

# **MARGATE CITY PLANNING BOARD MINUTES**

**Thursday August 23, 2018**

**5:00 PM**

**Chairman Richard Patterson called the meeting to order at 5:00pm.**

## **FLAG SALUTE:**

## **ROLL CALL:**

### Present

Tom Collins  
Clem Wasleski  
Michael Richmond  
Jim Galantino  
Michael Cristaldi  
Margaret Guber-Nulty  
Craig Palmisano  
Despina Hess  
Joe DiGirolamo  
Rich Patterson

### Absent

Remy Pelosi  
Ron Gruppo

Roger McLarnon, Zoning Officer/Acting Planning 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 July 26, 2018 was received on the motion of Mr. Collins, seconded by Mr. Galantino, and unanimously approved.

**APPROVAL OF DECISIONS AND RESOLUTIONS:** The following Resolution was approved unanimously when received on motion by Mr. Collins, seconded by *inaudible*, #33-2018: Richard and Leslie Steinberg, #34-2018: Michael and Nora Iepson, #35-2018: Richard and Lori Goldstein, #36-2018: Janie Sheller, #37-2018: Gary and Andrea Schwartz, #38-2018: Daniel and Susan Davis.

Mr. McLarnon inquires as to the intent of the Board was not allow the wall.

Mr. Patterson inquires as to the allowable base of the wall.

Mr. Collins inquires as to the height to be determined by grade at curb.

Mr. Cristaldi inquires as to the drainage.

Mr. Richmond has arrived.

Mr. Manos informs the Board that Mr. Richmond and anyone absent from the meeting is an abstention from the vote.

**PUBLIC PARTICIPATION:**

**OTHER BUSINESS:**

Mr. Patterson introduces proposed changes to the Land Use Chapter 175 for discussion.

Mr. Patterson requests change to the setback between buildings to be three feet.

Mr. McLarnon clarifies the change.

Mr. Richmond inquires as to the garage setback from the property line being eleven inches.

Mr. Collins states that the eleven inches was for a previous application.

Mr. Cristaldi states the wall is twelve inches.

There is agreement that the wall will be twelve inches from the property line.

Mr. McLarnon reads into the record his letter recommending Ordinance #17-2018 is consistent with the Margate City Master Plan.

Mr. Richmond inquires as to the hotel stay being limited to twenty days.

Mr. Patterson states the purpose of having a hotel.

Mr. DiGirolamo inquires as to extending the stay for off season.

Ms. Hess states that the intent was not to have monthly rentals.

Ms. Guber-Nulty inquires as to the percentage of rooms which would be dedicated to a hotel.

Commissioner John Amodeo, 8213 Amherst Ave., is sworn in and gives testimony as to the intent of the Master Plan in reference to the hotel overlay district. Twenty percent of the total rooms must be available for hotel stay at all times.

Mr. Patterson inquires as to the control of the hotel designation.

Mr. McLarnon states that there is no laundry facility in the hotel designated area.

Ms. Guber-Nulty inquires as to how it is determined if it's designated a hotel room.

Mr. Collins states that only 80% will be sold.

Commissioner Amodeo states that an individual condo owner can put their unit in the hotel pool.

Ms. Guber-Nulty request the “no laundry facility” be removed.

Mr. Cristaldi states the reasoning behind the boutique hotel is it allow bank funding to build.

Mr. Collins inquires as to a condition be the hotel rooms be set aside prior to construction.

Mr. Cristaldi states the purpose of this portion of the Land Use change is to ease up funding for redevelopment.

Commissioner John Amodeo states the need to allow opportunity to be fulfilled.

Mr. McLarnon states the design of construction will require Planning Board approval.

Ms. Guber-Nulty inquires as to having Air B&B regulations.

Ms. Hess requests a predetermined designation of hotel area.

Mr. McLarnon informs the Board the goal to make the hotel overlay work. Not to dictate how they should build.

Mr. Patterson states the developers make money selling condominiums.

The Planning Board agrees to leave out the statement of predetermined hotel area.

Mr. Patterson inquires as to CAFRA moving the line to the toe of the dune.

Mr. Patterson inquires as to this changing the height of the building. He inquires as to there being an application previously.

Mr. Collins inquires as to there being a height limitation.

Mr. McLarnon states that it is a permitted area, as high as the highest building.

Mr. McLarnon states that section #10 states the recording of a master deed which protects the City and the property owners.

Mr. McLarnon states the hotel will require one parking space for every hotel room.

Mr. McLarnon informs the Board there will be a change in restaurants parking; one parking space for every ten seats.

