



CITY OF MARGATE PLANNING BOARD

MINUTES

Thursday, June 25, 2020

Board Chairman, Richard Patterson calls the meeting to order at 6:30 pm and explains the procedure for the virtual meeting.

1. **Flag Salute**

2. **Roll Call:**

Members Present:

Tom Collins
Clem Wasleski
Richard Patterson
Michael Cristaldi
Jim Galantino
Margaret Guber-Nulty
Craig Palmisano
Steven Jasiecki
Joseph DiGirolamo
Ron Gruppo
Michael Richmond

Members Absent:

Remy Pelosi

Staff Present:

Roger D. McLarnon, Zoning Officer
Palma Accardi, Board Administrator
Leo Manos, Esq., Board Solicitor

3. **Statement of Compliance:** Chairman Richard Patterson announces that the meeting is being held in accordance with due public notice thereof and pursuant to the NJ State Sunshine Law, which governs all public meetings.
4. **Approval of Minutes:** Tom Collins makes a motion to approve the minutes of May 28, 2020, which is seconded by Jim Galantino and unanimously approved.
5. **Approval of Decisions and Resolutions:** Michael Cristaldi makes a motion to approve the Decisions and Resolutions of #24-2020: Luke and Debbie Duff (Crane) and #25-2020: Michael Neel, which is seconded by Michael Richmond.

Roger McLarnon is sworn in and explains the topics to be discussed during the new business portion of the meeting. Leo Manos states that it will be a discussion only and that there will be no voting involved.

6. **Appointment of By-Right Subdivision Subcommittee:** Chairman Richard Patterson appoints Roger McLarnon and Board Members Michael Cristaldi, Michael Richmond, and Ron Gruppo as the By-Right Subdivision Subcommittee which is to be updated annually.

7. Applications:

- a) **MARGARET DAY: 9420 Amherst Ave., Block 528 Lot 4 & Block 529 Lot 1**, located in the WSD district seeking site plan approval for an “in water aqua park” with proposed seasonal inflatable play equipment.

Roger McLarnon is sworn in and reviews his report of the application and possible conditions of approval.

Eric Goldstein, attorney on behalf of the applicants, explains that this is an application for site-plan approval only and does not include any variance requests.

John Halbruner, New Jersey Licensed Architect and Engineer, 701 West Ave. #301, Ocean City, NJ, is sworn in and his credentials are accepted by the Board. Mr. Halbruner displays the plans and describes the preexisting conditions as well as the proposed configuration of the site.

Mr. Goldstein explains the use of the boat slips.

Mr. Halbruner explains the parking and bathroom requirements.

Margaret Day, 10521 3rd Avenue, Stone Harbor, NJ is sworn in and provides information regarding the hours of operation and safety precautions, as well as the bathroom and trash concerns.

Richard Patterson asks if there will be a need for lighting.

Joseph DiGirolamo asks about the boat drop off.

Mr. McLarnon inquires as to the number of employees that will working at any one time.

Mr. DiGirolamo asks about the maximum capacity allowed.

Michael Cristaldi asks about bathrooms.

Clem Wasleski inquires as to the walkway, guard rails, and ticket booth location.

Ms. Day explains the employee shifts.

Tom Collins asks if the applicant would be responsible for the cost of the bulkhead and dredging.

Public portion is open.

Miriam Weitzman, 9608 Amherst Avenue, Margate, NJ, is sworn in and asks questions regarding the hours of operation and noise factor.

Kristopher Facenda, attorney on behalf of Blue Water Marina, supports the revised application and asks for confirmation regarding the distance between property lines.

Bob Baranowski, attorney on behalf of Harbor Vista Limited Homeowners Association, states concerns regarding traffic.

Jeffrey Herskowitz, 115 S. Osborne Avenue, Margate, NJ, is sworn in, supports the application and inquires as to the docking on the north and south side.

George Kennedy, 9414 Amherst Avenue, Margate, NJ, is sworn in and inquires as to the permits and approvals of the DEP and Army Corps of Engineers.

Cathy Hartford, 123 N. Brunswick Avenue, Margate, NJ, is sworn in, supports the application and asks questions regarding the use of life jackets.

David Barow, 9510 Amherst Avenue, Margate, NJ, is sworn in, is opposed to the application and states concerns regarding bathrooms and trash.

Jim Leeds, 9401 Amherst Avenue, Margate, NJ is sworn in, supports the application and states that all of his prior concerns and conditions have been addressed.

