

**Margate City Planning Board
Minutes
March 27, 2014**

1. Vice Chairman Michael Richmond called the meeting to order at 7pm.

2. Flag Salute

3. Roll Call

Present

Tom Collins
Clem Wasleski
Mike Richmond
Commissioner Taube
Margaret Guber-Nulty
Craig Palmisano
David Carter
Remy Pelosi
Joseph DiGirolamo

Absent

Jim Galantino
Michael Cristaldi
Despina Hess
Rich Patterson

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

4. Procedure

Vice Chairman Richmond 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 February 27, 2014 were received, on the motion of Mr. Collins; seconded by Commissioner Taube, and unanimously approved.

6. Resolutions & Decisions: The following Resolutions were approved unanimously when received on motion by Mr. Collins, seconded by Commissioner Taube: #12-2014: Margate Property Management, (David Tropp); #13-2014: Robert Neustatder; #14-2014: Bruce and Linda Goldstein; #15-2014: Rodd Dalinka; #16-2014: Lori Friedman and Wendy Friedman.

Commissioner Taube and Mr. Collins recuse themselves.

Roger Rubin announces that Cassandra Banko – 304 N Essex Ave. – Block 505.02 – Lot 3 has been postponed and will be on April 26th agenda. Chris Baylinson states that renotification will occur.

- 7. BART BLATSTEIN – 107 AND 109 S GLADSTONE AVE. – BLOCK 7.01**
– LOTS 4 AND 5 in the S-30 district to grant a D variance for accessory use (swimming pool) on two lots with no principal structure; also D variance for the straddling of two lot lines 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.

Stephen Hankin, attorney for the applicant presents his case.

Jon Barnhart, Licensed Professional Engineer and Professional Planner, is sworn in and gives description of the application.

Open to Board.

Mr. Wasleski inquires as to landscaping.

Michael Kolchins, Landscape Architect is sworn in. He gives testimony as to the shrubs actually being trees for privacy.

Mr. DiGirolamo inquires as to the height of the shed; which will be 9 feet.

Ms. Pelosi inquires as to the shrubs being behind the shed.

Public portion is opened.

Gary Kohn, 103 S Frontenac Ave. spoke in favor of the project.

Public portion is closed.

Solicitor Stanley Bergman reads the variances, which require revised plans and the pool being removed upon the sale of both properties.

Motion to approve the variances was put forth by Mr. Wasleski and Ms. Guber-Nulty seconded. The motion was approved, seven in the affirmative and zero in the negative. Ayes; Wasleski, Guber-Nulty, Palmisano, Carter, Pelosi, DiGirolamo, and Richmond. Nays – None.

- 8. J & D BUILDING AND DEVELOPMENT, LLC – 9305 WINCHESTER AVE. – BLOCK 327 - LOT 100** in the C-1 district to grant a C variance for

building coverage, and possibly others. TAXES ARE CURRENT AND PROOF OF ADVERTISING AND NOTIFYING IS SATISFIED.

Margaret Guber-Nulty recuses herself.

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

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

Jon Barnhart, Licensed Professional Engineer and Professional Planner, is sworn in. He states that the present plans are significantly changed from those submitted on January 30, 2014.

Open to the Board.

Open to Public.

Public portion is closed.

Solicitor Stanley Bergman reads the C variance; revised plans are not required.

Motion to approve the variances was put forth by Commissioner Taube and Mr. Collins seconded. The motion was approved, eight in the affirmative and zero in the negative. Ayes- Collins, Wasleski, Taube, Palmisano, Carter, Pelosi, DiGirolomo and Richmond. Nays - None

9. JEFFREY STEIGERWALT – 9703 WINCHESTER AVE. – BLOCK 331 - LOT – 22 in the MF district to grant C variances for all items listed in the Zoning Schedule, 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.

Jeffrey Steigerwalt, property owner, is sworn in and gives testimony to the new construction on an undersized lot.

Open to the Board.

Mr. Collins inquires as to the storage instead of more parking.

Mr. Wasleski inquires as to the second floor deck extending to the property line.

Mr. Richmond request that the deck be 6 feet not 10.

