

# **MARGATE CITY PLANNING BOARD MINUTES**

**Thursday April 26, 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  
Michael Cristaldi  
Margaret Guber-Nulty  
Craig Palmisano  
Despina Hess  
Remy Pelosi

### Absent

Tom Collins

Ron Gruppo  
Joe DiGirolamo  
Rich Patterson

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.

## **SWEARING IN OF REAPPOINTED MEMBERS-**

Mr. Manos swears in reappointed member Joseph DiGirolamo.

## **MINUTES**

The minutes March 22, 2018 were received on the motion of Mr. Galantino, 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. Galantino, seconded by Mr. Cristaldi. #16-2018: Consistency Report on Ordinance #05-2018 Amending and Supplementing Chapter 175 Section 29C, #17-2018: North Peak Holdings LLC, #18-2018: Temple Shirat Hayam, #19-2018: Joseph F. Calcara III, 20-2018: Bendyl Development, Inc., 21-2018: Barbary Coast, LLC, 22-2018: Elizabeth Abbott and Andrew Feriozzi.

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**THE 2012 TOPAZ FAMILY TRUST** – 114 S. QUINCY AVE. – BLOCK 18 LOT 17 in the S-40 district to grant C variances for coverage, rear yard, combined side yard and possibly others. TAXES AND WATER ARE CURRENT AND PROOF OF ADVERTISING AND NOTIFYING IS SATISFIED.

Roger McLarnon, Zoning Officer, is sworn in and reads his review which is attached.

Brian Cullen, attorney for the applicant, reviews the variances for the application.

Peter Weiss, Architect for the applicant, is sworn in and gives testimony as to the positive and negatives of the application.

Mr. Patterson inquires as to whether the deck will protrude.

Mr. Richmond inquires as to whether there is an increase in living space.

Mr. Richmond inquires as to there being an elevator.

Mr. DiGirolamo inquires as to siding.

Mark Topaz, property owner, is sworn in and gives testimony as to the need for the variances.

Mr. Wasleski inquires as to the deck located on the site plan.

Public portion is open.

Public portion is closed.

Mr. Manos reviews the C variances and revised plans are not required.

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

**GENE GRIMALDI** – 14 N. GLADSTONE AVE. – BLOCK 208 LOT 29 in the S-25 district to grant C variances for side yard deck height, side yard and combined side yard and possibly others. TAXES AND WATER ARE CURRENT AND PROOF OF ADVERTISING AND NOTIFYING IS SATISFIED.

Roger McLarnon, Zoning Officer, reads his review, which is attached.

Gene Grimaldi, property owner, is sworn in and gives testimony as to the need for the variance.

Mr. Wasleski inquires as to the window being moved.

Mr. Patterson inquires as to the roof pitch meeting zoning regulations.

Mr. Patterson request two street trees.

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Mr. Mc Larnon corrects the error in the drawing and states that the deck will be ten feet wide.

Mr. Palmisano inquires as to the deck being enclosed in the future.

Public portion is open.

Public portion is closed.

Mr. Manos reviews the C variances for relief with street trees added and revised plans are not required.

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

**STACY COPPINGER** – 9709 VENTNOR AVE. BLOCK 231 LOTS 14 in the C-2 district to grant D variance for use a C variances for side yards, combine side yard, lot area and lot width and possible others. TAXES AND WATER ARE CURRENT AND PROOF OF ADVERTISING AND NOTIFYING IS SATISFIED.

Mr. Galantino recuses himself due to the D variance.

Roger McLarnon, Zoning Officer, reads his review, which is attached.

Mr. Patterson inquires as to the plans.

Michael Rann, attorney for the applicant, reviews the variances.

Jon Barnhart, 400 N. Dover Ave. Atlantic City, licensed professional planner, reviews the site plan.

Mr. Patterson inquires as to the improvement to the neighborhood.

Mr. Palmisano inquires as to the number of bedrooms.

Mr. Cristaldi inquires as to the side yards.

Mr. Palmisano inquires as to there currently being a curb cut.

Mr. DiGirolamo inquires as to the site triangle of the curb cut and cars exiting Horizon Eye Care's parking lot.

Mr. Wasleski states that the plans are submitted by an engineer not a NJ Licensed Architect.

Public portion is open.

Public portion is closed.

