

MARGATE CITY PLANNING BOARD MINUTES

**Thursday November 29, 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	Despina Hess
Clem Wasleski	Remy Pelosi
Rich Patterson	
Michael Cristaldi	
Margaret Guber-Nulty	
Michael Richmond	
Jim Galantino	
Craig Palmisano	
Joe DiGirolamo	
Ron Gruppo	

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 October 24, 2018 was received on the motion of Mr. Collins, seconded by Mr. Cristaldi, and unanimously approved.

RESOLUTION & DECISION: APPROVAL OF DECISIONS AND RESOLUTIONS:

The following Resolution was approved unanimously when received on motion by Mr. Collins, seconded by Mr. DiGirolamo: #44-2018: 301 N Vendome Avenue LLC, #45-2018: Vision Property Group, LLC, #46-2018: Randy Stein, #47-2018: Ilene Inselman, #48-2018: 9707 Amherst Marina, LLC.

FRANCK AND GINA FREON – 117 N. OSBORNE AVE. – BLOCK 315 LOT 5 in the S-30 district to grant C variance relief for rear yard setback, side yard setback, building coverage, oversized accessory structure, landscape coverage, parking and possible others. TAXES AND WATER ARE CURRENT AND PROOF OF ADVERTISING AND NOTIFYING IS SATISFIED.

Mr. Galantino recuses himself.

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

Mr. Baylinson reviews the application.

Robert Reynolds, Architect for the application, credentials are accepted, is sworn in and reviews the history of the property and the design proposed.

Gina Freon, property owner, is sworn in and speaks on the variances requested.

Mr. Patterson inquires as to street trees.

Mr. Collins inquires as to the need for street trees.

Mr. Richmond inquires as to the basement being filled in to make it compliant.

Public portion is open.

David Weisberg, 8 White Court, Voorhees, NJ inquires as to the water runoff from the shed.

Public portion is closed.

Mr. Manos reviews the C variances relief requested for rear yard, building coverage, shed area and height and parking, with street trees not being a variance. 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 approved, seven in the affirmative and zero in the negative. Ayes; Collins, Wasleski, Galantino, Patterson, Cristaldi, Guber-Nulty and Richmond. Nays – None

MARCY B. TANKER – 11 N. IROQUOIS AVE. – BLOCK 210.02 LOT 10 in the S-25 district to grant C variance relief for front yard setback to deck on first floor, front yard setback to second floor and possible others. TAXES AND WATER ARE CURRENT AND PROOF OF ADVERTISING AND NOTIFYING IS SATISFIED.

Mr. McLarnon reads into the record his review.

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

Mark Tanker, property owner, gives testimony for the application.

Mr. Patterson inquires as to the depth of the porch and the distance of the porch from the neighbors.

Mr. Galantino inquires as to the distance to the houses on either side.

Mr. Collins inquires as to the reason for bringing the porch out.

Mr. Richmond inquiries from Mr. McLarnon the setback rule.

Public portion is open.

Public portion is closed.

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

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

GLEN AND DANIELLE MCDONALD – 7704 BAYSHORE DRIVE – BLOCK 904.03 LOT 11 in the S-40 district to grant a C variance relief for side yard setback and possible others. TAXES AND WATER ARE CURRENT AND PROOF OF ADVERTISING AND NOTIFYING IS SATISFIED.

Mr. Collins recuses himself.

Mr. McLarnon reads into the record his review.

Mr. Wasleski inquires as to who prepared the plans.

Glen McDonald, 7704 Bayshore Drive, property owner, is sworn in and give testimony for the application. Mr. McDonald states he prepared the plans and will submit an affidavit stating such.

Mr. Richmond inquires as to Mr. McDonald being a builder.

Mr. Patterson inquires as to the addition being a bedroom and having windows facing the neighbor's pool.

Mr. McLarnon inquires as to air conditioning being added.

Mr. Galantino inquires as to having the house lifted.

Public portion is open.

Public portion is closed.

Mr. Manos reviews the request for C variance relief. Revised plans are not required.

