

Margate City Planning Board
Minutes
April 28, 2016

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

2. Flag Salute

3. Roll Call

Present

Absent

Tom Collins
Clem Wasleski
Jim Galantino
Mike Richmond
Margaret Guber-Nulty
Michael Cristaldi
Craig Palmisano
David Carter
Despina Hess
Remy Pelosi
Joseph DiGirolamo
Rich Patterson

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

5. Procedure

Chairman Patterson announced that the meeting is 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 Board on the intent of the meeting and the procedures which will follow.

6. Minutes

The minutes of March 31, 2016 were received, on the motion of Mr. Collins, seconded by Mr. Galantino, and unanimously approved.

7. Resolutions & Decisions: The following Resolutions were approved unanimously when received on motion by Mr. Galantino, seconded by Mr. Collins : : #17-2016: Gerald Green; #18-2016: Maryann Slaughter/Floyd Morrow; #19-2016: BBC Contractors, LLC; #20-2016: Kurt Finkenauer.

8. JACK PLACKTER – 104 S. CLERMONT AVE. - BLOCK 4.01 LOT 5 in the S-30 district to grant a C variance for new garage less than five feet from an adjacent primary building, roof pitch on dormers and possibly others. TAXES AND WATER ARE CURRENT AND PROOF OF ADVERTISING AND NOTIFYING IS SATISFIED.

Mr. McLarnon, Zoning Officer, Licensed Engineer and Professional Planner, reads his review, which is attached.

Jack Plackter, Attorney and the applicant, presents the application, which requires to the Board.

Thomas Sykes, Architect for the applicant, and Jon Barnhart, professional planner, are sworn in.

Mr. Sykes gives a description of the application and the need for the roof pitch.

Mr. Barnhart speaks on the garage variance.

Open to the Board.

Mr. Palmisano inquires as to the garage distance to the principal structure.

Open to public.

Melvin Lipin, 105 S. Delavan Avenue speaks in favor of the application.

Public portion is closed.

Mr. Bergman reviews the C variance without conditions, and revised plans are not required.

Motion to approve the C variance with conditions was put forth by Ms. Hess and Ms. Pelosi seconded. The motion was approved, seven in the affirmative and zero in the negative. Ayes; Collins, Wasleski, Richmond, Galantino, Guber-Nulty, Cristaldi and Patterson. Nays - None.

ALLAN SWIFT – 111 S. ANDOVER AVE. – BLOCK 1.01 LOT 6 in the S-30 district to grant a C variance for right side yard setback for all three decks, building coverage, impervious coverage and possibly others. TAXES AND WATER ARE CURRENT AND PROOF OF ADVERTISING AND NOTIFYING IS SATISFIED.

Mr. McLarnon, Zoning Officer, Licensed Engineer and Professional Planner, reads his review, which is attached.

Eric Goldstein, attorney for the applicant, presents the application which includes changes from the plans originally submitted. Mr. Goldstein informs the Board of a meeting between applicant and Mr. and Mrs. Boath the neighbors to the rear. This meeting caused the changes to the application due to the negotiation with the neighbor.

Don Zackert, Licensed Architect, John Barnhart, Professional Planner, and Allen Swift, property owner are sworn in.

Mr. Swift speaks on connection with Margate.

Mr. Zackert speaks on the architectural drawing and the changes in the plans. The amendments to the plans include building coverage and setback to the bulkhead being removed.

Open to the Board.

Mr. Wasleski inquires as to the difference between the front setback of the proposed and old construction.

Mr. Barnhart reviews the structure.

Mr. Patterson inquires as to the front setback and the neighbors view.

Mr. Wasleski inquires as to the second floor deck needing a variance.

Open to public.

Chris Baylinson, Attorney for the neighbors, Mr. and Mrs. Boath, inquires as to the distance between principal structures.

David Boath, 112 S. Fredericksburg Ave, speaks in favor of the amended application.

Public portion closed.

Public portion reopened.

Gary Veloric, 111 S. Rumson Ave, speaks in favor of the application.

Public portion is closed.

Mr. Bergman reviews the C variances with conditions, and revised plans are required.

Motion to approve the C variances conditions was put forth by Mr. Collins and Mr. Galantino seconded. The motion was approved, five in the affirmative and two in the negative. Ayes; Collins, Richmond, Galantino, Guber-Nulty, and Cristaldi and. Nays – Wasleski and Patterson.

10. BRIAN AND MARCY FRIEDMAN – 107 S. JEROME AVE. – BLOCK 10.04 – LOT 29 in the S-40 district to grant C variance for side yard setback first and second floor deck and possibly others. TAXES AND WATER ARE CURRENT AND PROOF OF ADVERTISING AND NOTIFYING IS SATISFIED.

