

MARGATE CITY PLANNING BOARD MINUTES

**Thursday September 27, 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	
Clem Wasleski	
Rich Patterson	
Michael Richmond	
Jim Galantino	
Michael Cristaldi	
Margaret Guber-Nulty	
Craig Palmisano	
Despina Hess	
Remy Pelosi	
Joe DiGirolamo	
Ron Gruppo	

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 August 23, 2018 was received on the motion of Mr. Collins, seconded by Mr. Cristaldi, and unanimously approved.

APPROVAL OF DECISIONS AND RESOLUTIONS: The following Resolution was pulled and unanimously agreed to by voice vote when received on motion by Mr. Palmisano, seconded by Mr. Richmond. #39-2018: Consistency Report.

PUBLIC PARTICIPATION: a motion to open Public Participation was put forth by Mr. Collins and second by Mr. Galantino; and unanimously approved.

Cynthia Levin, 203 N. Vendome Ave., inquired as to when the Master Plan was discussed.

Mr. Patterson reads into the record the findings of the Master Plan Study conducted by Remington and Vernick Engineers.

Susan Rubin, 117 S. Osborne Ave., speaks in favor of the report as read.

Cynthia Levin, 203 N. Vendome Ave, request the Master Plan be revisited and eliminate the Hotel Overlay District.

Mr. McLarnon informs the public the inclusion of the Hotel Overlay doesn't mean it has to be adopted into law. It is only a recommendation. When the Master Plan is revisited it will be to study the topics which haven't been addressed yet, for example COHA.

Ms. Hess states the Hotel Overlay is a logical threat but not a practical one.

Mark Aulch, 20 S. Decatur Ave., request increase in notification time and inquires as to the difference between Ordinance # 17-2018 and 24-2018.

Carol Christenson, 100 S. Osborne Ave., speaks against the report.

Emily Saidan, 6 S Benson Ave., request a yearly report, more input from the public and more notices other than the legal.

Debbie Gendelman, 9 N. Adams Ave., inquires as to there being a waterpark.

Mark Neicer, 25 N. Colmar Drive, speaks on having the Master Plan revisited, the changes in the Ordinances and the Home Owners Association receiving more notification.

Mr. Gruppo states that it isn't the Municipality's responsibility to send more robo calls.

Rick Clausin, 9300 Atlantic Ave., states that he will assist in correcting the City's web site.

A motion to close Public Participation was put forth by Mr. Collins, second by Mr. Galantino and unanimously approved.

MICHAEL SILVERMAN – 205 N. DOUGLAS AVE. – BLOCK 404.03 LOT 5 in the S-25 district to grant C variance relief for side yard setback and possibly others. TAXES AND WATER ARE CURRENT AND PROOF OF ADVERTISING AND NOTIFYING IS SATISFIED.

Mr. McLarnon is sworn in and reads his review for the record.

Mr. Wasleski inquires as to hearing the case due to the plans not being signed or sealed by a licensed architect.

Michael Silverman, 205 N. Douglas Ave., property owner is sworn in and reviews the application.

Mr. Patterson inquires as to windows being added to one side.

Mr. Palmisano inquires as to the setback of the house, the elevation and the concrete strips having landscaping in the middle.

Public portion is open.

Ed Schell, 207 N. Douglas Ave., speaks against the application.

Mr. Galantino suggest flipping the house.

Mr. Collins states there is a new building code.

Ms. Guber-Nulty inquires as to the height of the new home.

Mr. Collins inquires as to the hardship.

Mr. Cristaldi requests negotiations between the neighbors.

Mr. Patterson requests amending the application for the setback variance to be six feet.

Public portion is closed.

Mr. Manos reviews the c variance for side yard setback with the condition that two windows be added. Revised plans are not required.

Motion to grant the approval for the C variance was put forth by Mr. Galantino and Mr. Collins seconded. The motion was denied, zero in the affirmative and seven in the negative. Ayes; none. Nays – Collins, Wasleski, Patterson, Cristaldi, Galantino, Guber-Nulty, and Richmond

100 N. DECATUR, LLC – 9211 WINCHESTER AVE. – BLOCK 326 LOT 48 in the MF district to grant Site Plan approval and possibly others. TAXES AND WATER ARE CURRENT AND PROOF OF ADVERTISING AND NOTIFYING IS SATISFIED.

