – Lot 508 & 510 in the WSD (MF) district to grant a major site plan. Taxes are current and proof of advertising and notification is satisfied.

Chairman Patterson introduces Venture Capital.

Roger Rubin is sworn in and reads his review.

Attorney Christopher Baylinson represents the applicant.

Don Zacker, professional architect, is sworn in and gives a description of the five unit condominium.

Public portion is opened.

Debbie Phillips, 206 N. Madison Avenue, inquires about fence and car lights.

Public portion is closed.

Motion to approve was put forth by Mr. Galantino and Mr. Cristaldi seconded. The vote was 8 in the affirmative and 0 in the negative. The vote was as follows: Ayes; Collins, Santori, Wasleski, Richmond, Galantino, Cristaldi, Palmisano, Patterson. Nays: None.

Hal Augustine – 8 S. Pembroke Ave. Block 217 – Lot 14 in the S-40 District to grant a C variance for distance from garage to principal structure. Taxes are current and proof of advertising and notification is satisfied.

Roger Rubin is sworn in and reads his review.

John Obelenus, licensed architect, is sworn in and submits an affidavit. A-1 from Joseph Goldenberg, of 6 N Pembroke.

Hal Augustine, property owner is sworn in. He reads a letter from neighbor John Rosenberger of 6 N Pembroke.

Public portion is opened.

Public portion is closed.

Motion to approve was put forth by Mr. Galantino and Mr. Cristaldi seconded. The vote was 8 in the affirmative and 0 in the negative. The vote was as follows: Ayes; Collins, Santori, Wasleski, Richmond, Galantino, Cristaldi, Palmisano, Patterson. Nays: None.

Dr. Richard and Robyn Goldberg – 17 N. Nassau Ave. Block 214 – Lot 3 in the S-40 District to grant a C variance for left side setback and combined side setbacks. Taxes are current and proof of advertising and notification is satisfied.

Mr. Patterson is recused and Mr. Richmond chairs the hearing.

Roger Rubin is sworn in and reads his review.

Attorney James Swift represents the applicants.

Louis Capone is sworn in. He describes the variance.

Public portion is opened.

Public portion is closed.

Motion to approve was put forth by Mr. Collins and Mr. Galantino seconded. The vote was 7 in the affirmative and 0 in the negative. The vote was as follows: Ayes; Collins, Santori, Wasleski, Richmond, Galantino, Cristaldi, Palmisano. Nays: None.

Public Participation - none

There being no further business, the motion to adjourn was made by Mr. Collins and seconded by Mr. Galantino at 9:15 PM.

Full meeting is available on tape.
Respectfully submitted

Johanna Casey
Planning Board Secretary/Administrator