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Mr. Manos reviews the C and D variances and informs the Board and applicant that a vote of five in the positive are required in order to pass.

Michael Rann, attorney for the applicant, requests a continuance due to having only site plan.

A motion was put forth by Ms. Pelosi and second by Mr. Cristaldi to grant a continuance until May 24<sup>th</sup>. The motion was approved by a voice vote. All were in favor. None opposed.

Renotice is not required.

**MARJORIE STANEK** – 8505 WINCHESTER AVE. BLOCK 313.01 LOT 24 in the S-30 district to grant C variances for side yard setback, combined side yard setback, front yard setback, building coverage, curb cut and possible others. TAXES AND WATER ARE CURRENT AND PROOF OF ADVERTISING AND NOTIFYING IS SATISFIED.

Mr. McLarnon reads his review, which is attached.

Steven Abarmoff, attorney for the applicant, reviews the variances.

Gerald Blackman, Jr. 17 W Knight Ave. Collingswood, NJ, Licensed Architect in the State of New Jersey as well as a Licensed Professional Planner reviews the application.

Mr. Palmisano inquires as to the roof pitch.

Ms. Hess inquires as to the building coverage.

Mr. Patterson inquires as to there being living space over the garage.

Mr. Wasleski inquires as to the type of siding.

Open for public participation.

Public portion is closed.

Mr. Manos reviews the C variances for relief and revised plans are required to correct elevation.

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, Patterson, Cristaldi, Galantino, Guber-Nulty, Palmisano and Richmond. Nays – none.

**BRIAN AND DANA HILTNER** – 428 N. PEMBROKE AVE. BLOCK 617 LOTS 36 in the S-40 district to grant C variances for front yard setback to the building, building coverage and possible others. TAXES AND WATER ARE CURRENT AND PROOF OF ADVERTISING AND NOTIFYING IS SATISFIED.

Margaret Guber-Nulty recuses herself.

Mr. McLarnon reads his review which is attached.

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Mr. Baylinson, attorney for the applicant, reviews the variances.

Tom Baglivo, 301 East Germantown Pike, East Norristown, PA, Licensed Architect in the State of New Jersey, reviews the application.

Mr. Palmisano inquires as to the increase of two for the front yard setback.

Mr. Richmond inquires as to the width of the deck if it were to conform.

Mr. McLarnon inquires as to there being an outside shower. And he recommends that the air conditioner condensers be relocated to inside the garage.

Mr. Wasleski inquires as to the location of the drainage from the garage roof if the overhang is on the property line.

Mr. Cristaldi inquires as to the condensers being five feet from the property line.

Public portion is open.

Mark Nashstein, 430 N. Pembroke Ave. inquires as to his site view with the location of the front deck.

Jon Barnhart, Licensed Professional Planner, is sworn in and responds to the location of the deck and the neighbor's view.

Mr. Patterson inquires as to the possibility of moving the structure back.

Mr. DiGirolamo inquires as to the existing porch being out further than the proposed.

Mr. Richmond inquires as to the possibility of the porch being seven feet wide.

Ms. Hess request clarification as to the number of neighbors objecting to the application.

Public portion is closed.

Mr. Baylinson states that the applicant is not changing the variance requests.

Mr. Manos reviews the site plan and C variances requested which revised plans are required.

Motion to grant the approvals were put forth by Ms. Pelosi and Mr. Galantino seconded. The motion was approved, seven in the affirmative and zero in the negative. Ayes; Wasleski, Patterson, Cristaldi, Galantino, Palmisano, Hess and Richmond. Nays – none.

## **PUBLIC PARTICIPATION:**

## **OTHER BUSINESS:**

A motion to go into Closed Session to discuss Adventure Golf litigation was put forth by Mr. Galantino, second by Mr. DiGirolamo.

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By Voice Vote all were in favor.

A Motion to come out of Closed Session was put forth by Mr. Cristaldi, second by Mr. DiGirolamo.

Mr. Manos read into the record Resolution #24-2018.

A motion to accept Resolution #24-2018 was put forth by Mr. Galantino, Second by Mr. Cristaldi. The resolution passes with a voice vote of all in favor and none opposed.

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

Full meeting is available on tape.  
Respectfully submitted

Johanna Casey  
Planning Board Secretary/Administrator