Mr. McLarnon reads into the record his review.

Mr. Goldstein, attorney for the applicant reviews the application.

William McManus, 634 Lost Pine Way Galloway, NJ, Licensed Professional Engineer, offers his credentials into the record which are accepted.

Mr. Patterson inquires as to the pool.

Ms. Hess inquires as to there being a chain link fence.

Mr. Wasleski inquires as to the property becoming a condominium.

Mr. McManus states the development will meet all requirements of the city.

Ms. Hess inquires as to the driveway being located on a two way street.

Mr. Palmisano states nineteen bedrooms on that property is too many.

Mr. Patterson inquires as to the density being maxed out.

Public portion is open.

Public portion is closed.

Mr. McManus reviews the engineering report.

Mr. McLarnon states there is a nonconversion of the first floor condition to be included.

Ms. Hess requests architectural relief on the Winchester Avenue side of the building.

Jon Obelenus, 102 S Eight Street Vineland, NJ, architect for the applicant, is sworn in and reviews the design of the building.

Mr. Palmisano inquires as to there being siding.

Mr. Collins inquires as to the application being site plan with no conditions.

Public portion is reopened.

Steve Jasiecki, 112 N Lancaster Ave., speaks against the loss of street parking.

Public portion is closed.

Mr. Manos review the site plan and states the vote only needs to be yes or no. revised plans are not necessary.

Motion to grant the approval for site plan was put forth by Mr. Collins and Mr. Galantino seconded. The motion was approved, seven in the affirmative, one in the negative and one abstention. Ayes; Collins, Patterson, Cristaldi, Galantino, Guber-Nulty, Hess and Richmond. Nays – Palmisano. Abstention: Wasleski.

LOIS FRIED – 103 N. LANCASTER AVE. – BLOCK 313.02 LOT 11 in the S-30 district to grant C variance relief for side yard setback, combined side yard, landscaping and possibly others. TAXES AND WATER ARE CURRENT AND PROOF OF ADVERTISING AND NOTIFYING IS SATISFIED.

Mr. McLarnon reads into the record his review.

Brian Callaghan, attorney for the applicant, reviews the application. Mr. Callaghan states for the record, the basement will be filled in.

Mr. Patterson inquires as to the distance between the wall of the house and the fence.

Barton Brag, 41 year licensed architect, nineteen years in the state of New Jersey, 612 N. Clermont Ave. offers his credential into the record, which are accepted, is sworn in.

Lois Fried, property owner, is sworn in.

Mr. Brag gives testimony to the hardship of the application. The fence is Ms. Fried's and can be removed. Mr. Brag reviews the application.

Mr. Richmond inquires as to the elevator shaft being the driving force for the variance relief request.

Mr. Cristaldi states there are smaller elevators made.

Mr. Wasleski states that there will be a need for more landscaping to replace where the elevator shaft is going to be located.

Mr. Brag states the concrete pad is being removed and the area will provide more pervious coverage.

Ms. Fried state the driveway does allow for four cars to park.

Mr. Callaghan states that the 12 square foot coverage variance is removed.

Public portion is open.

Steve Jasiecki, 112 N Lancaster Ave., speaks in favor of the application.

Mr. McLarnon request saving the driveway.

Public portion is closed.

Mr. Manos reviews the request for C variance relief. Revised plans are required.

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

OTHER BUSINESS:

Mr. McLarnon review the changes between Ordinance #17-2018 and Ordinance #24-2018 consists of the Hotel Overlay District is removed. All else remains the same and has been revised by the Planning Board.

A motion establishing Ordinance #24-2018 is consistent with the Master Plan was put forth by Mr. Richmond, second by Mr. Collins. The motion was approved, nine ayes and none opposed. Ayes; Collins, Wasleski, Patterson, Cristaldi, Galantino, Guber-Nulty, Palmisano Hess and Richmond.

There being no further business, the motion to adjourn was made by Mr. Richmond and seconded by Mr. Galantino and unanimously approved. 9:30 pm

Full meeting is available on tape.

Respectfully submitted

Johanna Casey

Planning Board Secretary/Administrator