

**Margate City Planning Board
Minutes
July 31, 2014**

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

2. Flag Salute

3. Roll Call

Present

Tom Collins
Clem Wasleski
Mike Richmond
Margaret Guber-Nulty
Michael Cristaldi
Craig Palmisano
David Carter
Despina Hess
Rich Patterson

Absent

James Galantino
Commissioner Taube
Remy Pelosi
Joseph DiGirolamo

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

4. Procedure

Chairman Patterson 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 26, 2014 were received, on the motion of Mr. Collins; seconded by Mr. Cristaldi, and unanimously approved.

6. Resolutions & Decisions: The following Resolutions were approved unanimously when received on motion by Mr. Collins, second by Mr. Palmisano: #27-2014: Mainline General Contracting and Restoration, Inc; #28-2014: Luxuria Homes, LLC; No. 4, LLC; #29-2014: 102 S Vendome Ave, LLC; #30-2014: Joanne S Chertok Trust; #31-2014: Erwin Raichle; #32-2014; Brian Miranda.

7. JAMES and MARGARET MONTEMURRO – 118 N WASHINGTON AVE. –

BLOCK 327 – LOT 416 in the C-1 (S-25) district to grant C variances for lot width, combined side yards, building coverage, possibly distance between principal structures, and staircase from the ground to second floor deck. TAXES ARE CURRENT AND PROOF OF ADVERTISING AND NOTIFYING IS SATISFIED.

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

James Swift, attorney for the applicant presents his case.

Peter Weiss, Licensed Architect is sworn in. Credentials are accepted.

Open to Board.

Mr. Wasleski discusses the shed currently on the property.

James and Margaret Montemurro, property owners, are sworn in and give testimony to the need for the staircase in the rear of the building for fire safety.

Mr. Collins inquires as to sprinkler system.

Mr. Cristaldi inquires as to enclosing the stair case.

Public portion is opened.

Public portion is closed.

Solicitor Stanley Bergman reads the variances.

Motion to approve the D variance was put forth by Mr. Richmond and Ms. Guber-Nulty seconded. The motion was approved, seven in the affirmative and two in the negative. Ayes; Wasleski, Richmond, Guber-Nulty, Palmisano, Carter, Hess and Patterson. Nays – Collins and Cristaldi.

8. LANDMARK DEVELOPMENT NO. 4 – 8903 MONMOUTH AVE. – BLOCK 420 - LOT 10.01 in the S-25 district for a C variance for front setback and possibly others. TAXES ARE CURRENT AND PROOF OF ADVERTISING AND NOTIFYING IS SATISFIED.

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

Mr. Patterson reminds the Board that this application falls under the old setback rules.

Eric Goldstein, attorney for the applicant presents his case.

Peter Weiss, Architect for the applicant is sworn in and credentials are accepted. Description of the application is then presented.

Open to the Board.

Open to Public.

Public portion is closed.

Public portion is reopened.

Vincent Mina, 206 N. Thurlow Ave. is sworn in and inquires as to the number of homes on the lot.

Solicitor Stanley Bergman reads the C variance; no revised plans are required.

Motion to approve the variance was put forth by Mr. Collins and Ms. Hess seconded. The motion was approved, nine in the affirmative and zero in the negative. Ayes- Collins, Wasleski, Richmond, Guber-Nulty, Cristaldi, Palmisano, Carter, Hess and Patterson. Nays – none.

9. EAST SHORE DEVELOPMENT COMPANY, LLC – 111 S. NASSAU AVE. –BLOCK 14 - LOT 6 in the S-30 district to grant C variances for front porch setback, rear setbacks and possibly others. TAXES ARE CURRENT AND PROOF OF ADVERTISING AND NOTIFYING IS SATISFIED.

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

Margaret Guber-Nulty recuses herself.

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

Jon Barnhart, Licensed Professional Planner and Engineer is sworn in and presents the drawings.

Mr. Patterson inquires as to the roof over the Juliet balcony.

Jack Holtz, Professional Architect is sworn in.

Gedalia Vinokurov, Professional Architect is sworn in.

Open to the Board.

Mr. Richmond inquires as to the width of the second floor deck.

Mr. Wasleski inquires as to the signature and seal on the drawings.

Open to the Public.

Lea Jean Haifetz, 109 S. Nassau Ave. is sworn in and inquires as to having a driveway. She is in support of the application.

Paul Mulligan, 113 S. Nassau Ave. is sworn in and inquires as to the distance between his front porch and the new second floor deck.

Public portion is closed.

Solicitor Stanley Bergman reads the variances and revised plans are required.

Mr. Rubin reads the conditions.

Motion to approve the variances was put forth by Ms. Hess and Mr. Cristaldi seconded. The motion was approved, seven in the affirmative and zero in the negative. Ayes: Collins, Richmond, Crisatldi, Palmisano, Carter, Hess and Patterson. Nays – none. Mr. Wasleski abstained.

10. ROBERT McGUIRE – 124 N. JEFFERSON AVE. – BLOCK 329 - LOT 420 in the MF district to grant a C variance for side setbacks, combined side setbacks, lot width, possibly others. TAXES ARE CURRENT AND PROOF OF ADVERTISING AND NOTIFYING 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 is sworn in and describes the application.

Open to the Board

Open to public.

Edward Spiegel, 126 N Jefferson Ave. is sworn in and inquires as to the distance between properties.

Public portion is closed.

Solicitor Bergman recites the variances.

Motion to approve the variances with conditions requested was put forth by Mr. Collins and Mr. Wasleski seconded. The motion was approved, nine in the affirmative and zero in the negative. Ayes: Collins, Wasleski, Richmond, Guber-Nulty, Cristaldi, Palmisano, Carter, Hess and Patterson. Nays – none.

11. KATHRYN C ROCHE TRUST – 106 S. KENYON AVE. - BLOCK 12 – LOT 12 in the S-30 district to grant a C variance for side and front setbacks. TAXES ARE CURRENT AND PROOF OF ADVERTISING AND NOTIFYING 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.

Thomas Reynolds, Licensed Architect, is sworn in and describes the application.

Open to Board.

Open to Public.

Public portion is closed.

Solicitor Bergman reads the variances, which require revised plans.

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

12. MARTIN and MEREDITH McGINN – 9715 WINCHESTER AVE. – BLOCK 331 - LOT 10 in the MF district to grant a C variance for lot width, side yard setback, and possibly others. TAXES ARE CURRENT AND PROOF OF ADVERTISING AND NOTIFYING IS SATISFIED.

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

Robert Keijdan, Licensed Architect, distributes updated plans, is sworn in and describes the application.

Meredith McGinn, property owner, is sworn in and gives testimony to the application.

Open to the Board.

Mr. Patterson refers to the massiveness of the house.

Mr. Collins inquires as to the coverage.

Dorothy Guokas, 103 N Coolidge Ave. is sworn in and expresses her concern about her chimney being too close and not tall enough.

Mrs. McGinn agrees to incur the expenses.

Solicitor Stanley Bergman reads the variances and revised plans are required.

Mr. Rubin reads the conditions.

Motion to approve the variances was put forth by Mr. Collins and Mr. Waslenski seconded. The motion was approved, nine in the affirmative and zero in the negative. Ayes: Collins, Wasleski, Richmond, Guber-Nulty, Crisatldi, Palmisano, Carter, Hess and Patterson. Nays – none.

13. Public Participation

14. Other Business

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

Full meeting is available on tape.
Respectfully submitted

Johanna Casey
Planning Board Secretary/Administrator