

MARGATE CITY PLANNING BOARD MINUTES

**Thursday December 20, 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 Cristaldi	
Margaret Guber-Nulty	
Michael Richmond	
Jim Galantino	
Craig Palmisano	
Despina Hess	
Remy Pelosi	
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 November 29, 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: #51-2018: Franck and Gina Freon, #52-2018: Marcy Tanker, #53-2018: Glen and Danielle McDonald, #54-2018: Kyle Butts, #55-2018: Seth Hoffman and Joanna Katz.

CHRISTOPHER AND DORIS PISANI – 438 N. VENDOME AVE. – BLOCK 623 LOT 18 in the S-40 district to grant C variance relief for front yard setback, rear yard setback, side yard setback, combined side yard setback building coverage and possible others. TAXES AND

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

Mr. Manos states that this case is being postponed until January 31, 2019. Readvertising and notification is not necessary.

MICHAEL FANOURGAKIS – 9306 MONMOUTH AVE. – BLOCK 327 LOT 97 C000B in the WAPC district to grant C variance relief for rear yard setback, 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 is sworn in and reads into the record his review.

Michael Fanourgakis, property owner and applicant, reviews the application.

Mr. Patterson inquires as to putting the deck on the front of the building.

Mr. Richmond inquires as to the measurement to the chimney or building wall.

Mr. Palmisano inquires as to the parking.

Mr. Richmond inquires as to the negative affect to the neighbors.

Mr. McLarnon states the required setback is twenty feet and the deck would have zero.

Mr. Wasleski inquires as to the distance to the neighbors building.

Mr. Galantino inquires as to the location of the door.

Ms. Hess inquires as to the proposal being scaled back.

Mr. Galantino inquires as to the chimney being active.

Mr. Palmisano inquires as to there being stairs.

Public portion is open.

Johan Soubasis, 6 N Wilson Ave., speaks in favor of the application.

Public portion is closed.

Mr. Manos reviews the requests for C variance relief for side yard setback and combined side yard setback.

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

MARLA AND RICHARD MILGRAM – 12 S. MANSFIELD AVE. – BLOCK 114 LOT 14 in the S-30 district to grant a C variance relief front yard setback to porch, front yard setback to house, third floor deck, distance between pool and vertical structure of house and possible others. TAXES AND WATER ARE CURRENT AND PROOF OF ADVERTISING AND NOTIFYING IS SATISFIED.

Mr. Gruppo recuses himself.

Mr. McLarnon reads into the record his review.

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

Mr. Patterson states there is a lack of information on the plans.

Mr. McLarnon states the applicant will have to give detailed testimony.

Mr. Goldstein informs the board the deck overhang on the pool is being removed.

Mr. Patterson inquires as to the third floor deck being included in the 50% area of the third floor.

Don Zacker, 101 N. Washington Ave, architect for the applicant, describes the design and need for the variances.

Mr. Richmond inquires as to the second floor deck coverage.

Mr. Patterson inquires as to the entire front of the house being a deck.

Mr. Goldstein states the second floor deck is being removed. The application exceeds the required parking requirement. There will be 60% vegetative coverage.

Mr. Collins states one inch reduction eliminates the variance.

Mr. Galantino inquires as to a car being able to pass under the staircase overhang.

Mr. Patterson inquires as to the depth of the original yard, the width of the pool deck and stated the pool must be three feet from the structure.

Ms. Hess inquires as to the deck elevation and the distance of the garage from the street. She inquires as to the front stairs being in the right of way.

Mr. McLarnon inquires as to the pool deck being at grade.

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

Mr. Patterson states the new Ordinance only allows beach block third floor decks.

Marla Milgram, property owner, is sworn in and gives testimony as to the desire to build a home which she is proud of.

Mr. Collins inquires as to the need for a third floor deck.

Public portion is open.

Arleen Gottshall, 8605 Atlantic Ave., inquires as to the effect on her privacy. She states she is concerned about the third floor deck.

Frank Murphy, 8605 Winchester Ave., states he looked over the plans and was unable to interpret them due to lack of information.

Public portion is closed.

Mr. Goldstein states there will be a six foot high fence.

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. Collins and Mr. Wasleski 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.

MBNN1, LLC – 8607 AMHERST AVE., – BLOCK 616 LOT 34 in the S-40 district to grant a C variance relief for building height, building coverage and possible others. TAXES AND WATER ARE CURRENT AND PROOF OF ADVERTISING AND NOTIFYING IS SATISFIED.

Mr. McLarnon read his review into the record.

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

Keith Freidland, architect for the applicant, 341 Bay Avenue, Tuckerton, NJ states his credentials which are accepted and reviews the plans and variances to raise the roof.

Mr. Patterson states it will improve the value. He inquires as to any flooding during Sandy.

Mr. Palmisano inquires as to the skin if the house being changed.

Mr. Bactel, 6 Alberta Drive Brigantine, Property owner, is sworn in and gives testimony as to the condensers being moved to the side of the building.

Mr. Patterson inquires as to there being docks.

Mr. Galantino inquires as to the location of the outdoor shower.

Mr. McLarnon Inquires as to the five foot section in the rear.

Mr. Bactal states it is an easement.

Public portion is open.

Jackie Shulman, 8609 Amherst Ave., inquires as to the ac condenser location. She also inquires as to why everything is on her side of the building.

Public portion is closed.

Mt. Gruppo inquires as to the five foot section being sold.

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. Collins and Ms. Pelosi 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.

PUBLIC PARTICIPATION:

OTHER BUSINESS:

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

Full meeting is available on tape.

Respectfully submitted

Johanna Casey
Planning Board Secretary/Administrator