

**Margate City Planning Board  
Minutes  
December 12, 2013**

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

**2. Flag Salute**

**3. Roll Call**

Present

Bill Gottschall  
Clem Wasleski  
Commissioner Taube  
Margaret Guber-Nulty  
Jim Galantino  
Michael Cristaldi  
Craig Palmisano  
David Carter  
Despina Hess  
Remi Pelosi  
Rich Patterson

Absent

Tom Collins  
Mike Richmond

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 October 31, 2013 were received, on the motion by Mr. Wasleski; seconded by Mr. Galantino, and unanimously approved.

**6. Resolutions & Decisions**

The following Resolutions were approved unanimously when received on motion by Mr. Galantino, seconded by Mr. Wasleski: #53-2013: NJ08402 LLC (Frederick J Amendolia.

**Chris Baylinson, attorney for Madeline Specter, 100 S CLERMONT AVE. BLOCK 4.01 – LOT - 8** withdraws the Matter from the agenda.

- 7. JEFFREY KALISER – 109 N MONROE AVE. - BLOCK 330 – LOT 401** in the MF District to grant C variance for lot size, height, distance between principal structure, bay windows in smaller side yard and possible 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.

Jeffrey Kaliser, the property owner, is sworn in and gives a description of the application.

Peter Weiss, the architect, is sworn in and speaks on the landscaping.

Open to Board.

Jim Galantino inquires about the retaining wall.

Public portion is opened.

Public portion is closed.

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

Motion to approve the variances with conditions was put forth by Mr. Galantino and Commissioner Taube seconded. The motion was approved, nine affirmative and zero in the negative. Ayes; Gottschall, Wasleski, Galantino, Taube, Gubernuly, Cristaldi, Palmisano, Carter, Patterson. Nays – None.

- 8. SHELDON MITTMAN TRUST – 308 N VENDOME AVE. – BLOCK 523 LOT – 14** in the S-40 district to grant a C Variances for side setbacks and possibly building coverage. Taxes/ Water and Sewer are current and proof of advertising and notifying is satisfied.

Craig Palmisano recuse himself.

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

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

Open to the Board.

Mr. Wasleski inquires about the screened in porch.

Open to Public.

Public portion is closed.

Motion to approve the variances with conditions was put forth by Mr. Galantino and Mr. Cristaldi seconded. The motion was approved, nine affirmative and zero in the negative. Ayes; Gottschall, Wasleski, Galantino, Taube, Guber-Nulty, Cristaldi, Carter, Hess, Patterson. Nays – None.

- 9. ROBERT AND DEBRA STERN – 410 N NASSAU AVE. BLOCK – 515 LOT – 8** in the S-40 district to grant a C variance. Taxes and Water/ Sewer are current and proof of advertising and notifying is satisfied.

Commissioner Taube recuses herself.

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

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

Jon Barnhart, professional planner, is sworn in and reviews the application.

Open to the Board.

Open to the Public.

Public portion is closed.

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

Motion to approve the variances with conditions was put forth by Mr. Cristaldi and Ms Guber-Nulty seconded. The motion was approved, nine affirmative and zero in the negative. Ayes; Gottschall, Wasleski, Galantino, Guber-Nulty, Cristaldi, Palmisano, Carter, Hess, Patterson. Nays – None.

- 10. ROBERT de O. MARQUES – 17 S WASHINGTON AVE. TO BE KNOWN AS BLOCK – 126 LOT – 109.01 and 18 S DECATUR AVE. BLOCK – 126 LOT – 99** in the MF district. Lot 109.01 to grant a C variance for lot width, combined side setbacks and possibly others. Lot 99 to grant a C variance for lot width combined setbacks and possibly others. Taxes and water/sewer are current and proof of advertising and notification is satisfied.

Margaret Guber-Nulty recuses herself.

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

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

Jon Barnhart, professional planner, is sworn in and reviews the application.

Open to the Board.

Mr. Wasleski inquires about density.

Mr. Galantino and Mr. Gottschall inquire about parking.

Public portion is open.

Public portion is closed.

Solicitor Stanley Bergman reads the variances for Lot 109.01 which requires revised plans.

Motion to approve the variance with conditions was put forth by Mr. Galantino and Mr. Carter seconded. The motion was approved, seven affirmative and two in the negative. Ayes; Gottschall, Galantino, Taube, Cristaldi, Palmisano, Carter, Hess. Nays – Wasleski and Patterson.

Solicitor Stanley Bergman reads the variances for Lot 99.

Motion to approve the variances with conditions was put forth by Mr. Galantino and Carter seconded. The motion was approved, nine affirmative and zero in the negative. Ayes; Gottschall, Wasleski, Galantino, Taube, Cristaldi, Palmisano, Carter, Hess, Patterson. Nays – None.

**11. ANAT COHEN – 29 S MADISON AVE. – BLOCK 129 – LOT – 48.01** in the MF district to grant a C Variance for setback and possibly others. Taxes and Water/ Sewer are current and notifying is satisfied. Advertising was not satisfied.

**12. Public Participation** - none.

**13. Other Business** – Mr. Patterson acknowledges Mr. Gottschall for his years of service, this being his last meeting.

Johanna Casey informs the members of the Reorganization Meeting being held on January 9, 2014. New members will be required to attend class at Rutgers, Mays Landing Campus, March 21, 2014 for certification.

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

Full meeting is available on tape.

Respectfully submitted

Johanna Casey  
Planning Board Secretary/Administrator