Ray Romito, 9408 Amherst Avenue, Margate, NJ, is sworn in and states concerns regarding traffic and safety.

Elizabeth Little, 9412 Amherst Avenue, Margate, NJ, is sworn in and asks questions regarding future bathroom locations and pump noise.

Beverly Levin, 2 S. Benson Avenue, Margate, NJ, is sworn in and asks questions regarding parking and age requirements.

Fred Tursi, 9400 Amherst Avenue, Margate, NJ, is sworn in and states concerns regarding safety, crosswalks, stop signs, and the drop off area.

Jody Singer, 9510 Amherst Avenue, Margate, NJ is sworn in and asks questions regarding a traffic study and when it was conducted.

Ms. Little asks if there will be enforcement of the drop off requirements.

Mr. Patterson explains that the Planning Board is only reviewing the application for site plan approval.

Mr. McLarnon explains some of the safety measures that the City has planned as part of the promenade project.

Public portion is closed.

Mr. Wasleski inquires as to the ticket pricing.

Mr. Manos reviews the application for preliminary and final site plan approval, checklist waivers, and conditions stated in the reports of Mr. McLarnon and Remington and Vernick Engineers.

Michael Richmond makes a motion to grant site-plan approval, which is seconded by Michael Cristaldi. Ayes: Tom Collins, Clem Wasleski, Richard Patterson, Michael Cristaldi, Jim Galantino, Margaret Gubernuly, Craig Palmisano, Joseph DiGirolamo, and Michael Richmond; Nays: None. **The motion passes with (9) nine votes in favor of the application and (0) zero votes against the application.**

- b) **STEPHEN MOONEY: 8 S. Quincy Ave., Block 118 Lot 13**, located in the S-60 district seeking “c” variance relief for right side yard setback, building coverage, roof pitch, and possibly others in order to renovate the existing single family home.

Roger McLarnon reviews his report of the application.

Chris Baylinson, attorney on behalf of the applicant, describes the existing home, what is being proposed, and the variances requested.

Stephen Mooney, 16 S. Kenyon Avenue, Margate, NJ, is sworn in.

Jack Smith, New Jersey Licensed Architect, 1344 Chews Landing Road, Laurel Springs, NJ, is sworn in and his credentials are accepted by the Board.

Mr. Mooney tells the Board about his family history in Margate and explains why he believes the home should be saved.

Mr. Smith describes the construction design, flood requirements, and explains the intention to preserve the home.

Richard Patterson asks if the brick siding will be maintained.

Craig Palmisano asks questions regarding the rear pavers and grass in the back of the property.

Mr. McLarnon explains how coverage is being increased.

Mr. Palmisano asks about the length of the driveway.

Mr. Smith states that it will comply.

Michael Cristaldi inquires as to the ductwork requirements.

Mr. McLarnon states that it must be certified per the Construction Official.

Public portion is open.

Mark and Beth Schwartz, 9 S. Rumson Avenue, Margate, NJ, are sworn in and state their concerns regarding the garage structure being raised.

Brian Finkelstein, 2307A Ridge Road, Baltimore, MD, is sworn in and explains he is speaking on behalf of his grandmother, Maggie Stetzer who lives next door to the property. Mr. Finkelstein states concerns regarding the construction work, proposed height, and setbacks.

Mr. Mooney states that he must raise the home in order to meet the requirements and preserve the home.

Mr. Cristaldi explains that the Board has no say on raising the house.

Michael Richmond explains that Mr. Finkelstein’s concern regarding the construction is not under the jurisdiction of the Board and is an issue for the Building Inspector.

Mr. Schwartz asks about the garage.

Mr. McLarnon states that off-street parking requirements are being met.

Leslie Stetzer-Finkelstein, 2314 Velvet Ridge Drive, Owings Mills, MD, is sworn in and requests reassurance and information regarding the construction process.

Mr. Mooney agrees.

Public portion is closed.

Mr. Manos reviews the variances, representations made during the course of the hearing, and conditions stated in Mr. McLarnon's report.

