

**Margate City Planning Board  
Minutes  
August 29, 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  
Jim Galantino  
Margaret Guber-Nulty  
Michael Cristaldi  
David Carter  
Remy Pelosi  
Rich Patterson

Absent

Michael Richmond  
Commissioner Taube  
Craig Palmisano  
Despina Hess

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 July 23, 2013 were received, on the motion by Mr. Wasleski; and second by Mr. Cristaldi, and unanimously approved.

**6. Resolutions & Decisions**

The following Resolutions were approved unanimously when received on motion by Mr. Gottschall, second by Ms Guber-Nulty: #31-2013: Stephen Marschel; #32-2013: Mark & Susan Trager; #33-2013: Cedar Grove Ave. LLC; #34-2013: Alan Frankel and Gene Carroccia; #35-2013: Peter Campo.

Chris Baylinson, Attorney for Thomas and Janet Dugan informs the Board that they were being removed from the agenda and would request to be heard on the September 26, 2013 meeting. Renotification and republishing were not required

7. **EVANS GROVE NJ, LLC – 204 N ADAMS AVE.-BLOCK 428 LOT 82.01** 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.

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

Peter Weiss, licensed Architect for the property owner, is sworn in and credentials are accepted.

Peter Weiss reviews the exhibits Dated July 29, 2013.

Open to board.

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. Wasleski and Mr. Cristaldi seconded. The motion was approved, nine affirmative and zero in the negative. Ayes; Collins, Gottschall, Wasleski, Galantino, Gubernuly, Cristaldi, Carter, Pelosi, Patterson. Nays – None.

8. **WILMA WARREN – 109 S KNIGHT AVE. – BLOCK 11.01 – LOT 5** in the S-30 District to grant a C Variance for side and rear yard setback. 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.

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

Gedalia Vinokurov, licensed architect not in the state of New Jersey, is sworn in and credentials are accepted. Plans were sealed by an employee who is licensed in the State of New Jersey.

Opened to the board.

Public portion is opened.

Public closed.

Solicitor Stanley Bergman reads the variances, which require revised plans. Conditions are not part of the resolution.

Motion to approve a C Variance was put forth by Mr. Galantino and Mr. Collins seconded. The vote was eight in the affirmative and one in the negative. The vote is as follows: Ayes; Collins, Gottschall, Galantino, Guber-Nulty, Cristaldi, Carter, Pelosi and Patterson. Nay: Wasleski.

9. **SIDNEY GELLER, LLC – 108 N THURLOW AVE. – BLOCK 321 – LOT 20** in the S-30 district to grant a C VARRIANCE for side and rear setbacks. 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.

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

Peter Weiss, licensed Architect in the state of New Jersey, and is sworn in.

Board portion is opened to questions.

Public portion is opened.

Public portion is closed.

Solicitor Stanley Bergman reads the variances.

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, Wasleski, Galantino, Guber-Nulty, Cristaldi, Carter, Pelosi, and Patterson. Nay: none.

10. **DR. JOSHUA AND ROBIN SCHWARTZ – 114 N GLADSTONE AVE. – BLOCK 308 – LOT 17** in the S-25 district to grant C variance for lot width and possible others. Taxes are current and proof of advertising and notification is satisfied.

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

Jon Obelenus, architect for the applicant is sworn in and credentials are accepted.

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.

Motion to approve was put forth by Mr. Galantino and Mr. Cristaldi seconded. The vote was nine in the affirmative and zero in the negative. The vote is as follows: Ayes; Collins, Gottschall, Galantino, Wasleski, Guber-Nulty, Cristaldi, Carter, Pelosi and Patterson. Nay: none.

11. **JAMES FRYE – 26 N JEFFERSON AVE. BLOCK 229 - LOT 324** in the MF district to grant a C VARIANCE for front and side setback, and possibly others. Taxes are current and proof of advertising and notification is satisfied.

Tom Collins recuses himself.

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

Chris Frye, son of the applicant, was sworn in.

Chris Frye gave account of family ownership since 1920 when it was built and the damage from Super Storm Sandy. The positive effects on the neighborhood were addressed.

Public portion was open.

Florence Ricci, 9502 Winchester Avenue spoke in favor.

Public portion was closed.

Mr. Bergman, solicitor speaks of the three variances.

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

12. **Public Participation** - none

**Other Business** – Mr. Rubin informs the board of the two meeting being set for September 25<sup>th</sup> and 26<sup>th</sup> of 2013.

There being no further business, the motion to adjourn was made by Ms Guber-Nulty and seconded by Mr. Gottschall and unanimously approved.

Full meeting is available on tape.

Respectfully submitted

Johanna Casey

Planning Board Secretary/Administrator