

MARGATE CITY PLANNING BOARD MINUTES

**Thursday August 29, 2019
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	
Jim Galantino	
Margaret Guber-Nulty	
Craig Palmisano	
Remy Pelosi	
Joe DiGirolamo	
Michael Richmond	
Ron Gruppo	
Steven Jasiacki	

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 July 25, 2019 was received on the motion of Mr. Collins, seconded by Mr. Cristaldi, and unanimously approved.

APPROVAL OF DECISIONS AND RESOLUTIONS: The following Resolutions were approved unanimously when received on motion by Mr. Galantino, seconded by Mr. Palmisano: #26-2019: Chuck Simons.

Mr. Manos informs the Board and the public that Chris Baylinson, attorney for the Samara Dickers application, is requesting to be carried over until September 26th. Renotice and readvertising are not necessary. Eric Goldstein, attorney for Brad and Michelle Beidner, is requesting to be carried over until September 26th. Renotice and readvertising is not necessary.

Mr. Richmond is now present.

SCOTT PAYMER – 5 NORTH MONROE AVENUE – BLOCK 230 LOT 303 in the MF district to grant "C" variances relief for building coverage side yard setback, combined side yard

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

Ms. Guber-Nulty recuses herself.

Chris Baylinson passes out the zoning schedule.

Mr. McLarnon is sworn in and reads his review into the record. The zoning chart is addressed as an error on the part of the City submitted to General Code. The applicant cannot pick and choose which chart to apply to avoided variances.

Mr. Baylinson, attorney for the applicant, reviews the application and variances requested in accordance to the zoning schedule on the municipal website.

Robert Kiejdan, 616 N. Fredericksburg Avenue and Jon Barnhart 400 N Dover Avenue, Atlantic City, are sworn in.

Mr. Kiejdan, New Jersey licensed architect, reviews the plans and the reason for the variances.

Jon Barnhart, licensed professional planner, reviews the application and the positive criteria for the approval.

Mr. McLarnon inquires as to the application being variance free if the old schedule was followed.

Mr. Patterson inquires as to the size of the decks.

Mr. Patterson inquires as to the application complying with the 50% rule for the third floor.

Mr. Wasleski states he has some confusion on the application.

Mr. Collins states the third floor doesn't belong.

Mr. Patterson states the intent of the board is to change the third floor deck area to fit in the roof line and have the area as part of the 50% area.

Mr. Palmisano states the third floor deck is intended for fresh air not a gathering area.

Mr. Collins request the width of the third floor be cut back to six feet.

Mr. Baylinson reviews the intent of the application.

Mr. Galantino request the applicant provide a non-conversion agreement.

Mr. Collins inquires as to the third floor deck being larger than the second floor deck.

Mr. Palmisano inquires as to the elevator box protruding into the parking spot in the garage.

Mr. Baylinson states it is a conforming legal space.

Mr. Keijdan states the garage door can be moved over one foot.

Mr. Collins state the third floor deck is larger than the second floor deck and it doesn't gain anything for the property.

Mr. Richmond inquires as to the grade of the proposed structure.

Mr. Keijdan states the structure is at the required flood elevation even without the garage below.

Mr. Richmond inquires as to the third floor deck.

Mr. Baylinson states the deck will be pulled back.

Open to Public.

Mr. Manos reviews the C variances. Revised plans are required.

Motion to grant the approval variances was put forth by Mr. Galantino and Mr. Cristaldi seconded. The motion was approved, five in the affirmative, two in the negative. Ayes; Patterson, Cristaldi, Galantino, Palmisano and Richmond. Nays – Collins and Wasleski.

DENNIS AND KIMBERLY FORTE – 400 NORTH QUINCY AVENUE – BLOCK 618 LOT 46 in the S-40 district to grand “C” variance relief for front yard side yard setback and possibly others. TAXES AND WATER ARE CURRENT AND PROOF OF ADVERTISING AND NOTIFYING IS SATISFIED.

Mr. McLarnon reads his review into the record.

Mr. Patterson inquires as to the expansion being vertical not horizontal.

