

**Margate City Planning Board
Minutes
October 29, 2015**

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

2. Flag Salute

3. Roll Call

Present
Clem Wasleski
James Galantino
Margaret Guber-Nulty
Michael Cristaldi
Craig Palmisano
Despina Hess
Joseph DiGirolamo
Rich Patterson

Absent
Tom Collins
Mike Richmond
David Carter
Remy Pelosi

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

5. 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.

6. Minutes

The minutes of September 24, 2015 were received, on the motion of Mr. Cristaldi; seconded by Mr. Galantino, and unanimously approved.

7. Resolutions & Decisions: The following Resolutions were approved unanimously when received on motion by Ms. Guber-Nulty, seconded by Mr. Galantino: #39-2015: John Irons; #40-2015: Jerry and Freda Shevitz; #41-2015: Ron Holliday and Robert Mooney; #42-2015 David and Teresa Diano.

8. EAST SHORE DEVELOPMENT CO., LLC – 8706 ATLANTIC AVE. - BLOCK 17 LOT 10 in the S-40 district to grant a C variance for front setback for house and porch on Atlantic Avenue and Pembroke Avenue, third floor deck, pool and possibly others. TAXES AND WATER 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 reviews the history of the application.

Peter Weiss, architect and Ilya Vasserman, builder and property owner, are sworn in.

Mr. Wasleski inquires as to the ceiling height of the shed.

Peter Weiss gives testimony as to the design due to the negative influence of the lot size.

Ilya Vasserman gives testimony as to the desire to build with better design and not a box shaped house.

Ms. Guber-Nulty inquires as to the square footage of the home proposed in comparison to the box design.

Mr. Baylinson submits exhibits one and two showing other Atlantic Avenue design and front yard setback.

Open to Board

Open to the public.

Public portion is closed.

Mr. Bergman reviews the variance and the conditions of the application.

Motion to approve the C variances with revised plans was put forth by Mr. Galantino and Mr. Palmisano seconded. The motion was denied, two in the affirmative and five in the negative. Ayes; Galantino, and Palmisano. Nays – Wasleski, Guber-Nulty, Cristaldi, Hess and Patterson.

9. MARK TRAPANI – 9606 MONMOUTH AVE. – BLOCK 330 LOT 39 in the MF district to grant a C variance for side setback, and combined setbacks, air conditioner location and possibly others. TAXES AND WATER 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.

Charles Endicott, licensed professional planner and licensed professional engineer, is sworn in and gives testimony. Informs the Board the only changes to the building are for ingress and egress.

Solicitor Bergman accepts credentials.

Open to the Board.

Open to the Public.

Public portion is closed.

Mr. Rubin reviews the changes to the variances as presented.

Motion to approve the elevation and side yard setback variances with revised plans required was put forth by Mr. Galantino and Mr. Cristaldi seconded. The motion was approved, seven in the affirmative and zero in the negative. Ayes; Wasleski, Galantino, Guber-Nulty, Cristaldi, Palmisano, Hess and Patterson. Nays - none.

10. LORI-KIM AND TRENT JONES – 308 N CLARENDON AVE. – BLOCK 504.01 – LOT 16 in the S-25 district to grant a C variance for fence height. TAXES AND WATER ARE CURRENT AND PROOF OF ADVERTISING AND NOTIFYING IS SATISFIED.

Ms. Hess removes herself from the dais.

Roger Rubin, Zoning Officer, is sworn in and reads his review.

Lori-Kim and James Jones are sworn in and give testimony as to the need for a fence height variance.

Mr. Wasleski inquires as to the amount of parking spaces.

Ms. Jones request extension to April 1st to move the front fence on the ocean side of the home to be moved.

Open to the Board.

Open to public.

Public Portion is closed.

Mr. Rubin reviews the C variances and states that revised plans are required.

Motion to approve the site plan and C variances with revised plans required was put forth by Mr. Galantino and Mr. Palmisano seconded. The motion passes, seven in the affirmative and zero in the negative. Ayes; Wasleski, Galantino, Guber-Nulty, Cristaldi, Palmisano, DiGirolamo and Patterson. Nays – None.

11. SYLVAN AND MARY ANN KESILMAN – 8 S. KNIGHT AVE. – BLOCK 112.02 LOT 17 in the S-25 district to grant a C variance for rear setback, and possibly others. TAXES AND WATER ARE CURRENT AND PROOF OF ADVERTISING AND NOTIFYING IS SATISFIED.

Roger Rubin, Zoning Officer, is sworn in and reads his review.

Michael Malinsky, attorney for the applicant, presents the application.

Open to the Board.

Open to the public.

Public portion is closed.

Mr. Bergman reviews the conditions which revised plans are required.

Motion to approve the variances was put forth by Mr. Cristaldi and Mr. Galantino seconded. The motion was approved, seven in the affirmative and zero in the negative. Ayes; Wasleski, Galantino, Guber-Nulty, Cristaldi, Palmisano, Hess and Patterson. Nays – none.

12. LLP INVESTMENTS, LLC -114-116 N. JEFFERSON AVE. – BLOCK 329 LOT 412 in the MF district for Site Plan approval and possibly others. TAXES AND WATER ARE CURRENT AND PROOF OF ADVERTISING AND NOTIFYING IS SATISFIED.

Roger Rubin, Zoning Officer, is sworn in and reads his review.

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

Peter Weiss, Professional Architect, is sworn in and presents the design.

Mr. Wasleski inquires as to the handicap accessibility.

Open to the Board.

Open to the public.

Public portion is closed.

Mr. Bergman reviews the conditions for which revised plans are required.

Motion to approve the variances was put forth by Mr. Galantino and Ms. Hess seconded. The motion was approved, six in the affirmative and two in the negative. Ayes; Galantino, Guber-Nulty, Cristaldi, Palmisano, Hess and Patterson. Nays – Wasleski, DiGirolamo.

13. DECATUR COURT TOWNHOME ASSOCIATION 106-110 N DECATUR AVE. – BLOCK 326 LOT 35.01 in the MF district to grant a C variance for rear setback, landscaping, and Site Plan, and possibly others. TAXES AND WATER ARE CURRENT AND PROOF OF ADVERTISING AND NOTIFYING IS SATISFIED.

Roger Rubin, Zoning Officer, is sworn in and reads his review.

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

Peter Weiss, Professional Architect, is sworn in and presents the design.

Mr. Cristaldi inquires to the ability for angled parking.

Mr. Galantino request flood vents.

Mr. Palmisano inquires as to rear yard deck.

Ms. Hess inquires as to the concrete pad.

Mr. Palmisano requests wider sidewalk.

Mr. Wasleski requests planters at the foot of the stairs.

Sheryl Roth, Condo Association representative is sworn in and confirms that there were six members (majority) of the Association in favor of the application.

Mr. Rubin informs the Board a wheel chair is 36 inches wide and the parking lot is large enough to accommodate a wider sidewalk.

Five minute break for attorney to confer with clients.

Open to Public.

Public portion is closed.

Mr. Bergman reviews the conditions which revised plans are required.

Motion to approve the variances was put forth by Mr. Palmisano and Mr. Cristaldi seconded. The motion was approved, seven in the affirmative and zero in the negative. Ayes; Wasleski, Galantino, Guber-Nulty, Cristaldi, Palmisano, Hess and Patterson. Nays – none.

13. Other Business

Mr. Rubin informs the Board of the November 5, 2015 meeting regarding the presentation by Arthur Ponzio. The regular meeting for November will be November 19th.

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

Full meeting is available on tape.

Respectfully submitted

Johanna Casey
Planning Board Secretary/Administrator