

# **MARGATE CITY PLANNING BOARD MINUTES**

**Thursday October 24, 2018  
6:30 PM**

**Chairman Richard Patterson called the meeting to order at 6:30pm.**

## **FLAG SALUTE:**

## **ROLL CALL:**

### Present

Clem Wasleski  
Michael Richmond  
Jim Galantino  
Craig Palmisano  
Despina Hess  
Remy Pelosi  
Joe DiGirolamo  
Ron Gruppo

### Absent

Tom Collins  
Rich Patterson  
Michael Cristaldi  
Margaret Guber-Nulty

Roger McLarnon, Zoning Officer  
Johanna Casey, Board Administrator  
Leo Manos, Esq., Solicitor

## **PROCEDURE**

Vice Chairman Richmond 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 September 27, 2018 was received on the motion of Mr. Galantino, seconded by Ms. Pelosi, and unanimously approved.

## **RESOLUTION & DECISION: APPROVAL OF DECISIONS AND RESOLUTIONS:**

The following Resolution was approved unanimously when received on motion by Mr. Galantino, seconded by Ms. Cristaldi: #40-2018: Consistency Report on Ordinance #24-2018, 41-2018: Michael and Debbie Silverman, 42-2018: 100 N. Decatur LLC, #43-2018: Lois Fried.

**301 N. VENDOME AVENUE LLC** – 301 N. VENDOME AVE. – BLOCK 522 LOT 10 in the S-40 district to grant a C variance relief for lot size, lot width, front yard setback to porch, combined side yard setback, pool equipment to property line, third floor deck and possible others. TAXES AND WATER ARE CURRENT AND PROOF OF ADVERTISING AND NOTIFYING IS SATISFIED.

Mr. Manos reviews the application legal matter. He states these matters have no bearing on the application.

Mr. Palmisano recuses himself.

Kathleen Mullen, PO box 16, Sommers Point, NJ, speaks against hearing the application.

Mr. Goldstein, attorney for the applicant, requests the Board act on the on the meritious application.

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

Mr. Goldstein reviews the application.

Peter Weiss, Architect for the application, credentials are accepted, reviews the design.

Ms. Hess inquires as to the variance for the third floor deck or the setback of the deck.

Mr. Wasleski inquires as to the preparer of the application.

Mr. Galantino inquires as to the possibility of the pool equipment being located on the hvac platform.

Mr. Richmond states there will be a great deal of noise from the pool equipment.

Mr. McLarnon inquires as to the trash location and requests the side door be relocated to enable the driveway having more accessibility.

Mr. Galantino inquires as to the pool equipment being located in the storage area.

Mr. DiGirolamo states that the pool doesn't fit the requirement of a hardship.

Public portion is open.

Jeff Rosenberger, 600 N Pacific Avenue, speaks against the application.

Mr. Goldstein speaks against Mr. Rosenberger having an objection.

Public portion is closed.

Mr. Goldstein request a split vote.

Mr. Wasleski inquires as to the specifics of the split vote.

Mr. Manos inquires as to the applicant accepting Mr. McLarnon's waiver. Mr. Manos reviews the main body c variances relief. Revised plans are required.

Motion to grant the approval for the C variance was put forth by Mr. Galantino and Ms. Pelosi seconded. The motion was approved, four in the affirmative and three in the negative. Ayes; Wasleski, Galantino, Pelosi and Richmond. Nays – Hess, DiGirolamo and Gruppo.

Mr. Manos reviews the request for c variance relief for third floor deck.

Motion to grant the approval for the C variance was put forth by Mr. Galantino and Ms. Pelosi seconded. The motion was approved, four in the affirmative and three in the negative. Ayes; Galantino, Pelosi, Gruppo and Richmond. Nays – Wasleski, Hess and DiGirolamo.

**VISION PROPERTY GROUP, LLC** – 104 S. GLADSTONE AVE. – BLOCK 7.02 LOT 10 in the S-30 district to grant C variance relief for exterior staircase 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.

Mr. Michael Molinsky, attorney for the applicant, states for the record the applicant is willing to comply with Mr. McLarnon's requests and reviews the application.

Mr. Kevin Dixon, 335 Jimmy Leeds Road, Galloway, NJ, Licensed Professional Engineer, offers his credentials into the record which are accepted. Mr. Dixon reviews the variance relief requests.

Mr. Galantino informs the engineer the stairs must be five feet wide to meet code.

Mr. DiDinito, 104 S. Gladstone Ave, is sworn in and gives testimony that the property couldn't and won't be converted into a duplex.