Mr. McLarnon, Zoning Officer, Licensed Engineer and Professional Planner, reads his review, which is attached.

Chris Baylinson, Attorney for the applicant, reviews the application.

Peter Weiss, NJ licensed architect, is sworn in and reviews the application.

The recommendation of the Zoning Officer for the deck being detached was rejected by Mr. Baylinson.

Mr. Collins inquires as to the BBQ and fire code.

Open to Public.

Public Portion Closed.

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

Motion to approve the C variance with conditions was put forth by Mr. Galantino and Mr. Collins seconded. The motion was approved, seven in the affirmative and zero in the negative. Ayes; Collins, Wasleski, Richmond, Galantino, Guber-Nulty, Cristaldi and Patterson. Nays - None.

11. 8500 VENTNOR AVENUE, LLC – 8500 VENTNOR AVE. – BLOCK 113.01 LOT 6.01 in the C-1 district to grant an extension of approval. Previous approval was granted by Resolution #20-2014 April 24, 2014. Letter submitted for extension is April 4, 2016.

Mr. Baylinson, Attorney for the applicant, presented the need for a one year extension.

Motion to approve the extension without conditions was put forth by Ms. Pelosi and Mr. Collins seconded. The motion was approved, seven in the affirmative and zero in the negative. Ayes; Collins, Wasleski, Richmond, Galantino, Guber-Nulty, Cristaldi and Patterson. Nays - None.

12. BRUNO AND CATHERINE DORI – 600 & 602 N HUNTINGTON AVE. - BLOCK 710.02 LOT 9&56 in the S-40 district to grant C variances for front porch setback, fence setback accessory structure height and size and number of permitted accessory structures, exterior staircase and possibly others. TAXES AND WATER ARE CURRENT AND PROOF OF ADVERTISING AND NOTIFYING IS SATISFIED.

Margret Guber-Nulty recuses herself.

Mr. McLarnon, Zoning Officer, Licensed Engineer and Professional Planner, reads his review, which is attached.

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

Donald Zackert, Licensed Architect, is sworn in and presents the application.

Mr. Galantino inquires as to the elevation.

Mr. Collins inquires as to the Land Use Code.

Mr. Cristaldi inquires as to the type of fireplace, wood or gas.

Mr. Collins inquires as to sidewalks.

Mr. Patterson request sidewalks added to the plans.

Public portion is open.

Public portion is closed.

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

Motion to approve the C variance with conditions was put forth by Ms. Pelosi and Mr. Cristaldi seconded. The motion was approved, seven in the affirmative and zero in the negative. Ayes; Collins, Wasleski, Richmond, Galantino, Cristaldi, Palmisano and Patterson. Nays - None.

13. ALANTIC DOWNBEACH ASSOCIATES, LLC – 115 S. RUMSON AVE. – BLOCK 18
– LOT 9 in the S-40 district to grant a C variance elevated concrete pad and driveway, D variance due to the property being partially zoned GO and possibly others. TAXES AND WATER ARE CURRENT AND PROOF OF ADVERTISING AND NOTIFYING IS SATISFIED.

Mr. Richmond recused himself.

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

Mr. Bergman informs Mr. Goldstein of the Government Zoning is not to be included in the application.

Mr. Baylinson, Attorney for the neighbors, speaks in favor of Mr. Bergman's interpretation of the law.

Public portion is opened.

Gary Veloric, 111 S. Rumson Ave., speaks in favor of the application.

Edward Kline, 107 S Rumson Ave., speaks in favor of the application.

Public portion is closed.

Mr. Goldstein presents revised application to the Board, which no longer includes a D variance.

Jon Barnhart, Licensed professional Planner, presents the application.

Mr. Patterson inquires as to the distance between the property line and the bulkhead.

Mr. Galantino inquires as to the drainage of water off the garage roof.

Mr. Goldstein informs the Board that the pool is conditional upon acquiring City land.

Mr. Collins inquires as to a retaining wall between properties.

Mr. Galantino request the utility pole is the responsibility of the property owner.

Ms. Hess inquires as to the property drainage and fill.

Mr. Wasleski inquires as to the finished grade of the property.

Open to the public.

Public portion is closed.

Open to the Board.

Mr. Bergman reviews the C variances which revised plans are required.

Motion to approve the C variance with conditions was put forth by Ms. Pelosi and Mr. Galantino seconded. The motion was approved, seven in the affirmative and zero in the negative. Ayes; Collins, Wasleski, Galantino, Guber-Nulty, Cristaldi, Palmisano and Patterson. Nays - None.

For the record, Mr. Goldstein thanked Mr. McLarnon for his insightful recommendation.

18. Other Business:

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

Full meeting is available on tape.

Respectfully submitted

Johanna Casey

Planning Board Secretary/Administrator