

**Margate City Planning Board
Minutes
July 25, 2013**

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

2. Flag Salute

3. Roll Call

Present

Tom Collins

Bill Gottschall

Clem Wasleski

Michael Richmond

Jim Galantino

Commissioner Taube

Margaret Guber-Nulty

Michael Cristaldi

Craig Palmisano

David Carter

Despina Hess

Remy Pelosi

Rich Patterson

Absent

None

Jackie Zarrillo, 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 June 27, 2013 were received, on the motion by Commissioner Taube; and second by Mr. Galantino, and unanimously approved.

6. Resolutions & Decisions

The following Resolutions were approved unanimously when received on motion by Mr. Collins, second by Commissioner Taube: #27-2013: Robert Plotka; #28-2013 Bernard Krik; #29-2013: Fred and Barbara White; #30-2013: Michael Chapman.

7. **STEPHEN MARCHEL – 8701 FULTON AVE.- BLOCK 718 LOT 13** in the S-40 district to grant a C VARIANCE for side and rear setback, and possibly others. Taxes and water/sewer are current and proof of advertising and notification is satisfied.

Commissioner Taube recuses herself.

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

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

Jon Barnhart, licensed professional planner in the state of New Jersey and Peter Weiss, licensed Architect for the property owner, is sworn in and credentials are accepted.

Jon Barnhart reviews the exhibits.

Open to the board.

Clem Wasleski and Margaret Guber-Nulty pose questions.

Public portion is opened.

Philip DiBerardino, 505 N Pembroke Ave, is sworn in, and questions the intention of the street vacation and construction. Solicitor Bergman interprets Ordinance 2013-13.

Amy Mallenbaum, 8703 Fulton Ave, is sworn in and reports that air light and space will infringe on her property.

Public portion is closed.

Attorney Callaghan agrees to decrease the width of the house and move the west wall 18 inches from the western property line.

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, seven affirmative and two in the negative. Ayes; Collins, Richmond, Galantino, Guber-Nulty, Palmisano, Carter, Patterson. Nays – Wasleski, Cristaldi.

8. **MARK and SUSAN TRAGER – 118 N. MANSFIELD AVE. – BLOCK 314 – LOT 15** in the S-30 District to grant a C Variance for side yard setback,

building coverage, swimming pool setbacks 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.

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

Mike Cristaldi recuses himself.

Thomas Dase, licensed professional planner in the state of New Jersey, and William Cohen, Architect, are sworn in and credentials are accepted.

Mr. Cohen explains the reasons for four bedrooms.

Opened to the board. Mr. Wasleski questions roof over deck being a variance and rear wall. Commissioner Taube questions the pool equipment location. Mr. Palmisano inquires about the retaining wall.

Public portion is opened.

Mimi Dubin, 116 N Mansfield Ave. is sworn in. She is in favor of the project.

Stanton Dubin, 116 N Mansfield Ave. is sworn in and is in favor of the project.

Ronald Adelman, 124 N Mansfield Ave. is sworn in and is in favor of the project.

Public closed.

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

9. **16 S CEDAR GROVE AVE., LLC – 16 S CEDAR GROVE AVE. – BLOCK 124 – LOT 228** in the S-60 district to grant a C VARRIANCE for garage location, pool location, size of accessory structure. Taxes are current and proof of advertising and notification is satisfied.

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

Eric Goldstein, attorney for the applicant, presents the application.

Margaret Guber-Nulty recuses herself.

Jon Barnhart, licensed professional planner in the state of New Jersey, Jeff Kallander, Developer, and John Marshall, Licenced Architect are sworn in.

Mark Kaplan, 20 S. Cedar Grove Ave., Licensed Attorney in Pennsylvania, is sworn in and recaps the agreement with the neighbors and the property owner.

Board portion is opened to questions.

Brenda questions the doors on the garage.

Public portion is opened.

Gwen Forman, 21 S Benson Ave., objects.

Stephen Schechter, 23 S Benson Ave., questions sound barrier around pool equipment.

David Juliano, 18 S Cedar Grove Ave, questions drainage.

Frank Sagen, 14 S Cedar Grove Ave., questions drainage.

Public portion is closed.

Roger reads requirements for revised plans. Fifteen foot easement is to be recorded, and engineering of alley draining is required via revised plans.

Motion to approve the variance was put forth by Mr. Collins and Mr. Galantino seconded. The vote was nine in the affirmative and zero in the negative. The vote is as follows: Ayes; Collins, Gottshall, Walseski, Richmond, Galantino, Taube, Cristaldi, Palmisano, 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.

Five minute break is taken.

10. **ALAN FRANKEL and EUGENE CARROCCIA – 8512 VENTNOR AVE. – BLOCK 113.02 – LOT 7** in the S-60 district to grant SITE PLAN and USE VARIANCE for a free standing sign. Taxes are current and proof of advertising and notification is satisfied.

Commissioner Taube, Tom Collins and Jim Galantino recuse themselves.

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

Eric Goldstein, attorney for the applicant summarizes the application.

Mark Petrella, Architect, Joel Frankel, Dentist, David Frankel, Physician, Alan Frankel, Dentist, and Eugene Carroccia, Physcian are all sworn in.

Mark Petrella shows the design and materials of the sign and compares it to other signs in the Parkway section.

Alan Frankel speaks.

David Frankel speaks.

Joel Frankel speaks.

Eugene Carroccia speaks.

Open to Board

The public portion was opened.

Clair Cotney, 1 S. Mansfield Ave, is sworn and speaks.

Melvin Richter, 8600 Ventnor Ave., is sworn and speaks.

Peter Weiss, 3 S Mansfield Ave., is sworn and speaks.

Marla Brestle, 8805 Ventnor Ave., is sworn and speaks.

Linda Richter, 8600 Ventnor Ave., is sworn in and speaks.

Rachel Bogatin, 8 S Brunswick Ave., is sworn in and speaks.

Marvin Heibigman, 5 S Lancaster Ave., is sworn in and speaks.

Barbara Weiss, 3 S Mansfield Ave., is sworn in and speaks.

Lee Mesham, 8204 Bayshore Drive, is sworn in and speaks.

Alexandria Farber, 8601 Ventnor Ave., is sworn in and speaks.

Stanton Dubin, 116 N Mansfield Ave., is sworn in and speaks.

Barbara Pachter, 5 S Mansfield Ave., is sworn in and speaks.

Dr. Eugene Carroccia speaks.

Attorney Goldstein gives his closing summary.

Public portion was closed

Rich Patterson gives a history of the property.

Mr. Bergman, solicitor speaks of the minor site plan and D variance.

Eight sets of revised plans are required.

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

PETER CAMPO – 114 N ARGYLE AVE. – BLOCK 302.01 – LOT 13 in the S-25 District to grant a C VARIANCE for front yard setback for a proposed porch roof. Taxes are current and proof of advertising and notifying is satisfied.

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

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

11. Public Participation - none

Other Business – Mr. Rubin informs the board of a second meeting for September to meet the case load.

The Board votes unanimously by show of hands to meet on Wednesday, September 25 in addition to the regular meeting on September 26, 2013.

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

Full meeting is available on tape.

Respectfully submitted

Johanna Casey
Planning Board Secretary/Administrator