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

KYLE BUTTS – 8405 ATLANTIC AVENUE – BLOCK 112.01 LOT 1 in the S-25 district to grant a C variance relief for front yard setback, side yard setback, driveway width and possible

others. TAXES AND WATER ARE CURRENT AND PROOF OF ADVERTISING AND NOTIFYING IS SATISFIED.

Mr. McLarnon read into the record his review.

Eric Goldstein, attorney for the applicant, reviews the application and states the curb cut variance is being removed. The architect is unable to attend due to a death in the family. Peter Weiss will be stepping in to answer questions.

Peter Weiss, architect for the applicant, 101 N. Washington Ave, reviews the plans and variances.

Kyle Butts, 28 Wheatland Circle, Lebanon, PA., Property owner is sworn in and states the need for the variances.

Mr. Palmisano inquires as to the landscaping.

Mr. Cristaldi inquires as to the property being a flip or personal residence.

Mr. Collins states there is a front yard landscaping variance which is not available on the plans. He inquires as to the exact percentage of front yard landscaping needed.

Mr. Palmisano inquires as to the governor strip being included in the landscaping totals.

Mr. Patterson inquires as to being able to add landscaping anywhere.

Mr. Palmisano inquires as to complying with the required shrubs.

Mr. McLarnon states that the applicant is doing a house lift.

Mr. Collins states that the property is not gaining any positives.

Mr. Weiss state that there will be about 56% increase in ground vegetation.

Mr. Cristaldi request the second floor master bed room be cut back two feet to allow for more light and air for the neighbor.

Mr. Wasleski inquires as to the type of finish on the exterior.

Mr. Collins states that there is missing information on the application and request the application be carried to the next meeting.

Mr. Patterson denies the request.

Mr. McLarnon inquires as to the setback to the garage doors.

Mr. Patterson requests that the garage doors be pulled back.

Mr. Wasleski inquires as to the number of parking places.

Mr. Goldstein states changing the garage is a detriment to the property and denies the request.

Mr. Wasleski request new plans.

Mr. Richmond states that parking already exists.

Public portion is open.

Public portion is closed.

Mr. Manos reviews the request for C variances relief, a waiver for area map is accepted and a no conversion agreement will be provided. Revised plans are required.

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

SETH HOFFMAN AND JOANNA KATZ – 9006 FREMONT AVE. – BLOCKS 523– LOTS 9, S-40 districts to grant relief for lot area, lot width, front yard setback and combined side yard setback and possibly others. TAXES AND WATER ARE CURRENT AND PROOF OF ADVERTISING AND NOTIFYING IS SATISFIED.

Mr. McLarnon read into the record his review.

Eric Goldstein, attorney for the applicant, reviews the variances and states for the record that there is a hardship of having an undersized lot.

Peter Weiss, architect of the applicant, is sworn in and credentials are accepted. Mr. Weiss describes the application.

Mr. Richmond inquires as to the height of the roof,

Mr. McLarnon state the grade of the property must be from the rear to the street.

Mr. Galantino inquires as to the location of the exterior entrance.

Mr. Collins inquires as to the ceiling height.

Mr. Wasleski inquires as to the justification for a third floor deck.

Mr. Patterson inquires as to there being water view from the third floor deck.

Mr. McLarnon state there is no detriment to the neighbor's privacy for the third floor deck.

Mr. Gruppo states the third floor deck is a safety advantage.

Public portion is open.

Patricia Hill, 314 N. Vendome Ave., is sworn in and inquires as to the drainage and gutters on the new construction.

Mr. Collins request drain spouts.

Public portion is closed.

Mr. Manos reviews the request for C variance relief with conditions. Revised plans are not required.

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

PUBLIC PARTICIPATION:

OTHER BUSINESS:

Mr. Patterson states safety is not a reason for approving a third floor deck or it would be in the Land Use Law. Third floor decks cut into the roofline should be reconsidered to be allowed throughout the City.

Mr. Wasleski inquires as to the deck being part of the 50% coverage.

Mr. Collins recommends limiting the length and width.

Mr. Weiss recommends changing the 50% to 60% if the area is to be included.

Mr. McLarnon recommends changing the front yard setbacks to a set number rather than a average.

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

Full meeting is available on tape.

Respectfully submitted

Johanna Casey
Planning Board Secretary/Administrator