Tom Collins makes a motion to grant approval for variance relief, which is seconded by Michael Richmond. Ayes: Tom Collins, Clem Wasleski, Richard Patterson, Michael Cristaldi, Jim Galantino, Margaret Gubernuly, and Michael Richmond; Nays: None. **The motion passes with (7) seven votes in favor of the application and (0) zero votes against the application.**

- c) **RALPH LEVI AND JANICE BURG-LEVI: 40 N. Clarendon Ave., Block 204.01 Lot 10,** located in the S-25 district seeking "c" variance relief for rear yard setback, building coverage, and possibly others in order to construct an addition.

Roger McLarnon reviews his report of the application.

Chris Baylinson, attorney on behalf of the applicants, describes the proposed project and the request for variances.

Peter Weiss, New Jersey Licensed Architect, 101 N. Washington Avenue, Margate, NJ is sworn in and his credentials are accepted by the Board. Mr. Weiss describes the existing home and the proposed addition and explains why variances will be needed for rear yard setback and building coverage.

Clem Wasleski asks about the shower on the third floor.

Public portion is open.

Public portion is closed.

Mr. Manos reviews the variances, representations made during the course of the hearing, and conditions stated in Mr. McLarnon's report.

Tom Collins makes a motion to grant approval for variance relief, which is seconded by Michael Richmond. Ayes: Tom Collins, Clem Wasleski, Richard Patterson, Michael Cristaldi, Jim Galantino, Margaret Gubernuly, and Michael Richmond; Nays: None. **The motion passes with (7) seven votes in favor of the application and (0) zero votes against the application.**

- d) **ERIC SILVERSTEIN: 106 N. Kenyon Ave., Block 313.02 Lot 21,** located in the S-30 district seeking a minor subdivision and "c" variance relief for side yard setback, combined side yard setback, landscaping, and possibly others.

Roger McLarnon reviews his report of the application and waivers requested.

Brian Callaghan, attorney on behalf of the applicant, tells the Board about the owner's history with the property.

Arthur Chew, New Jersey Licensed Engineer and Planner, 130 West Seaview Avenue, Linwood, NJ, is sworn in and his credentials are accepted by the Board. Mr. Chew displays the plans and describes the proposed subdivision and need for variances in order to preserve the existing structure.

Steven Jasiecki recuses himself.

Mr. McLarnon notes that the front yard prevailing setback for lot "B" is to be determined.

Public portion is open.

Mark Schwartz, 107 N. Lancaster Avenue, Margate, NJ, is sworn in and asks if any of the variances would impact the back of the house.

Mr. Patterson explains that nothing will change with the existing house.

Public portion is closed.

Mr. Manos reviews the minor subdivision and variances, representations made during the course of the hearing, and conditions stated in the reports of Mr. McLarnon and Remington and Vernick Engineers.

Clem Wasleski makes a motion to grant approval for a minor subdivision and variance relief, which is seconded by Michael Richmond. Ayes: Tom Collins, Clem Wasleski, Richard Patterson, Michael Cristaldi, Jim Galantino, Margaret Guber-Nulty, Craig Palmisano, Joseph DiGirolamo, and Michael Richmond; Nays: None. **The motion passes with (9) nine votes in favor of the application and (0) zero votes against the application.**

8. Other Business: Discussion of proposed zoning changes.

Roger McLarnon informs the Board of proposed zoning changes to be discussed in the future, which include building height, spas and hot tubs, and front yard setback requirements. Mr. McLarnon states that the topic of the hotel overlay zone may also be revisited, but with several changes.

9. Public Portion

Public portion is open.

Bob Baranowski, attorney on behalf of the Island House Condominium Association, states concerns regarding the proposed overlay district.

Peter Primavera, on behalf of Peter Primavera Partners and the National Landmark's Alliance, advises the Board of concerns regarding the proposed overlay zone in relation to Lucy the Elephant, a National Historic Landmark.

Henry Gorenstein, 9100 Beach Avenue, states his oppositions to the proposed overlay zone as well as his concerns regarding Lucy the Elephant.

Eric Stevens, asks about a prior commission meeting regarding the proposed overlay zone.

Leo Manos explains the ordinance adoption process.

Len Wolberg, 9100 Beach Avenue, asks when the meeting will take place with the City Commissioners regarding the proposed overlay zone.

Richard Patterson states that information regarding upcoming commission meetings may be obtained by contacting the City Clerk.

Public portion is closed.

Tom Collins makes a motion to adjourn the meeting, which is seconded by Joseph DiGirolamo and unanimously approved at 10:50 p.m.

The audio recording of this meeting is available on the Margate website.

Submitted By: Palma Accardi
 Board Administrator and Secretary