Ms. Hess states if the stairs can't be constructed with a five foot width the subject is moot.

Mr. Palmisano states the stairs are not a fire necessity, the second floor den looks like a master bedroom.

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

Ms. Hess reviews the Master Plan recommendations and the responsibility of the Planning Board is to protect the community. She requests justification for the variance relief.

Mr. Richmond states the property will never be converted into a duplex.

Mr. Dixon states the dunes have taken away the view of the beach and the stairs will allow the family to come home from the beach and not travel thru the house.

Public portion is open.

Public portion is closed.

Mr. Manos inquires the waivers from the check list be accepted and condition the stairs are five feet. Mr. Manos reviews the requests for C variance relief of outdoor stairs from the first floor to the second floor. Revised plans are required.

Motion to grant the approval for c variance relief was put forth by Mr. Galantino and Mr. DiGirolamo seconded. The motion was approved, four in the affirmative, three in the negative. Ayes; Galantino, Hess, Pelosi and DiGirolamo. Nays – Wasleski, Palmisano and Richmond.

**RANDY STEIN** – 103 S. PEMBROKE AVE. – BLOCK 16 LOT 2 in the S-40 district to grant C variance relief for side yard setback, combined side yard setback and possible others. TAXES AND WATER ARE CURRENT AND PROOF OF ADVERTISING AND NOTIFYING IS SATISFIED.

Mr. McLarnon reads into the record his review.

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

Jon Obelenus, 102 S. 8<sup>th</sup> Street Vineland, NJ, Architect for the applicant, credentials are accepted, reviews the proposed variances. Mr. Obelenus state all changes will be fire rated, as the stairs stand now they are not to code.

Mr. Palmisano inquires as to the stairs lead to a bedroom.

Mr. Wasleski request the roof pitch match existing.

Public portion is open.

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 Ms. Pelosi seconded. The motion was approved, seven in the affirmative and zero in the negative. Ayes; Wasleski, Galantino, Palmisano, Hess, Pelosi, DiGirolamo and Richmond. Nays – none

**ILENE INSELMAN** – 3 N. GRANVILLE AVE. – BLOCK 208 LOT 15 in the S-25 district to grant a C variance relief for side yard, rear yard setback to building, rear yard deck setback, landscape area, A/C unit setback and possible others. TAXES AND WATER ARE CURRENT AND PROOF OF ADVERTISING AND NOTIFYING IS SATISFIED.

Mr. McLarnon read into the record his review.

Mr. Richmond request the deck be converted into a landing.

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

Tom Baglivo, architect for the applicant, 301 E Germantown Pike, East Norrinton, Pa., reviews the plans and variances.

Mr. Richmond inquires as to the need for five variances.

Mr. Galantino reviews the 50% rule for elevation.

Ilene Inselman, property owner is sworn in and gives testimony to the need for the variances.

Mr. Palmisano inquires as to the construction of the garage.

Mr. Richmond inquires at to the garage opening still large enough.

Mr. Wasleski inquires as to the addition of a bedroom.

Mr. McLarnon states the parking requirement is meet.

Ms. Hess inquires as to the coverage.

Public portion is open.

Public portion is closed.

Mr. McLarnon request flood vents, rear deck be a landing and pavers be removed to meet landscape requirement.

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

Motion to grant the approval for the C variance was put forth by Mr. Galantino and Ms. Pelosi seconded. The motion was approved, seven in the affirmative and zero in the negative. Ayes; Wasleski, Galantino, Palmisano, Hess, Pelosi, DiGirolamo and Richmond. Nays – none

**9707 AMHERST MARINA, LLC – 9707 AMHERST AVE. – BLOCKS 531& 430 – LOTS 1,2,3,4,7** in the R, MF, WSD districts to grant an extension for C variances numerous bulk deficiencies, site plan approval for restaurant and parking lot and possibly others which were adopted by Decision and Resolution #47-2016, December 22, 2016.

Mr. McLarnon reviews the request for a one year extension.

Motion to grant a one year extension was put forth by Mr. Palmisano and second by Mr. DiGirolamo. The motion was approved, seven in the affirmative and zero in the negative. Ayes; Wasleski, Galantino, Palmisano, Hess, Pelosi, DiGirolamo and Richmond. Nays – none

#### **PUBLIC PARTICIPATION:**

#### **OTHER BUSINESS:**

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

Full meeting is available on tape.  
Respectfully submitted

Johanna Casey  
Planning Board Secretary/Administrator