

**Margate City Planning Board
Minutes
June 27, 2013**

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

2. Flag Salute

3. Roll Call

Present

Tom Collins
Clem Wasleski
Michael Richmond
Jim Galantino
Commissioner Taube
Michael Cristaldi
Craig Palmisano
David Carter
Despina Hess
Remy Pelosi
Rich Patterson

Absent

Bill Gottschall
Margaret Guber-Nulty

Jackie Zarillo, Court Reporter
Roger Rubin, Zoning Officer
Johanna Casey, Board Administrator
Stanley L. Bergman, Jr., Esq., Solicitor

4. 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.

5. Minutes

The minutes of May 30, 2013 were received, on the motion by Mr. Collins; and second by Mr. Wasleski, and unanimously approved.

6. Resolutions & Decisions

The following Resolutions were approved unanimously when received on motion by Mr. Galantino, second by Mr. Cristaldi: #23-2013: J & D Development Co., LLC; #24-2013 Sensational Deserts, LLC; #25-2013: Couzzins LLC; #26-2013: Atlantic City Electric Company.

7. ROBERT PLOTKA – 25 N HAVOVER AVE.-BLOCK 210.01 LOT 4 in the S-25 district to grant a C VARIANCE for height, side and 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.

James Swift, the attorney for the applicant presents the application.

Harry Harper, Architect for the property owner, is sworn in and credentials are accepted..

Louis Joseph Cappone, engineer is sworn in and credentials are accepted.

James Swift explained the need for the elevator to accommodate the property owner's special needs.

Harry Harper gives the reasons for the location of the elevator.

Louis Capone tells why the elevator is not entered from the street.

Robert Plotka, property owner is sworn in and defends the need for the elevator being interior entrance.

Debbie Buchalski, property renovator, is sworn in and explains the need to keep the charm of the municipality.

Time of application is when FEMA Rules apply.

Open to board.

Clem Wasleski requested raised planter in front of house with low retaining wall.

Public portion is opened.

Public portion is closed.

Solicitor Stanley Bergman reads the variances which require revised plans.

Motion to approve the variance with conditions was put forth by Mr. Galantino and Tom Collins seconded. The motion was approved, eight affirmative and one in the negative. Ayes; Collins, Wasleski, Galantino, Taube, Cristaldi, Palmisano, Carter, Patterson. Nays – Richmond.

8. **BERNARD KRIK – 348 N RUMSON AVE. – BLOCK 619 – LOT 12** in the S-40 District to grant a C Variance for building height. 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.

Brian Callaghan, the attorney for the applicant, gives his summary of the application.

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

Jon Barnhart explains the location for the equipment is the most logical location, with the neighbor's condensers directly opposite.

Opened to the board. Tom Collins discussed sound barriers. Jim Galantino validates the pool equipment being three feet above grade.

Mr. Bernard Krik is sworn in. He describes the size of the equipment as being small.

Public portion is opened.

Public closed.

Motion to approve a C Variance was put forth by Mr. Collins and Commissioner Taube seconded. The vote was nine in the affirmative and none in the negative. The vote is as follows: Ayes; Collins, Wasleski, Richmond, Galantino, Taube, Cristaldi, Palmisano, Carter and Patterson. Nay: none.

9. **FRED AND BARBARA WHITE – 14 S RUMSON AVE. – BLOCK 619 – LOT 16** in the S-40 district to grant a height and accessory structure variance. 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, attorney for the applicant, presents the application with the removal of the variance for the height.

Board portion is opened to questions.

Public portion is opened.

Public portion is closed.

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

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.

10. **MICHAEL CHAPMAN – 437 AND 439 N THURLOW AVES. – BLOCK 520 – LOTS 16 & 14** in the S-40 district to grant C variance for house height, roof pitch, and deck height. Taxes are current and proof of advertising and notification is satisfied.

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

Raymond Went, attorney for the applicant summarizes the application.

Mark Asher, the architect for the applicant is sworn in. He describes the riser to the deck.

The public Portion was opened.

Public portion was closed.

Mr. Bergman, solicitor speaks of the variance for the deck.

Eight sets of revised plans are required along with a deed of consolidation.

Motion to approve was put forth by Mr. Galantino and Commissioner Taube seconded. The vote was seven in the affirmative and two in the negative. The vote is as follows: Ayes; Collins, Richmond, Galantino, Taube, Cristaldi, Palmisano, Carter. Nay: Wasleski and Patterson.

11. **Public Participation** - none

Other Business – Mr. Rubin informs the board of the V Zone being eliminated by FEMA. Stuart Weiser of Remington and Vernick is available to present the amendment to the Planning Board on Tuesday, July 23 2013.

The Board votes unanimously by show of hands to meet.

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

Full meeting is available on tape.
Respectfully submitted

Johanna Casey
Planning Board Secretary/Administrator