Ms. Pelosi inquires as to the landscaping.

Open to the Public.

Janet Markowitz, 9711 Ventnor Ave. temporarily displaced from next door, spoke in favor of the application.

James Rogers, 9705 Winchester Ave. spoke in favor of the application.

Robert Coppola, from 9704 Winchester Ave, spoke in favor of the application.

Public portion is closed.

Solicitor Stanley Bergman reads the variances, and revised plans are required, as per the Administrative Follow-up Memo, attached hereto.

Motion to approve the variances was put forth by Mr. Collins and Ms. Pelosi seconded. The motion was approved, seven in the affirmative and two in the negative. Ayes: Collins, Guber-Nulty, Palmisano, Carter, Pelosi, DiGirolamo and Richmond. Nays – Wasleski and Taube.

10. 8500 VENTNOR AVENUE, LLC – 8500 VENTNOR AVE. – BLOCK 113.01 - LOT 22 in the C-1 district to grant a site plan for an addition of an apartment on a commercial premise, and C variance. TAXES ARE CURRENT AND PROOF OF ADVERTISING AND NOTIFYING IS SATISFIED.

Commissioner Taube and Mr. Collins recuse themselves.

Mr. Patterson is in attendance.

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

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

Cristina Buendicho, Licensed Architect describes the application.

Dr. Joseph Beretone, property owner is sworn in and gives testimony for the apartment.

Open to the Board.

Mr. Richmond questions block wall.

Mr. Palmisano inquires to the front window.

Mr. Wasleski would like to see the roof drainage run under the sidewalk.

Open to public.

Anthony Canuso, 5 S Kenyon Ave, speaks against the application.

Kirsten Canuso, 5 S Kenyon speaks against the application.

Deborah Stone, 11 S Kenyon speaks against the application and offers suggestions on how it would be more acceptable.

Sy Levenfeld, 8410 Ventnor Ave. objects to the parking situation.

Rachel Cohen, 7 S Kenyon, speaks against the drainage, parking and staircase.

Sheryl Surkin, 9 S Kenyon speaks against the application for the same reasons previously stated.

Public portion is closed.

Mr. Baylinson agrees to the drainage, shutters, trash enclosure, trees and governor strip on the Kenyon Avenue side of the building.

Roger Rubin reads the conditions.

Solicitor Bergman submits the motion for C variance with revised plans, to include all requirements in the Administrative Followup Memo, attached hereto.

Motion to approve the variances with conditions requested was put forth by Mr. Patterson and Mr. Palmisano seconded. The motion was approved, seven in the affirmative and one in the negative. Ayes: Guber-Nulty, Palmisano, Carter, Pelosi, DiGirolamo, Patterson and Richmond. Nays – Wasleski.

11. MASEL 2012 FAMILY LIMITED PARTNERSHIP – 110 S EXETER AVE. - BLOCK 6.01 – LOT 13 in the S - 30 district to grant a C variance as set forth in the Staff Committee Application including spiral outside staircase to upper floor and oversized shed. 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.

Open to Board.

Open to Public.

Public portion is closed.

Solicitor Bergman reads the variances, which require no revised plans.

Motion to approve the variances with 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, Taube, Guber-Nulty, Palmisano, Carter, Pelosi, Patterson and Richmond. Nays – None.

12. Public Participation - none.

13. Other Business – Mr. Rubin brings to the floor a request by the City Commissioners for a bulkhead study on the bay front and canals as well as as beachfront. It is believed to be critical to do now.

The floor was turned over to the Chairman, Mr. Patterson who explained that he is appointing a committee of four, Mr. Collins, Ms. Pelosi, Mr. Rubin and Mr. Patterson would preside. They will meet in three weeks and come back to the Board with recommendations to present to the Commissioners. There may be grant money to fund the study.

Mr. Cristaldi would like to see the city bulkheads turned over to the dock owners.

It was unanimous that the beach bulkheads should be included if we are going to proceed.

Commissioner Taube states that the bulkheads have to be fixed.

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

Full meeting is available on tape.

Respectfully submitted

Johanna Casey
Planning Board Secretary/Administrator