

**Margate City Planning Board
Minutes
May 30, 2013**

1. Chairman Richard Patterson called the meeting to order at 7pm.

2. Flag Salute

3. Announcements from the chairman

A moment of silence for Gill Katz passing away. Adeo Santori's retirement.

4. Swearing in by Attorney Bergman

New members: David Carter, Despina Hess and Remy Pelosi

5. Roll Call

Present

Tom Collins

Clem Wasleski

Michael Richmond

Jim Galantino

Commissioner Taube

Margaret Guber-Nulty

Michael Cristaldi

Craig Palmisano

David Carter

Despina Hess

Remy Pelosi

Rich Patterson

Absent

Bill Gottschall

Jackie Zarillo, Court Reporter

Roger Rubin, Zoning Officer

Johanna Casey, Board Administrator

Stanley L. Bergman, Jr., Esq., Solicitor

6. Procedure

The Chairman announced that the meeting was being held in accordance with due public notice thereof and pursuant to the N.J. State "Sunshine" Law, which governs all public meetings. He also advised the applicants to sign forms at the end of their approval regarding mercantile licenses and building permits.

7. Minutes

The minutes of April 25, 2013 were received, on the motion by Mr. Collins; and second by Mr. Galantino, and unanimously approved.

8. Resolutions & Decisions

The following Resolutions were approved unanimously when received on motion by Mr. Wasleski, second by Mr. Collins: #17-2013: Sean Gormley; #18-2013 Jay and Shannon Snowden; #19-2013: Stephen M Zemaitatis, Jr; #20-2013: Peter Ramano; #21-2013: Joseph Ricchini.

9. **J & D DEVELOPMENT CO. LLC - 202 N JEFFERSON AVE. – Block 429 – Lot 62.02** in the MF district to grant a C VARIANCE for front yard setback, and possibly others. Taxes and water/sewer are current and proof of advertising and notification is satisfied.

Mr. Rubin, Zoning Officer, is sworn in and reads his review, which is attached.

Resolution 22-2013: FCF Associates Partnership is presented and unanimously approved.

Margaret Guber-Nulty recuses herself.

Brian Callaghan, the attorney for the applicant presents the application.

Peter Weiss, Architect for the property owner, is sworn in.

Open to board.

Public portion is opened.

Public portion is closed.

Motion to approve the variance was put forth by Mr. Galantino and Commissioner Taube seconded. The motion was approved, eight affirmative and no negative. Ayes; Collins, Wasleski, Richmond, Galantino, Taube, Cristaldi, Palmisano, Carter, Nays – None.

10. **SENSATIONAL DESSERTS, LLC t/a Johnny's Café – 9403 VENTNOR AVE. – BLOCK 28 – LOT 80** in the CBD District to grant a site plan to change a restaurant from non-alcohol serving to alcohol serving restaurant. Taxes and water/sewer are current and proof of advertising and notification is satisfied.

Mr. Rubin, Zoning Officer, is sworn in and reads his review, which is attached.

Christopher Baylinson, the attorney for the applicant, gives his summary of the application.

John H Liccio, owner/ operator is sworn in.

Jon Barnhart, licensed professional planner in the state of New Jersey, is sworn in and credentials are accepted.

Peter Weiss, architect for the applicant is sworn in and credentials are accepted.

Opened to the board. Calculation of square footage is revised.
Mr. Wasleski request planters or landscaping in alley. Revised plans are needed, for this and to show full landscaping.

Public portion is opened.

Melvin Green, 4 N Jefferson Ave. is sworn in. Objection to the deliveries on Jefferson is raised. A loading zone is suggested to be presented to the commissioners.

Public closed.

Mr. Collins requests consolidation of the lots, but this is not part of the motion.

Motion to approve a site plan to change a restaurant from non-alcohol to serving alcohol serving restaurant was put forth by Commissioner Taube and Mr. Galantino second. The vote was eight in the affirmative and one in the negative. The vote is as follows: Ayes; Wasleski, Richmond, Galantino, Taube, Guber-Nulty, Cristaldi, Palmisano, and Patterson. Nay: Collins.

11. **COUZZINS LLC – 125 N WASHINGTON AVE. – BLOCK 326 – LOT 31** in the C-1 district to grant a D variance, and C Variance. Taxes and water/sewer are current and proof of advertising and notification is satisfied.

Commissioner Taube, Mr. Collins and Mr. Galantino recuse themselves.

Mr. Rubin, Zoning Officer, is sworn in and reads his review, which is attached.

Christopher Baylinson, attorney for the applicant, presents the application.

Jon Barnhart, Professional Planner, Christina Buendicho, Architect, Lee Berman, owner are sworn in.

Board portion is opened to questions. Roof pitch is addressed by Mr. Cristaldi. Mr. Wasleski addresses parking.

Public portion is opened.

Joan Costa, 121 N Washington Ave, is sworn in. She questions the distance between her building and the new construction.

Public portion is closed.

Motion to approve the variance was put forth by Mr. Cristaldi and Mr. Palmisano seconded. The vote was seven in the affirmative and zero in the negative. The vote is as follows: Ayes; Wasleski, Richmond, Cristaldi, Palmisano, Carter and Patterson. Nay: none.

Eight sets of revised plans are needed, regarding necessary changes to the plan which were a part of the motion, as reflected in the Administrative Follow Up memo.

- 12. ATLANTIC CITY ELECTRIC COMPANY– WELLINGTON AND FREDERICKSBERG AVES. – BLOCK 701 – LOTS 20** in the S-60 district to grant site plan, D variances and C variance. Taxes and water/sewer are current and proof of advertising and notification is satisfied.

Roger Rubin, Zoning Officer, was sworn and read his review, which is attached.

Attorney Enid Hyberg represents Atlantic City Electric Co.. Ms Hyberg summarizes the application.

Rebecca Koze, licensed engineer, Paul Ricci, licensed professional planner, and John Mele, Electrical engineer are sworn in.

The public Portion was opened.

Public portion was closed.

Mr. Bergman, solicitor speaks of each variance.

Motion to approve was put forth by Mr. Cristaldi and Ms Guber-Nulty seconded. The vote was seven in the affirmative and zero in the negative. The vote is as follows: Ayes; Wasleski, Richmond, Guber-Nulty, Cristaldi, Palmisano, Carter and Patterson. Nay: none.

- 13. Public Participation - none**

There being no further business, the motion to adjourn was made by Mr. Richmond and seconded by Mr. Cristaldi and unanimously approved.

Full meeting is available on tape.
Respectfully submitted

Johanna Casey
Planning Board Secretary/Administrator