Kris Facenda, attorney for the applicant, introduces the application and request the waiver.

Dennis Forte, 400 N Quincy Avenue, is sworn in and gives testimony to the need for the variances requested.

Peter Weiss, 101 N Washington Avenue, licensed architect in the State of New Jersey is sworn in and reviews the plans. He states the additional coverage will be 24 square feet.

Mr. Baylinson states the criteria for hardship has been met.

Mr. Wasleski inquires as to the porch being enlarged or moved.

Mr. Collins inquires as to the side yard setback being 17 inches.

Public portion is open.

Public portion is closed.

Mr. Patterson inquires as to the landscaping.

Mr. Manos reviews the C variances. Revised plans are not required.

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

ANDREW PERRY – 111 SOUTH QUINCY AVENUE – BLOCK 17 LOT 6 in the S-40 district to grant “C” variance relief for rear yard setback and possibly others. TAXES AND WATER ARE CURRENT AND PROOF OF ADVERTISING AND NOTIFYING IS SATISFIED.

Mr. McLarnon reads his review into the record and states there is no hardship that applies to this application.

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

Mr. Cristaldi inquires as to the addition consisting of a bath and closet.

Mr. Galantino inquires as to the addition being 82 square feet in total.

Rebecca Fellerman, New Jersey Licensed Architect with Asher Associates, is sworn in and gives testimony to the design of the application. This is a vertical expansion.

Mr. Patterson inquires as to the effect on the neighbors.

Public portion is open.

Public portion is closed.

A waiver for the areal map is requested and granted.

Mr. Manos reviews the C variances. Revised plans are not required.

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

RONALD AND DEBBIE MILLER – 19 NORTH HAVERFORD AVENUE – BLOCK 209.01 LOT 7 in the S-25 district to grant “C” relief for building coverage, both side yard setback, combined side yard setback, rear yard setback, landscaping and possibly others. TAXES AND WATER ARE CURRENT AND PROOF OF ADVERTISING AND NOTIFYING IS SATISFIED.

Mr. McLarnon reads his review into the record. He states there is no hardship variance, it is a substantial benefit variance. There is an additional variance for pervious coverage.

Brian Heun, attorney for the applicant, reviews the application.

Debbie and Ronald Miller, 19 N Haverford Avenue are sworn in.

George Loza, licensed architect in the state of New Jersey, 3219 West Brigantine Avenue, Brigantine, NJ is sworn in and credentials are accepted.

Ms. Miller gives testimony as to the need for the addition due to an expanding family.

Mr. Patterson request more greenery. Grass in the governor strip is needed.

Mr. Loza reviews the structural changes and states the improvements will be less than the 50% rule.

Mr. Galantino inquires as to this application minimizes cost. If cost is more than 50% of the appraised value, the structure will need to be raised.

Mr. Collins inquires as to the value being appraised or assessed, improvement or total value.

Mr. Loza states the improvement is in keeping with the neighborhood. There is no negative to Margate.

Mr. Patterson states the trees can be placed behind the sidewalk.

Mr. Collins requests grass and trees in the Govoner strip.

Mr. Miller states he has a difficult time walking past trees in the Govoner strip.

Mr. Richmond states trees and grass are not negotiable.

Public portion is open.

Ivy Mermeistein, 21 N. Haverford Avenue, is sworn in and speaks in favor of the application, but is concerned about access with the trees.

Laura Conour, 17 N Haverford Avenue, Speaks in favor of the application.

Susan Ordille, 21 N. Haverford Avenue, is sworn in and speaks in favor of the application

Public portion is closed.

Mr. Heun reviews the variances requested.

Mr. Patterson states that the Govoner strip has ample room for street trees and grass.

Mr. Manos reviews the C variances. Revised plans are required.

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

PUBLIC PARTICIPATION:

OTHER BUSINESS:

There being no further business, the motion to adjourn was made by Mr. Galantino and seconded by Mr. Patterson and unanimously approved. 8:55 pm.

Full meeting is available on tape.
Respectfully submitted

Johanna Casey
Planning Board Secretary/Administrator