Mr. Wasleski inquires as to parking requirements for the hotel.

Mr. Patterson inquires as to there being commercial on the first floor.

Mr. McLarnon states the hotel is the commercial.

Mr. Wasleski inquires as to there being storefronts.

Mr. Richmond state they are required to have storefronts.

Mr. McLarnon informs the Board store fronts must look like storefronts.

Mr. Richmond supports the hotel overlay district and states the restrictions should be kept to a minimum.

Mr. Richmond inquires as to the Blue Water Marina being able to develop a hotel or restaurant.

Commissioner Amodeo states the zoning has been changed on the bay. It doesn't allow for it.

Mr. Patterson inquires as to the ability of Harbor Bay and Barbary Coast receive approval.

Commissioner Amodeo stated it was preexisting.

Mr. McLarnon Speaks on section #175-30, driveway setback will be one foot from the property line with a minimum of ten feet.

Mr. Richmond inquires as to the driveways actually being eleven feet. Mr. Richmond inquires as to the minimum. Mr. Richmond requests stones or pavers in that area due to irrigation.

Mr. McLarnon states properties with rear access will be required to have rear access parking.

Mr. McLarnon states there will be a restriction on ribbon driveway of four feet.

Mr. Richmond inquires as to there being a charge for zoning reviews.

Mr. McLarnon states the height map will be eliminated.

Mr. Wasleski requests clarification.

Mr. McLarnon states the sheds will be allowed to have stones around them.

Mr. McLarnon states third floor decks will be allowed on the south east side of Atlantic Avenue.

Mr. McLarnon states the clarification in shower setbacks and size. Also, emergency generator location is addressed.

Mr. Richmond requests a smaller setback for outdoor showers. No action taken.

Mr. McLarnon states there will be cleanup fees added. Ordinances being deleted are ten feet between neighboring structures, Schedule B, allowing additional eight feet in height from grade if the garage is located underneath the structure.

Mr. Collins requests if there is a garage underneath that detached garage and sheds be eliminated to allow for more landscaping.

Mr. Richmond inquires as to a garage counting towards coverage.

Ms. Hess inquires as to the desire to allow a second garage.

Mr. McLarnon states a garage falls under design standard.

Mr. Galantino inquires as to trees.

Mr. McLarnon states trees will be addressed with the completion of the forestry management study.

Mr. Manos informs the Board, their responsibility is to determine if the Land Use proposed Ordinance is consistent with the Master Plan.

Public portion is opened.

Peter Weiss, 101 N. Washington Avenue, is sworn in and inquires as to the fee for zoning review.

Mr. McLarnon states there will be no charge for compliance review.

Public portion is closed.

Mr. Manos introduces a motion to determine Ordinance #17-2018 is consistent with the Master Plan with the changes discussed; three feet not five feet between a house and the garage, height of eight feet will be allowed from curb elevation if the garage is located under the house, second garage counts as coverage, third floor decks east of Atlantic Avenue, driveway changes and hotel overlay district.

Motion to grant the approval that Ordinance #17-2018 is consistent with the master plan was put forth by Mr. Collins and Mr. Galantino seconded. The motion was approved, nine in the affirmative and zero in the negative. Ayes; Collins, Wasleski, Patterson, Cristaldi, Galantino, Guber-Nulty, Palmisano, Hess, DiGirolamo and Richmond. Nays – None.

#### **NEW BUSINESS:**

Mr. McLarnon pays tribute to David Carter, former Planning Board member who has since passed away.

Mr. McLarnon speaks on revisiting the Master Plan to include the Forestry Management study and add other zones as it exists today.

Mr. Collins inquires as to the need for a special meeting in September.

Mr. McLarnon states the first review will be in September and adoption in October.

Mr. Patterson inquires as to the information circulating on the water park.

Mr. McLarnon states there was a group to present a design concept, but nothing has been submitted to the zoning office.

Mr. Cristaldi inquires as to the possibility of removing the S-25 zone and making that area S-30 due to an increase in density.

Mr. Patterson states the change should be at a later date.

Mr. McLarnon states that would develop a great number of nonconforming lots.

Mr. McLarnon states the sliding scale on back yards should be eliminated.

Ms. Guber-Nulty states pools should be eliminated.

Mr. McLarnon states building coverage and lot coverage need to be discussed further in the future.

Ms. Hess request a visual aid to assist in understanding.

Mr. McLarnon states front yard setback should be changed to a set distance.

Mr. DiGirolamo requests Air B&B restrictions

Mr. Manos states it's not a planning Board matter.

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