

**Margate City Planning Board
Minutes
September 25, 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

Margaret Guber-Nulty

David Carter

Remy Pelosi

Despina Hess

Rich Patterson

Absent

Bill Gottschall

Michael Cristaldi

Craig Palmisano

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 August 29, 2013 were received, on the motion by Mr. Collins; and second by Mr. Galantino, and unanimously approved.

6. Resolutions & Decisions

The following Resolutions were approved unanimously when received on motion by Mr. Galantino, second by Mrs. Hess: #36-2013: Evansgrove NJ, LLC; #37-2013: Wilma Warren; #38-2013: Sidney Geller; #39-2013: Thomas and Janet Dugan; #40-2013: Dr. Joshua and Robin Schwartz; #41-2013: James Frye.

7. JOHN SOUBASIS – 6 N WILSON AVE. - BLOCK 224.02 – LOT 12 in the S-25 District to grant a C VARIANCE for side 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.

John Soubasis, the applicant is sworn in and presents his application.

Open to Board.

Clem Wasleski inquires to the use of the garage.

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 Mr. Wasleski seconded. The motion was approved, nine affirmative and zero in the negative. Ayes; Collins, Wasleski, Richmond Galantino, Taube, Guber-Nulty, Carter, Hess, Patterson. Nays – None.

- 8. STEVEN RICHMAN – 214 N ARGYLE AVE. – BLOCK 502.02 – LOT 28** in the S-30 District to grant a C Variance for rear, right side yard setback, first floor elevation below ordinance requirement, for addition and possibly for existing portion of home not being raised. 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.

Mr. Galantino clarifies flood elevation.

Steven Richman, the applicant is sworn in and presents his application.

Mr. Galantino recommends not granting the application due to elevation.

Mr. Richman agrees to elevation.

Opened to the Board. Mr. Wasleski questions outer perimeter.

Public portion is opened.

Public closed.

Solicitor Stanley Bergman reads the variances, which require revised plans.

Motion to approve a C Variance was put forth by Commissioner Taube and Mr. Wasleski seconded. The vote was six in the affirmative and three in the negative. The vote is as follows: Ayes; Wasleski, Richmond, Guber-Nulty, Carter, Hess and Patterson. Nay: Collins, Galantino, Taube.

- 9. MARK LIPOWITZ – 417 N RUMSON AVE. – BLOCK 618 – LOT 17** in the S-40 district to grant a C VARIANCE for left side setback, front deck setback and possibly others. 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.

Nick Talvacchia, attorney for the applicant, presents the application.

Harry Harper, architect for the applicant is sworn in.

Board portion is opened to questions.

Rich Patterson questions moving house to give neighbors more light.

Public portion is opened.

Public portion is closed.

Solicitor Stanley Bergman reads the variances, which require revised plans.

Motion to approve the variance was put forth by Mr. Collins 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, Guber-Nulty, Carter, and Hess. Nay: Wasleski and Patterson.

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. CHARLES AND EILEEN JOHNSON – 16 & 18 N DECATUR AVE. – BLOCK 226 – LOTS 27 & 26** in the MF district to grant C variance for lot width, setbacks, building coverage, and possibly others. Taxes are current and proof of advertising and notification is satisfied.

Mr. Wasleski recuses himself.

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

Nick Talvacchia, attorney for the applicant introduces Peter Weiss architect and Thomas Daze, Licensed Planner. They are sworn in.

Nick Talvacchia gives the intent of the ordinance.

Peter Weiss describes the design. He introduces revised plans by Ponzio Co., labeled Exhibit A-1.

Tom Daze tells the reasons for the design.

Open to the Board.

The public Portion was opened.

Faith Flushman, 5 Collage Court, speaks against the application.

Daniel Flynn, 4 N Decatur Ave., speaks against the application.

Eileen Johnson, property owner, speaks in defense of the application.

Lil Hammer, 15 N Decatur Ave., speaks in favor of the application.

Elaine Abrams, property owner, responds to public portion.

Public portion was closed.

Nick Talvacchia summarizes the application.

Solicitor Stanley Bergman reads the variances, which require revised plans.

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

- 11. MARYANN FROELICH – 7 N SUMNER AVE. – BLOCK 219 LOT- 6** In the S-40 District to grant a C Variance for front yard and left side setback for a proposed porch. Taxes are current and proof of advertising and notifying is satisfied.

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

Brian Callaghan, attorney for the applicant introduces the application.

Craig Dothe, architect, is sworn in and describes the plan.

Open to the Board.

Open to the public.

Public portion was closed.

Motion to approve 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, Wasleski, Richmond, Galantino, Taube, Guber-Nulty, Carter, Hess and Patterson. Nay: none

12. Public Participation - none

Other Business – Will meet tomorrow, September 26, 2013.

There being no further business, the motion to adjourn was made by Mrs. Pelosi and seconded by Mrs. Hess and unanimously approved.

Full meeting is available on tape.
Respectfully submitted

Johanna Casey
Planning Board Secretary/Administrator